# North Loop Neighborhood: Park Scoping Study

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NORTH LOOP NEIGHBORHOOD

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# North Loop Neighborhood: Park Scoping Study

Prepared for: **The North Loop Neighborhood Association**


Prepared by:
**Great River Greening**

with:
Hoisington Koegler Group, Inc.
Wenck Associates, Inc.
Donjek, Inc.





Suggested Citation:  Great River Greening, 2013.  *North Loop Neighborhood: Park Scoping Study.*

Front Cover Images: Excerpt from sketch by Pong Khow, 2013


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## *Project Team*

**Great River Greening** - Project Lead, Landscape Planner, Ecologist (Deborah Karasov, Todd Rexine)
Great River Greening leads and inspires community-based stewardship of our prairies, forests, and waters. Our restoration and stewardship efforts help preserve natural areas, protect clean air and water, and increase urban residents' access to natural areas and sustainable open space.

**Hoisington Koegler Group Inc (HKGI)** - Planners and Landscape Architects (Jeff Miller, Gabrielle Grinde, Lil Leatham)
HKGi's planners and landscape architects provide the technical and strategic expertise needed to develop innovative solutions that respond to the natural environment and to the needs of the community. Central to this approach is an inclusive public participation process that builds community support and ensures that design solutions reflect the stakeholders' and community's values.

**Wenck Associates** - Engineers (Ed Matthiesen, Dan Salzer)
Wenck Associates, Inc. provides comprehensive engineering and environmental services to our clients. In addition to technical engineering, Wenck negotiates with regulators, lead public meetings, and provide insight on the complex political ramifications of projects.

**Donjek** - Financial Analysis (Jon Commers)
Jon Commers, Founder and Principal, translates public finance and economics, planning and urban design concepts, and perception of cultural and political dynamics into effective project management and redevelopment strategy. He also a member of the Metropolitan Council, the regional governance agency for the Minneapolis Saint Paul area.

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# Executive Summary

## *North Loop Park Scoping Study*

The North Loop is the fastest growing neighborhood in Minneapolis. The neighborhood is also central to the Downtown 2025 Plan's goal to expand the residential population to 70,000 as a catalyst for driving Downtown's next wave of business vitality, social improvement and cultural renewal. However, current residents may not stay, nor will certain groups of others purchase or rent, without better access to open space. Residents, officials, and various downtown-planning entities all recognize park space as a need, highlighted as well in the recently completed *North Loop Small Area Plan*.

With support of the Minnesota Twins, the North Loop Neighborhood Association retained a team led by the nonprofit Great River Greening to help move the conversation forward about a new park through a scoping study. A scoping study is not a feasibility study, but an initial exploration into the opportunity. Great River Greening, Wenck Associates, Hoisington Koegler Group Inc. (HKGI), and Donjek represent a combined skill set in ecology, urban design, engineering and public financing. The project includes a preliminary analysis of: 1) site location alternatives, 2) park concept, including a specific emphasis on functional or interpretive ties to Bassett Creek, 3) range of costs, 4) potential partners and funding sources, and 5) issues moving forward.

## *Benefits of a North Loop Park*

A North Loop park offers potentially great assets for the neighborhood and City, and will play an especially important role in the City's efforts to enhance downtown's livability and distinctive urban quality of life.

1. **Economic**: Research has established that property values can be significantly improved by proximity to a park. Some research shows that proximity to neighborhood parks associated with a 7 – 13% increase in home value. An investment in a new North Loop park will unlock property value that won't be available otherwise.
2. **Downtown Growth & Revitalization**: The North Loop park will play an especially important role in the City's efforts to enhance downtown's livability and distinctive urban quality of life. Research has shown downtown residents want ready access to recreation on a just-in-time basis, with parks close at hand.
3. **Neighborhood Identity**: Parks help stengthen neighborhood character and identity through features and functions that celebrate the history and life of the community and provide a place for events and casual interaction.
4. **Neighborhood Livability**: Part of what makes a neighborhood livable is access to a wide array of amenities and needs, including parks, schools, grocery stores, and safe streets. As a former and, in some cases, current industrial area, the North Loop still exhibits a character lacking in green amenities and pedestrian-oriented experience. Although landscaping on the streets is one solution, residents of the neighborhood have called out additional publicly accessible open space as a priority.
5. **Environmental**: a North Loop park has larger urban and ecological benefits, including stormwater management, urban pollution and urban stress relief.

## *Opportunities*

1. Opportunities do exist in one or more of the surface parking lots in the study area. The neighborhood has identified several criteria as most important in finding a site: potential to enhance the pedestrian connections, public feel of the site, potential to enhance land use linkages, and property value impact. Using these and other criteria, at least one site (Site A) does rank higher and merits closer study. Site D is the second highest ranked.
2. A North Loop park at the right location, such as Site A in the study, has the potential to reinforce several goals already laid out in existing land use plans and neighborhood plans.
3. The neighborhood and stakeholders have identified several elements for the concept of the park, and all can be addressed within the 1.3-2 acre sites examined. Top-ranking functions for the park are:
    - Neighborhood identity and gathering space,
    - Ecological services including urban forest and water resource benefits,
    - Reference to Bassett Creek and environmental sustainability, and
    - Neighborhood recreational opportunities.
4. With the right partners and environmental perspective, the North Loop park can be pursued with a new sense of multiple benefits and a broadened scope of sustainability. For example, a central water feature could serve many benefits: provide recreation and fun for children and adults alike, represent the now buried Bassett Creek, and function ecologically as a stormwater collection, treatment and filtration area.
5. A North Loop neighborhood park will complement, not be redundant with, open space efforts nearby. Programming for the Downtown Park and greening efforts, the Interchange, and the RiverFirst efforts are at a regional and state scale and will likely be more highly programmed for large numbers of visitors.
6. The North Loop neighborhood, with its residential and commercial mix, its adjacency to downtown and Target Field with all the business interest that engenders, and its own fast pace of redevelopment, has the potential to be a case study for new kinds of park development models.

## *Next Steps*

1. Present to Minneapolis Park and Recreation Board (MPRB) the results of the scoping study (winter-spring 2013)
2. Create a steering committee of key stakeholders to move forward (spring summer 2013)
3. Complete a feasibility study to explore the technical and economic viability of the preferred site or sites (fall 2013 begin)
4. Develop a community engagement plan as a step towards nurturing an informed community for park planning (fall 2013 begin)
5. Work collaboratively with adjacent neighborhoods and downtown initiatives in order to advance a framework and hierarchy of open spaces and linkages (ongoing)

# Acknowledgements

Through interviews, online survey, and neighborhood meeting, residents and community leaders shared their thoughts on the park function, concept, challenges and opportunities. The team used this information to shape the study's conclusions and next steps, as well as the park concept itself. We would like to thank the following:

North Loop Neighborhood Association Park Committee
David Frank, President
Lee Dean
Amy Floden
Karen Lee Rosar

Anonymous contributors to online survey
Neighborhood Meeting attendees:
Mark Arends, resident
Alice Eichholz, resident
Jason Haugen, Schafer Richardson
Michelle Horgen, Hines
Steve Johnson, resident
Diane Morando, resident
Frances Woodson, resident

Bruce Chamberlain, Minneapolis Park and Recreation Board
Senator Bobby Champion
Representative Ray Dehn
Mary DeLaittre, Minneapolis Parks Foundation
Lois Eberhart, City of Minneapolis Public Works
Beth Elliott, City of Minneapolis Planning
Patricia Fitzgerald, Hennepin County Planning
Lisa Goodman, City Council member
Linda Higgins, Hennepin County Commissioner
Dan Kalmon, Mississippi Watershed Management Organization
Sherman Malkerson, Duffy Properties
Jennifer Ringold, Minneapolis Park and Recreation Board
Kit Richardson, Schafer Richardson
John Saunders, United Properties
Susan Schmidt, Trust for Public Land
Joel Settles, Hennepin County Environmental Services
Anita Tabb, Park Commissioner
David Wilson, Accenture and Downtown 2025 Committee

This report was funded by the North Loop Neighborhood Association, with support from the Minnesota Twins.

# 1. Need for a North Loop Park

## *Background*

The North Loop neighborhood, just steps from Target Field, is commonly known as the Warehouse District from the city's shipping hub years. It includes the Minneapolis Warehouse Historic District, which is listed on the National Register of Historic Places. Since the mid-1990s, when the revitalization of the neighborhood accelerated, thousands of people have moved into the North Loop.

Today, the North Loop is the fastest-growing Minneapolis neighborhood. In 2000 there were 1500 residents; that figure tripled to 4300 in 2010. As an example of the pace of growth, *Finance & Commerce* reported in 2012 that 522 apartment units were under construction in the North Loop, and another eight proposed projects would add 989 units to the neighborhood.

The neighborhood is particularly popular with people who work in downtown Minneapolis, whose proximity allows residents to walk, bike, or take a short bus ride to work. Coffee shops, restaurants, bars, art galleries, and small retail stores have also moved into the neighborhood in recent years.

Some relevant facts about the North Loop neighborhood (from 2010 Census):

- The neighborhood's largest age groups were 25-34 (37%), 35-44 (17%), 45-54 (13%) and 55-64 (9%).
- In 2010, the neighborhood had approximately 2,200 households. Approximately 5% of these households (116 households) included children under 18 years old. Approximately 5% of the neighborhood's households included people over the age of 65.
- 51% of the housing units in the North Loop neighborhood were owner-occupied vs. 49% rental in 2010.
- In 2010, approximately 9,500 jobs were located within the North Loop neighborhood.

*Image excerpt: (Pong Khow, 2013)*

## *Need for a Park*

What hasn't been added to the neighborhood is a park. Residents, officials, and various downtown planning entities all recognize park space as a need, highlighted as well in the recently completed *North Loop Small Area Plan* (2010).

A North Loop park offers potentially great assets for the whole city, and will play an especially important role in the City's efforts to enhance downtown's livability and distinctive urban quality of life.

Researchers on the linkages of parks and economic development have concluded that there are no great cities in North America or elsewhere that do not have great park, recreation and cultural amenities. There are many intangible or subtle benefits that result from these amenities. For instance, parks and landscaped streets connect people with places and enhance the beauty of urban centers. These quality of life features are increasingly seen as means for stabilizing and revitalizing downtown neighborhoods. In many successful communities, parks and walkway corridors are the primary organizing elements that shape development, create livability, provide transportion, preserve property values, and provide the infrastructure to promote health and fitness.

One reason for this trend is emerging lifestyle changes in our new workforce. Affected by the recession, this younger workforce is looking for affordability and quality-of-life features in the cities they choose to work in. Research has shown that downtown workers want ready access to recreation on a just-in-time basis, with parks close at hand. Leaders of cities that want to be successful in our new economy are taking notice of some of these workforce tendencies.

North Loop residents have pushed for and helped to create a new playground, to meet the needs of families and children living in the neighborhood or visiting downtown Minneapolis. Neither the new playground, nor the regional Mississippi River riverfront park where it is located, preclude the need for a neighborhood park that meets other needs of the residents. Although the neighborhood borders the Mississippi River Regional Park, access to the river is hindered by large superblocks of building. This affects most residents other than those who live immediately adjacent to the river. A neighborhood park located in part of the North Loop, undergoing residential influx, will meet recreational needs of the residents and support property values, while also creating a "sense of place" that enhances identity for the changing neighborhood.

## *Benefits of a North Loop Park*

1. **Economic:** Research has established that property values can be significantly improved by proximity to a park. As discussed in Chapter 5, research shows that proximity to neighborhood parks associated with a 7 – 13% increase in home value. An investment in a new North Loop park will unlock property value that won't be available otherwise.

2. **Downtown Growth and Revitalization**: The neighborhood is central to the Downtown 2025 Plan's goal to expand the residential population to 70,000 as a catalyst for driving Downtown's next wave of business vitality, social improvement and cultural renewal. However, current residents will not stay, nor will certain groups of others purchase or rent, without better access to open space.

3. **Neighborhood identity**: Parks help strengthen neighborhood identity and character through features and functions that celebrate the history and life of the community, while also providing a place for events and casual interaction. Also, when the residential and business community is brought together to support a park, this helps empower and maintain that neighborhood's voice on a city and regional level.

4. **Neighborhood Livability:** Part of what makes a neighborhood livable is access to a wide array of amenities and needs, including parks, schools, grocery stores, and safe streets. As a former and, in some cases, current industrial area, the North Loop still exhibits a character devoid of green amenities and pedestrian oriented experience. Although landscaping on the streets is one solution, residents of the neighborhood have called out additional publicly-accessible open space as a priority.

5. **Environmental:** As noted in Chapter 6 on the Park Concept, a North Loop park has larger urban and ecological benefits, including stormwater management, urban pollution and urban stress relief. In particular, Downtown currently has few opportunities for water resource practices that will benefit the water quality of the Mississippi River. Especially if referencing natural systems, a park could provide a lifeline of rich, natural experiences for young children in the neighborhood. Nearly every one of us has a joyful memory of water in growing up.

## *Scoping Study*

With support from the Minnesota Twins, the North Loop Neighborhood Association retained a team led by the nonprofit Great River Greening to help move the conversation forward about a new park through a scoping study.

Scoping studies are typically undertaken during initial project generation and structured to ask: What could it be? Does it make sense to pursue this opportunity? A scoping study is meant to be an exploration. It is not a feasibility study that assesses the likely technical and economic viability of a particular site or site design. Nor does it assess the cost versus benefit of a particular park proposal.

Great River Greening brought together the team of Wenck Associates, Hoisington Koegler Group Inc. (HKGI), and Donjek, which together represent a combined skill set in ecology, urban design, engineering and public financing. The project includes a preliminary analysis of: 1) site location alternatives, 2) park concept, including a specific emphasis on functional or interpretive ties to Bassett Creek, 3) range of costs, 4) potential partners and funding sources, and 5) issues moving forward.

# 2. Planning Context

At the same time that this once-industrial neighborhood is transforming with residential influx, the North Loop is also affected by the convergence of multiple large-scale high-profile civic developments. These include Target Field; a county-led multi-modal transit hub; exterior redesign and site enhancements for the Hennepin Recovery Center, as well as a district heating and cooling initiative; City of Minneapolis-proposed pedestrian enhancements; and, in the adjacent downtown core, a major greening effort extending to the river.

Both residential and civic changes form the background for several recent plans that project a neighborhood that is connected, livable, and unique in urban and historical character. The neighborhood is fortunate to have a wide range of public and private sector stakeholders that have been working towards this goal. This includes the 2020 Partners as well as the Downtown 2025 Park Committee, both of them partnerships organized to coordinate and facilitate the multiple planning and development initiatives in the North Loop and downtown respectively.

Both organizations and recent plans have noted that success in Minneapolis' downtown area is strongly correlated with the ability of downtown neighborhoods to project a strong sense of place, in part through open space features. Obviously, strategies to keep downtown strong must be multi-faceted, and provision of a park alone cannot transform a community.

It is important to recognize that there are two different kinds of downtown parks: what have been called signature parks, designed to appeal to the entire city and region (and attract tourists); and neighborhood parks aimed primarily at local residents living on the fringe of the business district. In Minneapolis there is room for both: one within the central business district and one a few blocks away in the North Loop neighborhood.

The *North Loop Small Area Plan* (2010) reviews many of the relevant planning documents, and we don't repeat them here. Instead, what we call out below are comments that speak directly to the functions and location of the park as part of a larger open space network. As shown in later sections of this report, the right location of the park has the opportunity to capitalize on important

*Image: Kids playing in fountain, ©Todd Rexine*

Figure 1: Open Space Diagram, *North Loop Small Area Plan* (City of Minneapolis, 2010)
*Note: 7th Street N was added as a Proposed Additional Primary Pedestrian Movement Corridor to this diagram by the North Loop Park Scoping Study but this recommendation has not been adopted into the City's plan at this point.*

linkages outlined in various plans. Secondly, the right park concept has the opportunity to reinforce environmental and ecological goals in these plans.

The Open Space diagram of the *North Loop Small Area Plan* (Figure 1) proposes a linear park shadowing the corridor where the old Bassett Creek tunnel / pipe traverses two city blocks, from 4th Street North to Washington Avenue North, between 7th and 8th Avenues North. It also emphasizes as Planning Principles:

- Pedestrian and bicycle accessibility and connections
- Environmental sustainability

*Warehouse District Heritage Street Plan* includes a guideline to define a framework and hierarchy of open space and linkages. See Figure 2 for map of designated Heritage streets. The project area for this scoping study is within the Warehouse West district. Recommendations for the Warehouse West district, location of the project study area specifically, calls for: removal of surface parking lots and undeveloped sites, mixed use development and public open space, as well as the main commercial street of Washington Avenue functioning as a destination district for a much broader market and "Loop" connection along 10th Avenue North.

*Minneapolis Park and Recreation Board Comprehensive Plan* (2007) supports adding park land in the North Loop as a growth area of the city, relating to the strategy of using parks to shape an evolving city. The Plan makes reference to the map shown in Figure 3 as a service gap study areas.

The *Bassett Creek Valley Master Plan* (2006) calls for restoration of Bassett Creek (Figure 4), which in the North Loop Neighborhood exists underground through the Bassett Creek tunnel (Figure 5). Bassett Creek, and the Bassett Creek Valley, have served historically as the dividing line between north and south Minneapolis for decades. This plan suggests that there is a chance for the Valley to serve as the point of unification. The concept is relevant to several recent projects, include the Heritage Village development on the Near Northside, and its linear possibilities were suggested in the "proposed open space" of the *North Loop Small Area Plan*.

*Daylighting Creeks in Hennepin County* (2006) identified ten potential opportunities for daylighting portions of Bassett Creek, Shingle Creek, and Bridal Veil Creek, noting the multiple public benefits of these hidden amenities. Bassett Creek in the North Loop was identified as a high priority location for "initiation of immediate hydrological, technical, legal, ownership/easement, and financial feasibility study."

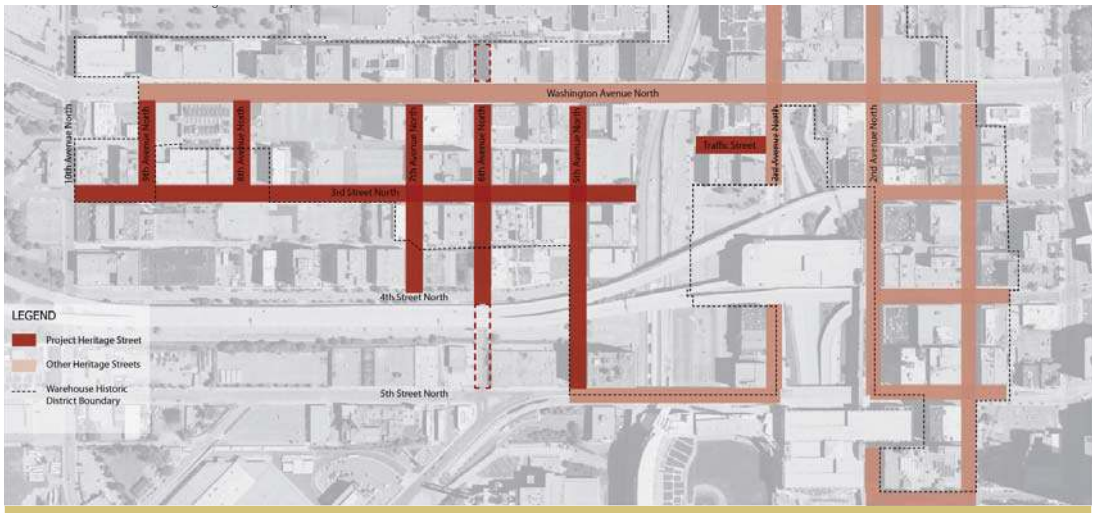



Figure 2: North Loop Heritage Street Plan (Design Center for American Urban Landscape, 2011)
*Excerpt from Study Area Enlargement Map*

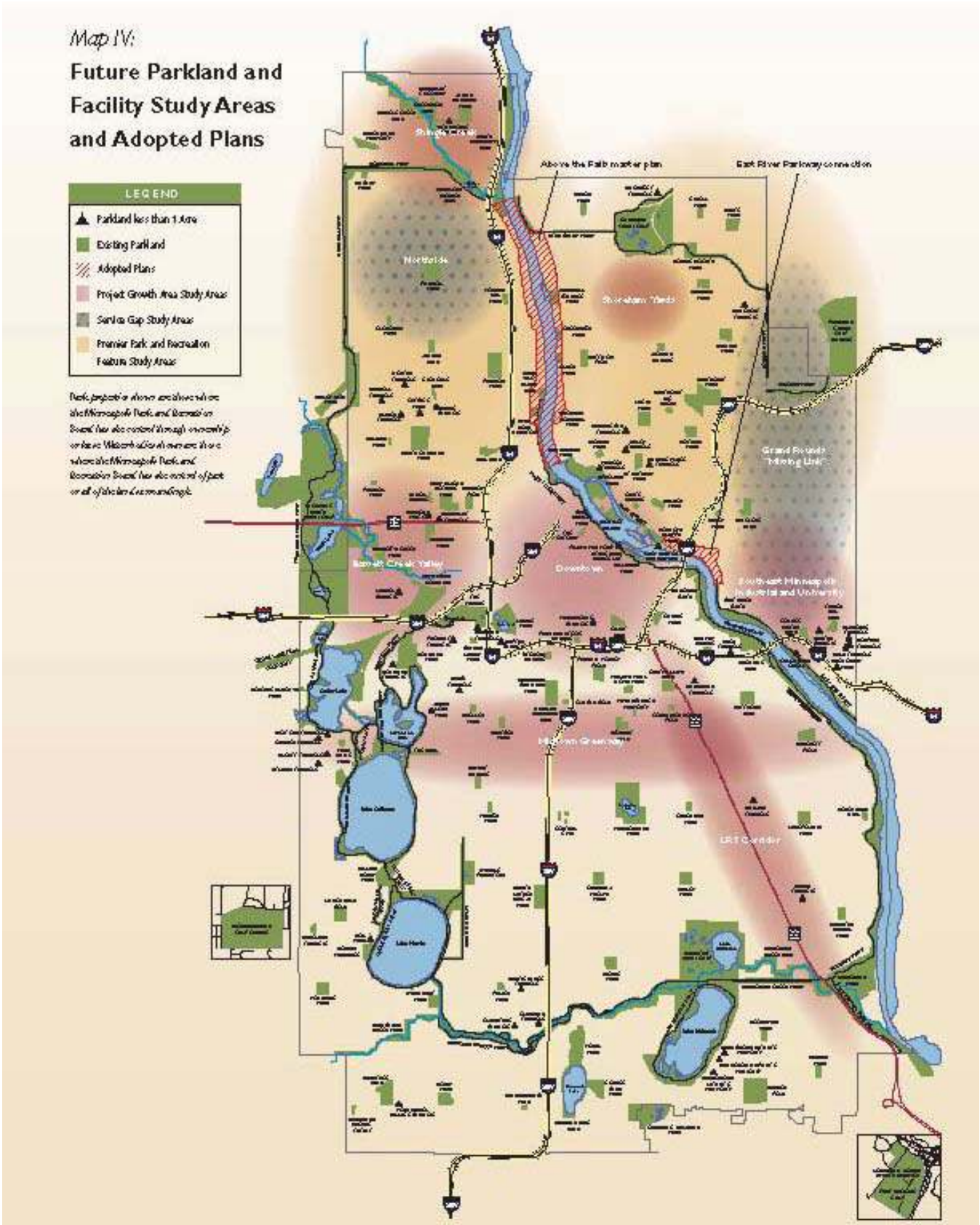



Figure 3: Future Parkland and Facility Study Areas, *Comprehensive Plan: Minneapolis Park and Recreation Board* (Minneapolis Park & Recreation Board, 2007)

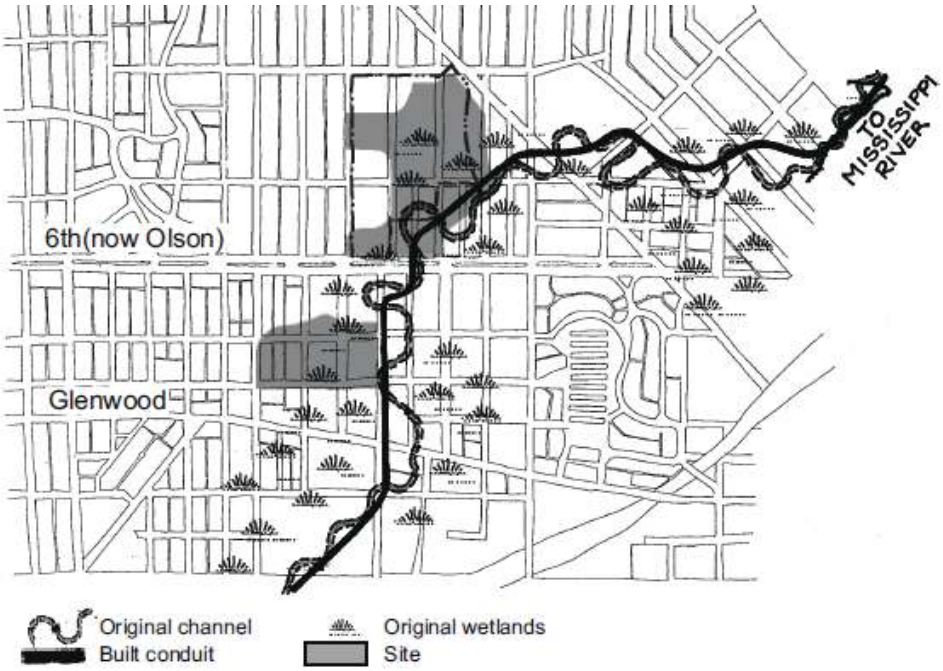



Figure 4: Historical Bassett Creek Map
(Design Center for American Urban Landscape, 1996)

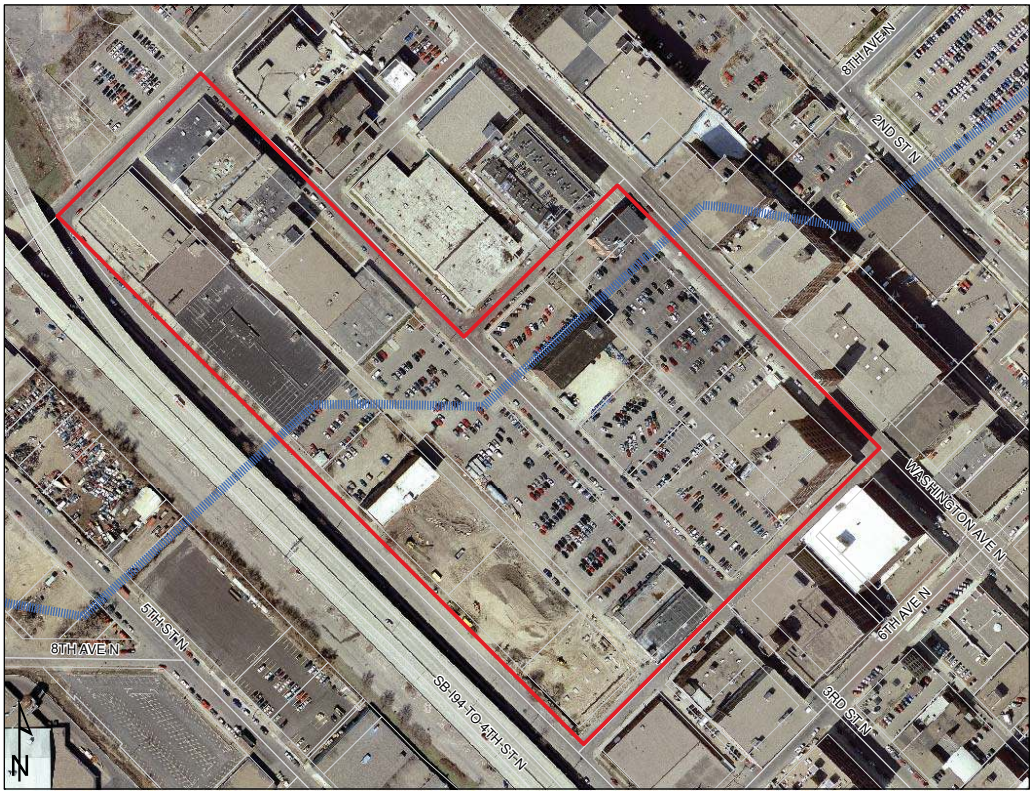



Figure 5: Bassett Creek Tunnel Location in the North Loop (approximate)

References:

City of Minneapolis. (2010). *North Loop Small Area Plan: Update to the Downtown East/North Loop Master Plan*. City of Minneapolis.

City of Minneapolis. (2011). *Warehouse District Heritage Street Plan*. City of Minneapolis.

Design Center for American Urban Landscape. (1996). *Bassett Creek Wetland Park: Redevelopment in a Landscape of Wetland Soils*. University of Minnesota.

Minneapolis Park and Recreation Board. (2007). *Comprehensive Plan Minneapolis Park & Recreation Board.* Minneapolis Park & Recreation Board

# 3. Precedents

As part of the scoping study the team researched several urban park precedents that contained examples of those items that the neighborhood felt were important to include in a park. Some of these items included:

1. Sustainability, in terms of sustaining the cost of maintenance as well as providing environmental benefits.
2. Multi-purpose space that allows flexibility for passive everyday use, but is able to transform into a gathering space for community events.
3. Water feature of some kind, for both stormwater benefit and to reference Bassett Creek.
4. The possibility of active and passive recreation
5. Neighborhood identity: the park should be a place that is unique and associated with the North Loop Neighborhood.
6. A public space that is inviting to all residents.

The precedents the team looked at vary in scope from the more traditional park setting to more environmental based. As new studies in urban health and resource management have progressed, new technologies and practices have evolved to meet the traditional needs of parks for passive and active recreation, while also providing multiple ecological benefits for water quality, urban wildlife, and environmental education. In particular sustainable best design practices provide the lens for addressing many of the most pressing challenges, such as better aligning the design and construction of parks with their long-term maintenance or helping to mitigate urban pollution. Chapter 6, Park Concept, talks more about sustainability, in particular the ecological and financial cost of many urban parks based on the pastoral model.

The team chose four precedents studies: Loring Park, Mears Park, Tanner Springs, and Underwood Family Sonoran Landscape Laboratory. These four precedents were used in a workshop presentation with North Loop residents to spark ideas of what amenities parks could have and how they could be incorporated in the North Loop concept. Residents at the workshop as well as through an online survey mentioned other parks that could be precedents as part of further park development. These were collected and are included in Appendix A and D.

Many of these parks are full-block parks surrounded by public streets on all sides. In contrast, candidate sites in the North Loop study area may only have street frontage on one or two sides.

*Image: Fountain Urban Public Space, ©Todd Rexine*

# Loring Park, Minneapolis, Minnesota


Designer: Horace Cleveland (1883). The initial 30.16 acres was purchased for $147,125 in 1883.

Loring Park is a traditional park with large mature trees and an open expanse of lawn. It was the first park in the Minneapolis park system with electric lights.

Park Details

- Contains an 8 acre pond that holds approximately 12.9 million gallons of water
- Lots of park amenities for various users: playground/tot lot, paths, tennis & basketball courts
- Has the ability to host various cultural, social and political events
- Bandstand
- Public Art
- Walking paths
- Native vegetation around pond

*Images from:*
*www.lakesnwoods.com, www.startribune.com, www.wikipedia.org, www.friendofloringpark.org*

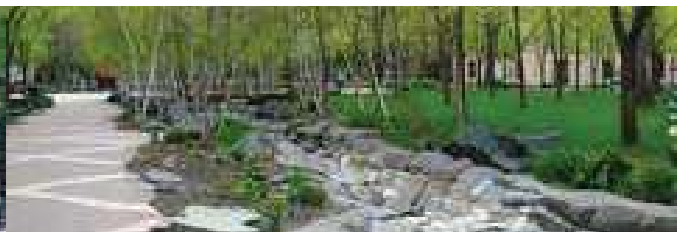
# Mears Park, Saint Paul, Minnesota

Designer: Brad Goldberg, artist, and Don Ganje, landscape architect, Saint Paul Parks and Recreation, 1992
Construction Cost: $1.5 million

In collaboration with the City of St. Paul, Department of Parks and Recreation, artist Brad Goldberg redesigned Mears Park, a two-acre urban park in the historic Lowertown district of downtown St. Paul, Minnesota, near the Mississippi River. Mears Park was designated one of the best urban parks in America built in the last 100 years by the American Society of Landscape Architects in 2000. Today the park sits in the middle of a reenergized Lowertown, hosting dozens of fairs, festivals and concerts throughout the season.

Project Details

- Stream is 400 feet long and drops in elevation 12 feet from the NW corner of the site to the SE corner. It has a concrete and rubber-lined basin.
- It has 30,000 gallons of water which is continuously recirculated by a 30 horsepower pump which pumps water from an underground vault at the SE corner to the upper end.
- The water then flows by gravity to the lower end.
- Stream was modeled after a typical northern MN stream with birch trees and real and artificial basalt rock.



*Images from:*
*www.yourstpaul.com, www.bradjgoldberg.com, www.dfje.com, www.weddingmapper.com*

# Tanner Springs Park, Portland, Oregon

Designers: Atelier Dreiseitl, German design firm, and GreenWorks, P.C., local firm, 2005
Construction cost: $2.5 million

What is now known as the Pearl District was once a wetland and lake, fed by streams that flowed down from the nearby hills in southwest Portland. These wooded hillsides provided a natural filter for the streams, cleansing the water as it made its way to the Willamette River.

The springs from Tanner Creek, named for the tannery built by pioneer Daniel Lownsdale in the 1860s, flowed into the shallow basin of Couch Lake, now the area surrounding Tanner Springs Park. As the population of Portland grew in the late 19th century, Tanner Creek was rerouted through an underground system of pipes to the Willamette River. The name Tanner Springs connects the park to Tanner Creek that at one time flowed openly through this area.

Project Details

- One-acre "emulation of wetland ecosystem"
- Stormwater detention basin, lined, with a circulation and filtration system.
- Drinking quality water, treated for UV. Skimmer to clean the water, deal with the mosquito larvae.
- Recirculating system: three large pipes, with water coursing through soil into the pipes, pumped down into the springs. Secondary valve for summer months to keep water supply at the desired depth.
- No water coming into the pond (748 gallons) from the surrounding area; the only water in the pond is from the park itself.

*Images from:*
*www.greenfab-media.com, www.portlandonline.com*

# Underwood Family Sonoran Landscape Laboratory, Tucson, Arizona

Designer: Ten Eyck Landscape Architects, Inc.
Construction Cost: $1.5 million ($650,000 donated material, $400,000 construction)

The addition of the University of Arizona's College of Architecture and Landscape Architecture building afforded an opportunity to create a demonstration landscape as a high performance integration of the building and site. The project employs sustainable landscape design principles like water harvesting, water reuse, and mitigation of desert microclimates.

The project scope included interpretation, public tours, and on-going monitoring by students, faculty and staff.

Project Details

- Reclaimed 1.2 acres of a former university parking lot to create a viable native landscape.
- Reduced potable water use for irrigation during the plant establishment period (first 3-5 years) by 83%, or 280,000 gallons annually. After the establishment period, the need for potable water in irrigation should be eliminated.
- Stormwater runoff is reduced by two infiltration basins.
- Sourced all materials and labor from within Arizona, with the exception of various irrigation components and the pond liner.
- The diverse native vegetation creates an urban wildlife habitat for many species of birds, ground mammals, reptiles, and fish, dramatically increasing biodiversity on the site.

*Images from:*
*www.asla.org, www.lafoundation.org, www.asla.org*

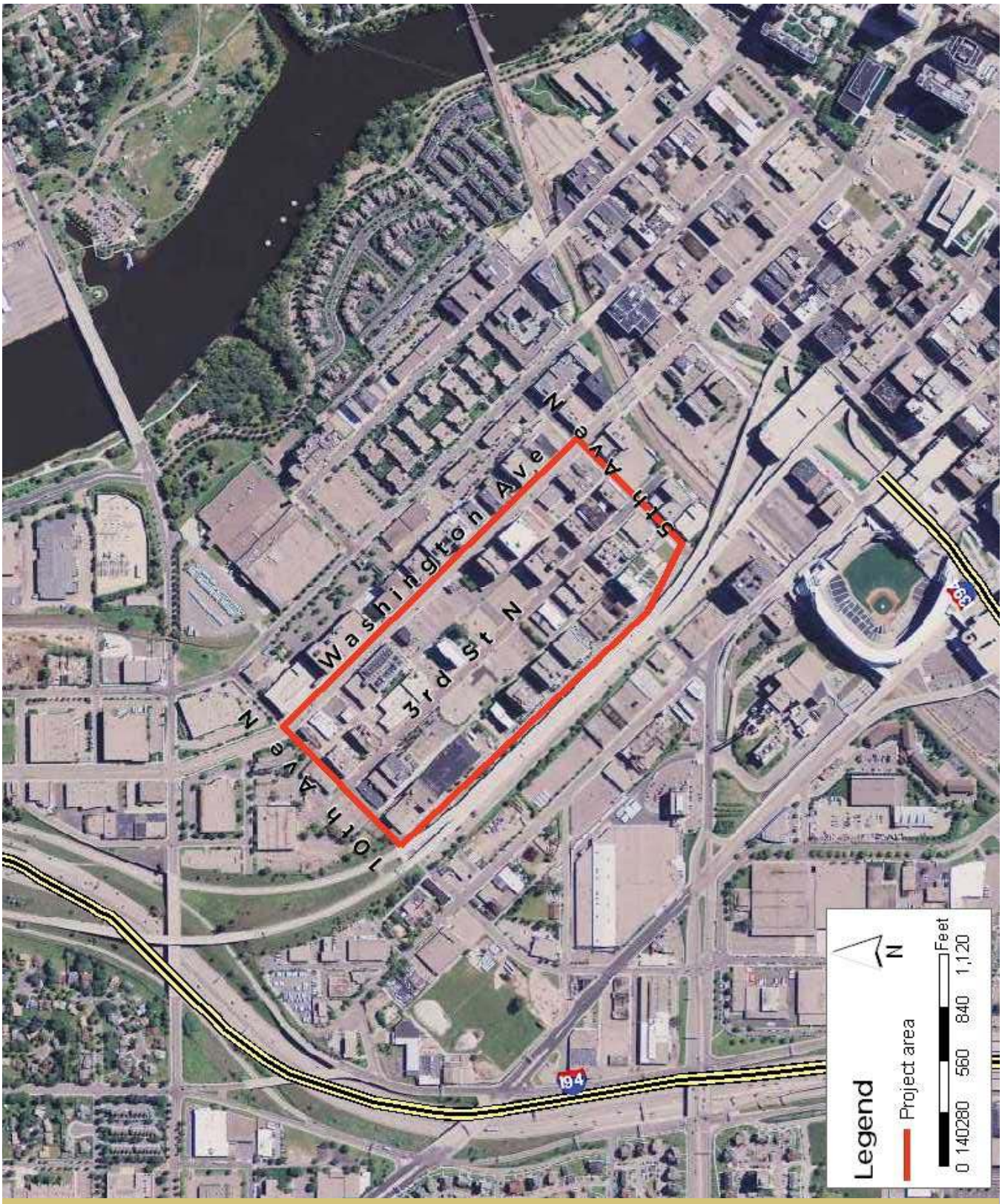



Figure 6: North Loop Project Study Area

# 4. Site Selection

Where could the North Loop Park be located? As noted in the *North Loop Small Area Plan*, the "Upper North Loop" (defined as north of 7th Street N) is the logical place for a new park, given the growing residential population and its designation in city and neighborhood plans as a residential and mixed use zone. Within the Upper North Loop area, The *North Loop Small Area Plan* designates the largest segment of the neighborhood between 2nd and 7th Streets North and Hennepin and 10th Avenue North as mixed use development. Mixed use may include either a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building be mixed use.

Within this Upper North Loop area, the project boundaries for the scoping study were bound by Washington Avenue, 4th Street North, 10th Avenue North and 5th Avenue North for these reasons (Figure 6 and 7):

1. Area of significant and growing residential population
2. Area not easily accessible to the river; north of Washington Avenue has easier access
3. Area north of I-94 viaduct; the Lower North Loop area is still very industrial
4. West of 5th Avenue: further east is rail, Target Field and Intermodal Station
5. South of 10th Avenue: further north is primarily transit and industrial
6. The *North Loop Small Area Plan* identifies the buried Bassett Creek tunnel near 8th Avenue North as an appropriate place to add green space.

*Image: Plaza Bus Stop, ©Todd Rexine*

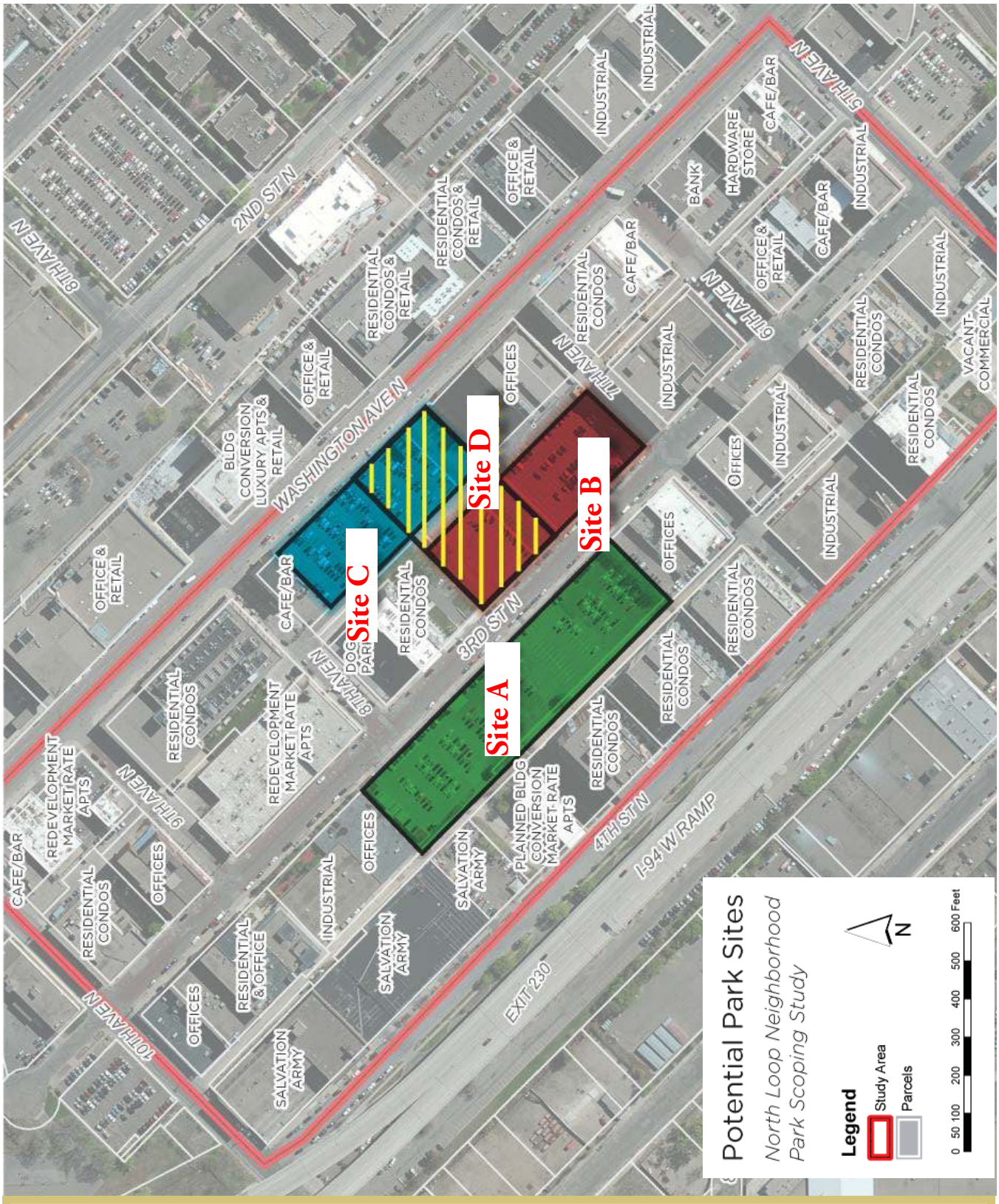



Figure 7: North Loop Candidate Park Sites

Table 1: Candidate Park Sites and General Information

| Candi-date Park Sites | Site Addresses | General Location & Description | Site Size (acres) | No. of Existing Properties | No. of Property Owners | Current Property Owners |
|---|---|---|---|---|---|---|
| Site A | 747 3rd St N | Linear site on south side of 3rd St N, west of 7th Ave N; street frontage on 3rd St N only; existing alley on other long frontage | 2.3 | 1 | 1 | BC Properties LLC |
| Site B | 246 7th Ave N,<br>722 3rd St N,<br>728 3rd St N | Linear site at the NW corner of 3rd St N and 7th Ave N; street frontage on both streets; existing alley on third frontage; private green space on fourth frontage | 1.4 | 3 | 2 | Greco Properties<br>701 Washington Investment LLC |
| Site C | 753 Washington Ave N, 729 Washington Ave N, 701 Washington Ave N | Linear site on south side of Washington Ave N, between 7th Ave N and 8th Ave N; street frontage on Washington Ave N only | 1.1/ 1.3 | 2-3 | 2-3 | 753 Washington Avenue LLC<br>St Anthony Real Estate Co<br>701 Washington Investment LLC |
| Site D | 729 Washington Ave N, 701 Washington Ave N, 722 3rd St N, 728 3rd St N | Potential square site; mid-block site; street frontage on both Washington Ave N and 3rd St N; existing alley located in center of site | 1.3 | 4 | 3 | St Anthony Real Estate Co<br>701 Washington Investment LLC<br>C J Duffy Paper Co Etal |

## *Selecting Candidate Sites within Project Boundaries*

All properties (see table 1) within the project area were evaluated based on the selection criteria discussed below. Four potential sites met both selection criteria and were identified as candidate sites to be evaluated further.

**Selection Criteria 1**

**Unconstrained Property - Site without an existing building**

*Rationale:*

- Park should not replace existing uses that contribute to the vitality and density of the neighborhood.
- For the most part, sites in the study area without existing buildings will have lower acquisition costs than sites with existing buildings (based on Hennepin County Tax assessor's estimated market value information)

**Selection Criteria 2**

**Site Size & Shape - A site size of one acre minimum**

*Rationale:*

- A half-acre is assumed to be the minimum space needed for active or passive uses based on park functions and precedents identified by the neighborhood (note, all precedents identified were parks larger than one acre)
- The park is to have an ecological restoration/stormwater recharge demonstration function. For the purposes of site selection, these two function are assumed to be at least 1/2 acre.

A one acre site could accommodate 1/2 acre usable space +1/2 acre ecological restoration and stormwater feature. Note that a larger park could be assembled by combining sites.

Table 2: Evaluation of Candidate Park Sites

| Potential Park Sites | Central Gathering Place | Convenient Walk/Bike Transit/OS Access | Ability to Enhance North-South Connectivity | Micro-Climate | Perceived as a Public Space | Existing Complementary Adjacent Uses & Building Orientation | Potential Complementary Adjacent Uses | Promotes Ecological Context | Property Ownership | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Site A | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 22 |
| Site B | 2 | 2 | 1 | 3 | 3 | 1 | 2 | 1 | 2 | 17 |
| Site C | 3 | 3 | 1 | 2 | 1 | 3 | 1 | 2 | 2 | 18 |
| Site D | 3 | 3 | 3 | 2 | 2 | 1 | 2 | 3 | 1 | 20 |

*Note: 1 = Good; 2 = Better; 3 = Best*

**Definitions/Measurements of Evaluation Criteria**

**Central Gathering Place:** Central location, amount of street frontage
**Convenient Walk/Bike/Transit/OS Access:** Good connections from sidewalks, bike routes, transit and other open spaces
**Ability to Enhance North-South Connectivity:** Site improves north-south walk/bike connections through neighborhood's large blocks
**Micro-Climate:** Existing/potential buildings to the south that may block sun; number of high traffic streets adjacent to the park site
**Perceived as a Public Space:** Number of sides of park site that are adjacent to a public street or space
**Existing Complementary Adjacent Uses & Building Orientation:** Complementary uses (commercial, residential, prominent destination or private open space) with building entries oriented to the park site
**Potential Complementary Adjacent Uses:** Adjacent sites have good potential for redevelopment with complementary uses to a park site (see also Economic Impact Section.
**Promotes Ecological Context:** Site's potential to reflect Bassett Creek ecological context
**Property Ownership:** Number of property owners

## *Quantitative Comparison of 4 Candidate Park Sites*

The four candidate park sites were compared using the recommended key criteria. In addition, we added one criterion relating to property ownership, since the number of current property owners varies with each site. We evaluated each site using "good", "better", "best" rankings for each of the evaluation criterion. For each individual criterion, we identified a '1', '2' and '3'. Table 2 above provides a quantitative summary of this evaluation for the four (4) candidate sites with definitions.

Based upon the above quantitative evaluation of the four candidate park sites, Site A emerges as the preferred park site, with Site D as a possible second.

Site A's relative strengths are:

- Ranks high for Property Ownership because it has a single owner currently whereas the other three sites have 2 or 3 property owners.
- Ranks high for Complementary Adjacent Uses since it is adjacent to existing high density. residential buildings which is a complementary use; however building entries do not face potential park site and are raised up above the level of the street, alley and potential park site.
- Reinforces 3rd Street view corridor.
- Reinforces proposed future 8th Street extension on west side of site.
- Redevelopment potential within the site, as well as Salvation Army sites and other side of 3rd Street.
- Overlaps with Small Area Plan guidance for a park near 8th Street; however the east-west orientation is less desirable.
- As noted in the next section, superior in terms of potential impact on market value and property tax capacity.

Site D, the second highest ranked, has the following strengths:

- Location on neighborhood's "Main Street", Washington Ave, ranks it highest as a Central Gathering Place and Convenient Access.

- At the same time, it ranks lower for existing complementary adjacent uses since its location on Washington Avenue works against land use plans for Washington Avenue as a commercial corridor.
- Two street frontages – Washington Ave and 3rd Street – results in a high ranking for Perceived as a Public Space and the highest ranking for Ability to Enhance North-South Connectivity.
- Site's north-south orientation gives it the best potential for creating a park that reflect's the Bassett Creek ecological context and best fits with the *North Loop Small Area Plan's* guidance for a linear green space in this area.
- Has exposure and access from both Washington and 3rd Avenue, making it more accessible from an infrastructure standpoint.
- Reinforces 3rd Street view corridor.

Site C has similar strengths to Site D with the following exceptions:

- Site has only one street frontage – Washington Ave – which lowers its ability to be perceived as a public space compared to Site D.
- Site has less sites without existing buildings adjacent to it, which lowers its potential for attracting complementary adjacent redevelopment.
- Site's east-west orientation lowers its potential for promoting the Bassett Creek ecological context and enhancing north-south connectivity.
- Although existing buildings along Washington Ave are complementary, the existing buildings directly west and south are not oriented to the site with respect to their building entries.

Site B's relative strengths are:

- Ranks highest for micro-climate because it has street right-of-way along its southern side and undeveloped sites across the street.
- Site has a high ranking for its ability to be perceived as a public space because it has two street frontages – 3rd Street and 7th Ave.
- Redevelopment potential on surface parking lots to the north and south
- Reinforces 3rd Street view corridor.

The market value for each Candidate Site is in Table 3. The next section compares the candidate sites in terms of the potential impact on market value and property tax capacity.

Table 3: Current Estimated Market Value of Candidate Park Sites

| | Site Addresses | 2012 Land Value | 2012 Bldg Value | 2012 Value | Value Per Foot | Site Size (acres) | Proper-ties | Prop Owners |
|---|---|---|---|---|---|---|---|---|
| Site A | 747 3rd St N | 1,229,400.00 | 0.00 | 1,229,400.00 | 13.00 | 2.3 | 1 | 1 |
| Site B | 246 7th Ave N, | 688,300.00 | 0.00 | 688,300.00 | 22.00 | 1.4 | 3 | 2 |
| | 722 3rd St N, | 190,900.00 | 0.00 | 190,900.00 | | | | |
| | 728 3rd St N | 437,200.00 | 0.00 | 437,200.00 | | | | |
| Site C | 753 Washington Ave N | 556,600.00 | 0.00 | 556,600.00 | 25.00 | 1.1 | 2-3 | 2-3 |
| | 729 Washington Ave N | 387,200.00 | 0.00 | 387,200.00 | | | | |
| | 701 Washington Ave N* | 244,705.88 | 0.00 | 244,705.88 | | | | |
| Site D | 729 Washington Ave N | 387,200.00 | 0.00 | 387,200.00 | 23.00 | 1.3 | 4 | 3 |
| | 701 Washington Ave N* | 244,705.88 | 0.00 | 244,705.88 | | | | |
| | 722 3rd St N, | 190,900.00 | 0.00 | 190,900.00 | | | | |
| | 728 3rd St N | 437,200.00 | 0.00 | 437,200.00 | | | | |

* For 701 Washington Avenue North, values shown represent 0.20 acres of land (of a total of 1.02 acres) and none of the building value of $4,852,000.


# 5. Economic Implications for Candidate Sites

## *Introduction and Rationale*

The importance and benefit of urban open space has become increasingly well understood in cities including Minneapolis. A growing ability to measure economic benefits associated with urban parks is one factor stimulating renewed interest in the establishment and programming of public space, including city parks and plazas. These benefits manifest themselves in forms as diverse as health and stormwater management outcomes, but their positive impact on property values remains one of the most broadly understood advantages of city parks. Access to open space is valued by property owners due to its contributions to quality of life, and continuing to build the City's downtown residential base will require addition of parks to the downtown land use mix.

While easier to quantify than in the past, the economic benefits of park spaces in urban settings were not recently discovered. During a period lasting from the 1890s to the 1930s, park planners and real estate developers alike attested to the economic value of parks, but by mid-century the concept had fallen out of public view. From that time until relatively recently, parks and open space were viewed strictly as aesthetic or functional amenities, or civic symbols, and not as economic assets that drive values and activity in surrounding property.

Modern studies conducted in urban settings nationwide indicate consistent findings that well-maintained parks generate property value. Property owners typically pay a premium for residences with high park visibility and access. An examination of neighborhood parks in Greenville, South Carolina identified a premium of up to 13% for nearby property (Espey and Owusu-Edusei, 2001). A study of Philadelphia neighborhoods revealed premiums of 30% for housing fronting green spaces and 10% premiums for locations within one-quarter mile of parks (Wachter, 2005). In the Dallas marketplace, researchers identified a premium of 22% for homes adjacent to neighborhood park space, above values exhibited in property sited ½ mile away for the open space (Miller, 2001).

*Image: Open Air Market, ©Todd Rexine*

Analysis conducted nationally reveals that commercial renters are also willing to pay increased lease rates for office and retail space near parks, driving a premium in the market value of commercial buildings. An analysis of thirty parks in New York City concluded that lease rates – arguably the single most important determinant of commercial property value – for property near parks ran as high as three times those charged for comparable properties located in markets without parks (Ernst and Young, 2003).

Local evidence corroborates these national findings. In the residential realm, a study of sale data for over 44,000 homes located within 200 feet of open space in Hennepin County revealed an average park-induced value to be $13,700 per household (Embrace Open Space, 2009), totaling $606 million across the county. A comparable study of sale data for 65,000 households in Washington County illustrated that property within 200 feet of park space is valued an average $16,750 more than homes located elsewhere, representing park-driven value in the county of $148 million (Embrace Open Space, 2007). In a commercial setting, a 2011 evaluation of prospective economic benefits from Gateway Park projected additional property value over $200 million. These benefits are estimated to result both by increasing value of nearby existing property, and by accelerating redevelopment of adjacent sites (Trust for Public Land, 2011).

National and local analysis, of residential and commercial property, establishes that buyers of real estate assign a significant dollar value for proximity to open space. As distance from a park or open space increases, the proportion of a property's value that is attributable to the park decreases.

## *Analysis Methods and Results*

The transition of the North Loop from exclusively industrial and commercial uses to include rapid growth as a neighborhood, presents new interest in open space, and expanded opportunity for creation of park-induced value. Calling on national analytic approaches, the project team has evaluated the prospective increases in property value from each of the four candidate sites for a North Loop park. We have also estimated the additional property tax revenue collectible from these parcels, presuming the current property tax rates for the City, Hennepin County, and Minneapolis Schools, continue.

The analysis is based on methodology of park valuation work undertaken nationally, in academic settings and among economic consulting firms, looking retrospectively at the property value associated with proximity to parks. For each of the four candidate park sites, data on the proximity and market value of over 3,100 North Loop parcels were analyzed, each iteration assuming one of the four prospective sites was converted from current use to a park. Given the conversion of their current commercial-industrial or vacant use, this methodology projects that new value would be created in the area surrounding a park. This appreciation effect, documented in urban studies including those cited above, is for the purpose of analysis projected to improve values on a scale represented in Table 4. For example, a property located between 300 and 400 feet from a vacant lot converted to park space is anticipated to increase in value by an average of 5.00%, based on comparable research of park impacts.

Table 4:
Appreciation Effect

| Up to Distance (in Feet) | Premium |
|---|---|
| 100 | 17% |
| 200 | 12% |
| 300 | 8% |
| 400 | 5% |
| 500 | 2% |
| 1000 | 1% |
| >1000 | 0% |

These calculations were made for each parcel located within 1,000 feet of any of the four prospective park sites. For each prospective site, the projected increases in market value for individual parcels were then combined together, to portray the aggregate additional market value attributable to an investment in a new park space.

Table 5: Market Value Impact

| Park Candidate | Total Current Market Value within 1,000 ft | Additional Market Value Attributed to Park | Additional Property Taxes Attributable to Park (Annual) | Present Value of Additional Property Taxes |
|---|---|---|---|---|
| Site A | $278,095,500 | $16,325,000 | $310,000 | $3,450,000 |
| Site B | $333,025,400 | $12,350,000 | $260,000 | $2,900,000 |
| Site C | $344,818,800 | $12,900,000 | $280,000 | $3,100,000 |
| Site D | $332,230,900 | $13,575,000 | $280,000 | $3,100,000 |

The results of the analysis are below in Table 5. In order of potential impact on market value and property tax capacity, Site A is superior, followed by Sites D, C, and B. If converted from surface parking to programmed open space, Site A offers the potential to generate over $16 million in new property value. If current property tax rates are held constant, this value would translate to over $300,000 in additional revenues to the city, county, school district and special districts. Over twenty years, the added value of these revenues is roughly $3,450,000.

Site A is projected to generate the highest amount of additional property value attributable to a park, even though other sites include more property value within a 1,000 foot radius. The value of property located within 200 feet of Site A (where a park's positive influence on value is expected to be strongest) is three times higher than for Sites B, C, or D. Several hundred condominium units are clustered around Site A; multifamily residential property comprises over 90% of the value within the 200-foot radius of the edges of Site A. Together, these characteristics suggest that park conversion of Site A bears equal or greater potential to create new value through neighborhood park development.

References:

Espey, M. and Owusu-Edusei, K. (2001). *Neighborhood Parks and Residential Property Values in Greenville, South Carolina*. Columbia, South Carolina.

Miller, A. (2001). *Valuing Open Space: Land Economics and Neighborhood Parks*. Cambridge, MA: Massachusetts Institute of Technology, Center for Real Estate.

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New Yorkers for Parks. (2003). *Analysis of Secondary Economic Impacts, New York City Parks Capital Expenditures.* Study Undertaken by Ernst and Young.

Trust for Public Land. (2011). *The Gateway: Redevelopment and Tax Impact. St. Paul*. Study undertaken by Donjek.

Wachter, S. (2005). *The Determinants of Neighborhood Transformation in Philadelphia: Identification and Analysis – The New Kensington Pilot Study*. Philadelphia: The Wharton School.

# 6. Park Concept

What could the North Loop Park be? Designing the park at this early scoping stage would be premature. This study presents only a general vision and ideas based upon identified precedent parks, as well as input from neighborhood and stakeholder participants. Together, they suggest a clear direction for the concept of the North Loop park and functions it may serve.

The park scoping study sought input on desired neighborhood park functions in three ways: a Neighborhood Meeting on October 4, 2012; an online survey in October 2012, and individual meetings with key stakeholders. This input identified the most desired park functions:

1) Enhance neighborhood identity for the North Loop,
2) Provide a gathering space for relaxing, recreating, and socializing, and
3) Demonstrate ecological sustainability and a connection to Bassett Creek.

There is one broad planning principle that could serve as the foundation of the park concept and all these considerations. This is the one adopted through the North Loop Small Area Plan: to make environmental sustainability a key feature. With the right partners and environmental perspective, the park functions and concept can be pursued with a new sense of multiple benefits and broadened scope.

## *Sustainability*

From their inception, urban parks were not conceived of as having ecological value or as supporting environmental sustainability in the sense that we use these terms today. Frederick Law Olmsted designed New York's Central Park to provide the aesthetic experience of nature as an antidote to urban life, not to create ecological value. As wonderful as Central Park is, it took great effort and expense to transform the original landscape of swamps and bluffs to replicate the English landscape.

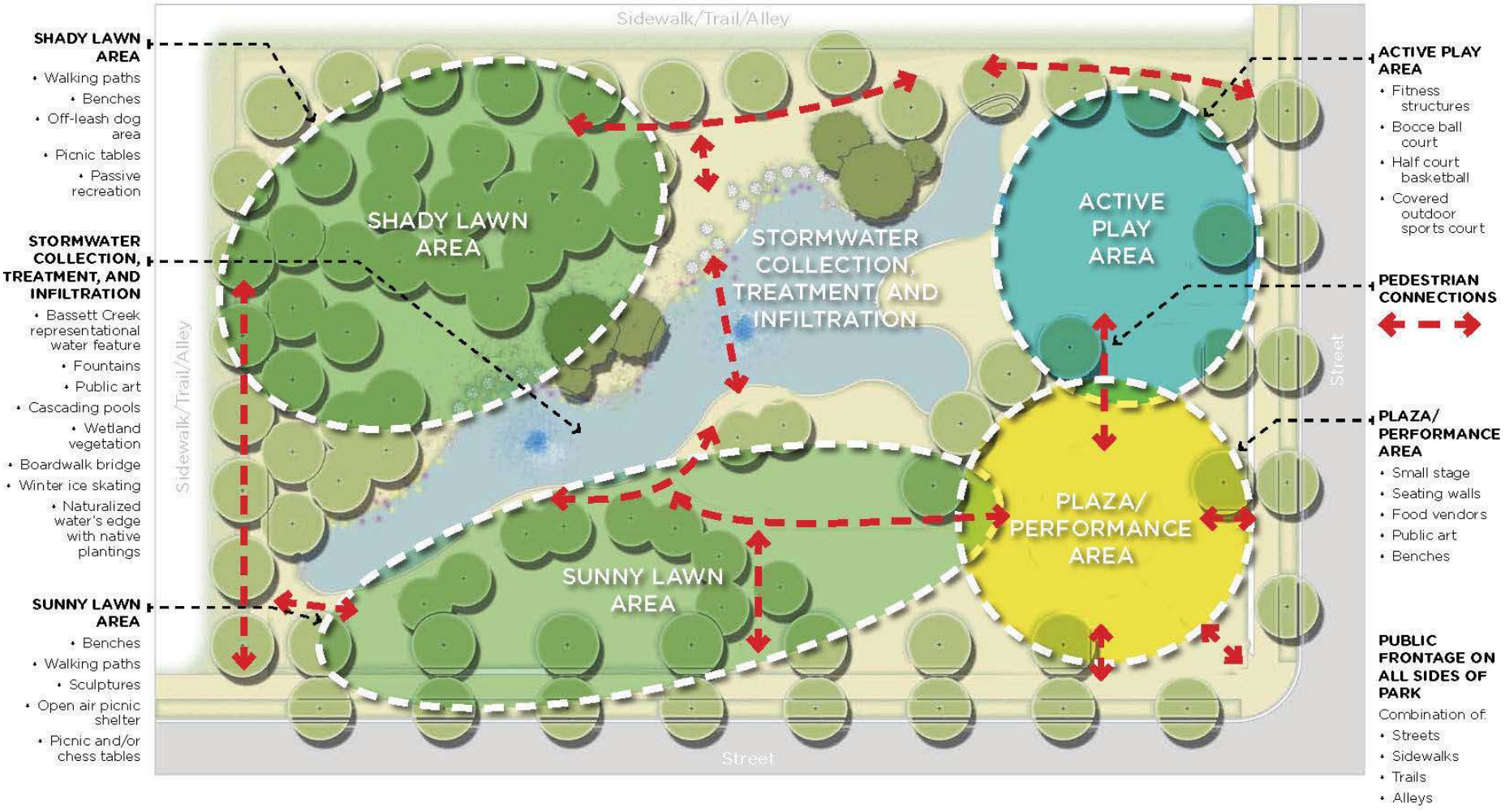
Many urban parks based on this pastoral model continue to survive at great expense, both ecological and financial. Often, parks depend on non-native plant species that have

*Image: Urban Park Stormwater Channel, ©Ann Rexine*

Figure 8: North Loop Park Concept Diagram

# NORTH LOOP PARK CONCEPT

## High Level Concept and Example Features




**SHADY LAWN AREA**
- Walking paths
- Benches
- Off-leash dog area
- Picnic tables
- Passive recreation

**STORMWATER COLLECTION, TREATMENT, AND INFILTRATION**
- Bassett Creek representational water feature
- Fountains
- Public art
- Cascading pools
- Wetland vegetation
- Boardwalk bridge
- Winter ice skating
- Naturalized water's edge with native plantings

**SUNNY LAWN AREA**
- Benches
- Walking paths
- Sculptures
- Open air picnic shelter
- Picnic and/or chess tables

**ACTIVE PLAY AREA**
- Fitness structures
- Bocce ball court
- Half court basketball
- Covered outdoor sports court

**PEDESTRIAN CONNECTIONS**

**PLAZA/ PERFORMANCE AREA**
- Small stage
- Seating walls
- Food vendors
- Public art
- Benches

**PUBLIC FRONTAGE ON ALL SIDES OF PARK**

Combination of:
- Streets
- Sidewalks
- Trails
- Alleys

a finite life span, and require high maintenance and frequent replanting. The dying planted forests of San Francisco's Golden Gate Park and the Presidio are good examples of this phenomenon. Urban parks often incorporate sweeping green lawns that require huge inputs of water, fertilizer, pesticides, fuel, and labor. Parks that aren't sustainable are often costly and unsustainable financially as well.

In contrast, sustainable parks attempt to become self-sufficient with regards to material resources, employing best management practices to ensure healthy ecosystems and encouraging partnerships with other entities to foster community support. Because they are conceived as a part of an integrated urban whole, they can participate in solving larger urban and ecological problems. In the North Loop, this means positively affecting the water quality and quantity coming off the streets in the neighborhood before its goes into the Mississippi River. In addition, the trees can serve as lungs for the city in a neighborhood with considerable car traffic. Finally the park as a whole helps to mitigate the urban heat island effect, a warming pattern induced by man-made structures.

A sustainable North Loop park can also serve as a vehicle for reconnection, making an already exciting neighborhood more enriched. It can become a powerful vehicle for reconnecting the neighborhood to Bassett Creek, to each other, and to other neighborhoods in the Bassett Creek and Mississippi River valleys. Other aspects of the park can be carefully sited to be close to transit and bike routes, which is another priority of the neighborhood. The science and art of ecological landscape development can be shared with the public through community-based stewardship.

## *Community Features (Figure 8)*

The park concept shows a multi-functional park that could be created on a hypothetical 1.5-acre park site, comprised of the following general areas: natural water feature area, plaza/performance area, active play area, shady lawn area, and sunny lawn area.

- The concept shows a park surrounded by public space on all sides, which could be accomplished by a combination of streets, sidewalks, trails and alleys.
- The water area could encompass both a representational water feature of the now buried Bassett Creek and ecologically function as a stormwater collection, treatment and infiltration area (more detail below).
- The plaza/performance area could serve as the neighborhood's central gathering place, including an iconic plaza, benches, seating walls, small performance stage, public art and flexible space for food vendors.
- The active play area, shady lawn area and sunny lawn area also show some example features that would be desirable for a North Loop multi-functional neighborhood park. Sustainable design best practices can make all the surfaces pervious for stormwater function, and in addition favour native plants of low maintenance and high environmental benefit.
- The concept envisions pedestrian connections throughout the park to connect the various areas as well as to surrounding sidewalks, trails and bike paths.

## *Stormwater Feature*

Without getting into a specific design, the North Loop park concept suggests a number of strategies that could make a North Loop park more sustainable in terms of stormwater management. Appendix C contains a technical memo by Wenck Associates outlining two options for the size of the stormwater feature, both depth and as a percentage of the park. A technical feasibility will be able to assess the costs and benefits of these options. In both cases, the features are as follows:

- Stormwater is celebrated and retained onsite to reduce the amount sent to the storm sewer.
- The water feature can be both functional and aesthetically pleasing, such as through a cascading rock channel that references Bassett Creek. Levels may need to be augmented and it is possible to tap into the "creek" underground through a weir pump and/or rain water cistern.
- A neighboring property or future development may be able to use the additional pond capacity

Figure 9: Artist Concept Sketch of North Loop Park (Pong Khow, 2013)

and could also be a site for the cistern. The feasibility of capturing water from surrounding sites will need to be reviewed on a site-specific basis.
- Filtration and wetland vegetation can enhance water quality.
- Pollution can be reduced by treating stormwater through the use of bioretention or package treatment systems, in addition to the filtration and vegetation mentioned above.
- Impervious surfaces are eliminated with porous concrete, porous asphalt, permeable pavers. Even basketball surfaces can be made pervious.
- Sometimes fountains can express the final stages of water purification.

## *Social Sustainability*

The North Loop's concept of "sustainability" extends beyond environmental applications. In the North Loop and surrounding area, open spaces are in short supply. At the same time, Minneapolis faces increased pressure to provide cost-effective, long-term benefits to park users on a tighter budget. So, while the discussion of sustainability often begins with the environment (and environmental issues are a central part of the conversation), we also need to include cultural and economic considerations. Sustainable design promotes responsible environmental practices, but it also enhances social benefits, helps build social capital and strives to reduce the cost of ownership and management. This concept of building social capital is now receiving more attention as cities recognize how important neighborhood cohesion when responding to emergencies and disasters. Features reinforcing social sustainability in a park may include:

- Provide ADA access wherever possible
- Design social gathering spaces
- Incorporate interpretive signage that speaks of site history and sustainable design principles, and connections to nearby intermodal transit
- Provide bicycle and pedestrian linkages
- Plan for the inclusion of public art
- Pursue public/private partnerships for operations and maintenance

## *Funding*

The main challenge facing the design and implementation of sustainable strategies is funding. Table 6 provides a general cost estimate. Maintenance budgets continually face cuts, and we often are forced to do more with less. In the long run, sustainable design will help reduce operating costs. But often there is an initial increased expense for implementation and maintenance, especially if the strategies are unfamiliar. Therefore, many parks agencies are pursuing public/private partnerships to generate viable funding sources as well as building a volunteer base to help care for the parks they propose. Table 7 scopes out some of these possible partnerships and funding sources.

Table 6: Concept Cost Estimate
(for a 1.5 acre park with a Stormwater Pond Covering minimum 1/8 of Site)

| Item | Unit | Unit Cost ($) | OPTION 1: 4 ft depth | | OPTION 2: 6 ft depth | |
|---|---|---|---|---|---|---|
| | | | Qty | Cost ($) | Qty | Cost ($) |
| Mobilization | LS | $10,000 | 1 | $10,000 | 1 | $10,000 |
| Demolition & Utility Relocation | LS | $50,000 | 1 | $50,000 | 1 | $50,000 |
| Bituminous Reclamation | SF | $2.00 | 65,000 | $130,000 | 65,000 | $130,000 |
| On-Site Grading | CY | $2.00 | 1,800 | $3,600 | 1,800 | $3,600 |
| Common Excavation (General)[1] | CY | $12.00 | 3,600 | $43,200 | 3,600 | $43,200 |
| Common Excavation (Dead Storage)[1] | CY | $12.00 | 32,800 | $393,600 | 49,200 | $590,400 |
| Common Excavation (Live Storage)[1] | CY | $12.00 | 2,700 | $32,400 | 2,700 | $32,400 |
| Topsoil Borrow | CY | $10.00 | 800 | $8,000 | 800 | $8,000 |
| RCP Storm Sewer[2] | LF | $55.00 | 500 | $27,500 | 700 | $38,500 |
| Catch Basins/Manholes[2] | EA | $3,000 | 5 | $15,000 | 7 | $21,000 |
| Pond Recirculation Lift Station[3] | EA | $30,000 | 1 | $30,000 | 1 | $30,000 |
| Flow Augmentation System[4] | LS | $100,000 | 1 | $100,000 | 1 | $100,000 |
| Riprap/Rock[5] | CY | $100.00 | 500 | $50,000 | 500 | $50,000 |
| Erosion Control | LS | $10,000 | 1 | $10,000 | 1 | $10,000 |
| Site Restoration | AC | $5,000 | 1.5 | $7,500 | 1.5 | $7,500 |
| Pre- Treatment System[6] | LS | $50,000 | 1 | $50,000 | 1 | $50,000 |
| Pond Liner[7] | SF | $2.00 | 8,500 | $17,000 | 8,500 | $17,000 |
| Permeable/Pervious Pavement | SF | $10.00 | 13,000 | $130,000 | 13,000 | $130,000 |
| Active Play Area Flooring | SF | $6.00 | 2,500 | $15,000 | 2,500 | $15,000 |
| Wooden Footbridge | SF | $75.00 | 600 | $45,000 | 600 | $45,000 |
| Picnic Shelter | LS | $15,000 | 1 | $15,000 | 1 | $15,000 |
| Trees | EA | $750 | 89 | $66,750 | 89 | $66,750 |
| Lighting (Per Lamp) | EA | $8,000 | 8 | $64,000 | 8 | $64,000 |
| Traffic Control | LS | $2,500 | 1 | $2,500 | 1 | $2,500 |
| SUBTOTAL | | | $1,316,050 | | $1,529,850 | |
| Contingency (25% of subtotal) | | | $329,013 | | $382,463 | |
| Engineering (15% of subtotal) | | | $197,408 | | $229,478 | |
| **TOTAL** | | | **$1,842,470** | | **$2,141,790** | |

1 - Unit cost dependent on haul distance; assumes no contaminated soils. If contaminated soils are found, add $700,000 for disposal costs for wholesale removal of excavated soils.
2 - Quantity dependent on logistics/ability to capture offsite drainage
3 - For recirculating pond water; annual operating costs estimated to be approximately $2,000
4 - For augmenting flow from Bassett Creek and/or a rainwater harvesting tank (includes lift station and a holding tank); annual operating costs estimated to be approximately $2,000
5 - Quantity dependent on perimeter length and design of cascading rock channel
6 - Cost will be dependent of preferred pre-treatment method and model
7 - Necessity of liner will be dependent on site-specific soil conditions

Table 7: Prospective Capital Sources for Acquisition & Development

| | |
|---|---|
| Legacy Funds:<br>Minnesota Historical and Cultural Heritage Grants | The Historic Properties category of grants recognizes "historic landscapes" as an eligible investment of grant proceeds. While less likely for capital costs, may be a source for signage and other site interpretation. |
| Legislative-Citizen Commission on Minnesota Resources (LCCMR) | LCCMR funds, generated from Minnesota State Lottery proceeds, are generally targeted to preservation and protection of unique natural resources. While not typical, acquisition of land such as a North Loop park site may be deemed unique in its satisfaction of needs specific to areas where past use was exclusively industrial. |
| MPRB Capital Improvement Budget | Using a range of capital sources, MPRB manages a five-year capital improvement plan totaling about $7 million annually in acquisition and improvements to park facilities in the City. However, the needs of current assets already exceed this amount. |
| MN DNR Local Trail Connections; Outdoor Recreation | Provides grants to promote relatively short trail connections between where people live and desirable locations; eligible costs include acquisition and trail development. The grant can cover up to 75% of eligible project costs. The outdoor recreation program provides matching grants to local units of government for up to 50% of the cost of acquisition, development and/or redevelopment of local parks and recreation areas. |
| County Daylighting Program Funds | The County's waterway daylighting initiative is a potential source for planning and implementation of a North Loop park. |
| Park Dedication Ordinance | Continued policy discussion is focused on the prospect of fees that could be employed for park acquisition in the future. Both the City and the Park Board have language for an approved ordinance that has to be authorized by the state. |
| Preserve America Federal Grant | The City is designated already as a Preserve America city; grants are available 1:1 for planning and implementation of innovative programs and interpretation investments. Not funded for FY12. |

*Table continued on next page*

Table 7: Prospective Capital Sources for Site Acquisition (continued)

| | |
|---|---|
| Private Contributions (Sponsorship, Naming Rights) | Prospective partners may include adjacent landowners and developers, area residents, anchor businesses, or other organizations. |
| Special Services District (SSD) | Commercial property owners may petition to establish a special services district, which allows for collection of property-based fees to fund services above and beyond typical levels provided. If owners of 25% or more of the property in a district, or potential payers of 25% of the assessments sign the petition, the City is empowered to hold a hearing on the district's formation prior to City Council action. Districts are authorized to borrow against these revenues, allowing for capital investment in projects that could include acquisition and construction of a new park. An SSD is also a prospective operating source.<br><br>Housing improvement districts are sometimes used in other cities, but in Minneapolis, it would require City authorization not in place and current legislation is designed for improvements within an existing association. |
| State General Obligation Bonded Debt | The State is authorized to include park projects in its bonding program, but this site is unlikely to satisfy criteria for regional or statewide significance. |
| Stormwater Management Grants (Mississippi Watershed Management Organization) | Provides action grants up to $50,000 for implementation of significant watershed stewardship projects, which will improve water quality (via point and non-point sources), and elevate awareness of watershed stewardship. Starting in 2013, grants require a 50% match from other sources. |

# 7. Conclusions and Next Steps

The scoping study assesses the opportunities and challenges in developing a new park in the North Loop neighborhood. Through the investigation of possible sites, discussions with stakeholders and community members, and review of relevant planning efforts, the following conclusions have emerged:

## *Opportunities*

1. Opportunities do exist in one or more of the surface parking lots in the study area. The neighborhood has identified several criteria as most important in finding a site: potential to enhance the pedestrian connections, public feel of the site, potential to enhance land use linkages, and property value impact. Using these and other criteria, at least one site (Site A) does rank higher and merits closer study. Site D is the second highest ranked. Economic analysis suggests also that park conversion of Site A bears equal or greater potential to create new value through neighborhood park development. Site A is also a willing landowner.

2. A North Loop park at the right location, such as Site A, has the potential to reinforce several goals already laid out in existing city and neighborhood plans. These include:
   - Extending 8th Ave as a major corridor within the neighborhood from the Mississippi River to 7th Street, a major corridor into the Near North.
   - The right location could also support 3rd Street view corridor into downtown, reinforcing city and neighborhood plans noting the North Loop as a threshold or transition zone into the rest of the Central Business District.
   - Finally, the right location of the park could be the first step in a green corridor referencing the path of Bassett Creek to the river and creating the beginnings of a framework of linkages leading into and through the neighborhood. The *North Loop Small Area Plan* identified the buried Bassett Creek tunnel near 8th Avenue North as an appropriate place to add green space.

*Image: Kids playing in water feature, ©Todd Rexine*

3. The neighborhood and stakeholders have identified several elements for the concept of the park, and all can be addressed within the 1.3-2 acre sites examined. Top-ranking functions for the park are:
    - Neighborhood identity and gathering space,
    - Ecological services including urban forest and water resource benefits,
    - Reference to Bassett Creek and environmental sustainability, and
    - Neighborhood recreational opportunities.

4. With the right partners and environmental perspective, the North Loop park can be pursued with a new sense of multiple benefits and a broadened scope of sustainability. For example, a central water feature could serve many benefits: provide recreation and fun for children and adults alike, represent the now buried Bassett Creek, and function ecologically as a stormwater collection, treatment and filtration area. Sustainability also provides the lens for addressing many of the most pressing challenges, such as better aligning the design and construction of parks with their long-term maintenance.

5. A North Loop neighborhood park will complement, not be redundant with, open space efforts nearby. Programming for the Downtown park and greening efforts, the Interchange, and the RiverFirst efforts are at a regional and state scale, serve adjacent but different audiences, and will likely be more highly programmed for large numbers of visitors. At the same time, the North Loop park is in line with the goals of those efforts: to improve the livability of downtown and adjacent neighborhoods, to connect environmental and aesthetic features for a richer pedestrian and visitor experience, and to benefit the Mississippi River and the city's ecological sustainability.

6. The North Loop neighborhood, with its residential and commercial mix, its adjacency to downtown and Target Field with all the business interest that engenders, and its own fast pace of redevelopment, has the potential to be a case study for new kinds of park development models. Public-private partnerships, business improvement districts and housing improvement districts are seen as part of the growing toolbox for park development, operations and maintenance.

## *Challenges*

1. The high value of land in this neighborhood is a barrier compounded by the premium on land for parking. Any particular site will be priced to reflect the loss of parking.

2. There is no history of land acquisition for neighborhood parks within the Minneapolis Park and Recreation System; new ones are often the result of land swaps.

3. Length of the park planning and development process could be an issue in site selection, as a number of the potential sites may or may not be available after longer-term planning and funding considerations.

4. Conversely, property ownership changes and development could prevent the consideration of more unconventional and innovative planning processes.

5. The North Loop is a historic district and heritage street guidelines are written from the point of view of preserving building corridors, facades, and views. A park design may or may not be consistent with these guidelines.

6. The North Loop park exploration has thus far been driven by the neighborhood association. Moving forward will require coordination and involvement with the Minneapolis Park and Recreation Board (MPRB), as well as stakeholder groups like the 2020 Partners, property owners and businesses, and various levels of government.

7. The cost of ongoing maintenance and operations continues to be a challenge with any park. This is even more the case with neighborhood parks, which do not have access to funds that exist for projects of regional and statewide significance.

8. 49% of the neighborhood households in 2010 are rental; and while residential as a whole is increasing, the area is still predominantly commercial. Stewardship of neighborhood parks are often most successful in established neighborhoods where the residents are committed for the long term.

## *Next Steps*

1. **Present to MPRB the results of the scoping study (winter-spring 2013)**. The scoping study would be presented as a study item with next step recommendations. The scoping study team has presented the pros and cons of all the sites investigated, with Site A showing many benefits based on what we know today. MPRB and a steering committee (see below) can discuss the scoping study results and move forward as partners on studying the feasibility of one or more sites.

2. **Create a steering committee of key stakeholders to move forward (spring summer 2013)**. The charge of this committee will be to determine and recommend the best site or sites for a feasibility study; options could also include one site with different parameters. It can also operate like a project advisory committee for the MPRB as a project partner in moving forward. Members should include representatives from local business, condo and building associations, North Loop Neighborhood Association, City Council, 2020 Partners, and possible funding partners, among others.

3. **Complete a feasibility study to evaluate the technical and economic viability of the preferred site or sites (fall 2013 begin).** Components of the study should include: cost benefit analysis of water resource benefits since this is a central feature; technical and economic viability of the proposed project as a whole; plan for the implementation phase and operations phase; and assessment of the likelihood of significant changes in the project assessment as set out in the feasibility study. The City of Minneapolis Public Works and Mississippi Watershed Management Organization are key partners for the analysis of water resource benefits.

4. **Develop a community engagement plan as a step towards nurturing an informed community for park planning (fall 2013 begin).** As noted before, the neighborhood has many challenges to its sense of place as a residential community. Parks are one of the quickest and most effective ways to build a sense of community and improve quality of life. Starting the community engagement now will help channel positive community participation by getting diverse people to work together toward a shared vision.

5. **Work collaboratively with adjacent neighborhoods, downtown committees, and others in order to advance a framework and hierarchy of open spaces and linkages (ongoing).** Parks, landscaped streets, plazas and other open space fortify the social, economic, and environmental landscape in Minneapolis, contributing to a better quality of life for future generations. Obviously, the strategies to keep downtown strong must be multi-faceted, and the provision of a park alone cannot transform a community. North Loop neighborhood can work with other downtown neighborhoods to nurture many open space strategies as primary organizing elements that shape development, create livability, preserve property values, and provide the infrastructure to promote health and fitness.

# Appendices

Appendix A: Summary of Group Responses

Appendix B: Neighborhood Meeting Discussion Form

Appendix C: Technical Memo on Stormwater Feature

Appendix D: North Loop Online Survey Summary

# Appendix A: Summary of Group Responses

## *Summary of responses:*

Overall, ecological and historical interpretation is important. Mears Park and Loring Park are important precedents for their natural, peaceful feels, and their ability to host small events, such as music and movies in the park, and also for their ability to have small activities – tennis, basketball, chess.
The primary functions of the park should be neighborhood identity, a gathering space for residents, and serving as a green space/natural area for the neighborhood. Secondary functions should be active and passive recreational opportunities, environmental sustainability, and celebrating the area's heritage.
The site criteria that emerged as the most important are: ped/bike/transit and open space access; a central gathering place; perception as a public space; ability to enhance bike/walk connectivity; property value; unconstrained by easements, long-term uses, buildings, etc.

## *All Responses:*

1. GREAT PARKS: What other parks do you like that might be precedents for a North Loop Park?
    a. II - Loring Park – activities, basketball, chess
    b. Bryant Park – stage, music, fundraising
    c. II - Ecology, history; ecological function has to be very high on this project, understanding the environment and livability, also iconic, Minnehaha Park has many 'rooms' to it, which is nice, no room for large ballparks
    d. Connectivity to restaurants, trails
    e. Trails for walking, snowshoeing, lockers, warming hut (hot chocolate, ski rental) – four season
    f. Attract people from other areas
    g. Music – small venue
    h. Hyland Park, Centennial Lakes
    i. II - Mears Park, St. Paul – water moving through open space; peaceful and beautiful, similar to North Woods feel, we want a place we can hang out
    j. Tennis, basketball courts, active features
    k. Loring is 'bushy' – doesn't feel safe
    l. Highline in NYC – creative use, linear, nodes of conversation, lawn, plantings, built-in theater
    m. Mix of materials
    n. Walkway in Chicago to art museum – skyline view, in hustle bustle
    o. Meadow in Millennium Park with creek
    p. Fish as unusual, natural
    q. Plant fruit, vegetables
    r. Jamison Square, Portland
    s. Arts, gathering space for community in evening, food trucks
    t. Tanner Park – open, visible, safe, dogs

2. BIG PICTURE: What do you see as the primary function(s)/purpose(s) of a North Loop Park?
    a. Neighborhood Identity – III
    b. Active Recreation – II
    c. Gathering place for residents & workers – III
    d. Rest & relaxation – II
    e. Demonstrate environmental sustainability – II
    f. Interpret Bassett Creek as ecological context – I
    g. Green space/natural area – III

h. Celebrate area's heritage – II
i. Connecting neighborhood activity – historical
j. Organized run/walk center
k. Fundraising location
l. School connectivity
m. Tie to hitching post – horses
n. Interpretive of history (warehouses, river, candy factory)
o. Connectivity bike/ped
p. Safe
q. Benches for young and old
r. Flexible space for kids to play on a jumping/bouncy toy
s. Potentially a dog park if we have space

3. FINDING PARK SITES: As a group, review the DRAFT site selection criteria below and rank the importance of each. Then fill in what you feel are important additional considerations for each criteria.
    a. Density of surrounding uses
        i. Very important – II
        ii. Important – I (we have density in the North Loop)
    b. Location relative to other parks
        i. Very important – I (we don't have a park within 6 blocks)
        ii. Important – I (walkability)
        iii. Somewhat important – I
    c. Existing complementary adjacent uses
        i. Very important – I (we want to use park all hours of day)
        ii. Somewhat important – I
        iii. Not important – I (trail connection more important, n/a-don't worry about bars/ adult)
    d. Potential complementary adjacent uses – I
        i. Very important – II
        ii. Important – I (build it and they will come)
    e. Pedestrian, biking, transit and open space access
        i. Very important – III (biggest problem we have in NL is connectivity)
    f. Central gathering place
        i. Very important – III (if nothing else, we need a central gathering space)
    g. Visibility/identity
        i. Very important – I (iconic "picture taking" spot in the NL, maybe a twinkie on a stick vs. cherry on the spoon – art space, produce/RR theme?)
        ii. Somewhat important – II (prepare for vista)
    h. Perceived as a public space
        i. Very important – III (cannot be on the edge of a development, not like Cancer Survivors Park- feels exclusive, MPRB said this was very important)
    i. Micro-climate
        i. Very important – II (we want it to be a pleasant refuge for NL neighbors)
        ii. Important – I (it's noisy here, sun/shade important)
    j. Visual quality of surrounding building facades
        i. Somewhat important – II (this is out of our control, we hope businesses 'beef it up')
        ii. Not important - I
    k. Ability to preserve/enhance important view corridors
        i. Very important – I (draw off the heritage streets plan – Karen is very involved with this; there should be a historical marker of the meat strike in 1934)
        ii. Important – I
        iii. Somewhat important – I (preserve opportunities for funding?)

l. Ability to enhance walk/bike connectivity
    i. Very important – III (break up “sea of nothing;” in our small plan, we have outlined this need as well)
m. Promotes ecological function
    i. Very important – II (yes!)
    ii. Important – I
n. Site size and shape
    i. Very important – I (need flexibility within the park, we are ok with a street separating 2 green spaces; Lee would like a bridge between the 2 spaces if that is the case)
    ii. Important – II (not too small and overlooked)
o. Property value
    i. Very important – III
p. Property ownership
    i. Very important – I
    ii. Important – II
q. Unconstrained by easements, long-term uses, buildings, etc.
    i. Very important – III
r. Potential contamination cleanup costs
    i. Very important – II
    ii. Important – I

# Appendix B: Neighborhood Meeting Discussion Form

## North Loop Neighborhood Park Scoping Study: *Group Questions*

Neighborhood Meeting Oct. 4, 2012

**1.** GREAT PARKS
What other parks do you like that might be **precedents** for a North Loop park?

**2.** BIG PICTURE
What do you see as the primary function(s) / purpose(s) of a North Loop Park?

- ☐ Neighborhood identity
- ☐ Active recreation
- ☐ Gathering place for residents & workers
- ☐ Rest & relaxation
- ☐ Demonstrate environmental sustainability
- ☐ Interpret Bassett Creek as ecological context
- ☐ Green space/natural area
- ☐ Celebrate area's heritage
- ☐ Other _____

## 3. FINDING PARK SITES

As a group, review the DRAFT site selection criteria below and rank the importance of each. Then fill in what you feel are important additional considerations for each criteria.

| | Criteria | Definition | Importance | Considerations/Comments |
|---|---|---|---|---|
| General Location | **Density of surrounding uses** | *There is an intensity of residents and workers within ½ mile of the park.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Location relative to other parks** | *MPRB policy of a park within six blocks (approx. 1/2 mile) of every resident in city – does the site achieve this goal for the neighborhood.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| Specific Site | **Existing complementary adjacent uses** | *Mix of complementary uses supports wider range of hours of activity nearby and within the park. Creates an environment that feels safer and avoids park dead space.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Potential complementary adjacent uses** | *Adjacent blocks have a strong potential for redevelopment into complementary uses to a neighborhood park.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Pedestrian, biking, transit and open space access** | *Park has good access via walking, biking, transit and is connected to other open spaces.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Central gathering place** | *Actual and perceived central site that will attract park users from the neighborhood on a regular basis.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Visibility/identity** | *Park is visible from prominent destinations and/or streets.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Perceived as a public space** | *Park has clear boundaries consisting of public streets and trails; not perceived as a private plaza or green space for a neighboring building.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Micro-climate** | *Park space has a pleasant environment, such as noise levels, sun, shade, etc.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Visual quality of surrounding building facades** | *Building facades are attractive and enhance the overall aesthetics/view from the park site.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Ability to preserve/enhance important view corridors** | *Park can help preserve views of historic buildings, other prominent buildings/city features and nearby private open spaces.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Ability to enhance walk/bike connectivity** | *Park space includes a new route for walking and biking through the neighborhood and breaks down scale of large former industrial blocks, e.g. linear park, trail, pedestrian pathway.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Promotes ecological function** | *Site has the capacity to effectively manage stormwater.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Site size and shape** | *Large enough to support prominent space that can include a variety of park space needs.*<br>*Large enough to be clearly a public park for use by anyone and not just a certain business or group of residences.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| Financial Feasibility | **Property value** | *Acquisition of property is financially feasible for park space conversion.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Property ownership** | *Site involves willing owner(s) and low number of property owners.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Unconstrained by easements, long-term uses, buildings, etc.** | *Site is not limited in ability to change use to park space.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |
| | **Potential contamination cleanup costs** | *Park site does not require extensive soil cleanup costs.* | ☐ *Very important* ☐ *Important* ☐ *Somewhat important* ☐ *Not important* | |

# Appendix C: Technical Memo on Stormwater Feature

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TECHNICAL MEMORANDUM

TO: Deborah Karasov, Great River Greening

FROM: Ed Matthiesen, P.E., Wenck Associates, Inc.
Dan Salzer, P.E., Wenck Associates, Inc.

CC: Todd Rexine, Great River Greening

DATE: November 28, 2012 (Revised December 21, 2012)

SUBJECT: North Loop Park Scoping Study (Wenck File No. 2756-03)

## BACKGROUND

Great River Greening (GRG) is completing a scoping study for a park in the North Loop area in Downtown Minneapolis. The area of focus is bound by Washington Avenue, 4th Street North, 10th Avenue North and 5th Avenue North.

Wenck Associates, Inc. (Wenck) was retained to summarize critical design information, conceptually size a stormwater feature for the park, and provide a preliminary construction cost estimate. This memorandum is written for a generic 1.5-acre site and can reasonably be applied anywhere within the scoping area shown in Figure 1. Exhibit A shows several potential park sites within the study area. Once a site is selected and prior to final design, additional information must be obtained for existing storm sewer depths, on-site soil conditions, site contamination, topography on and around the site, and the tributary drainage area.

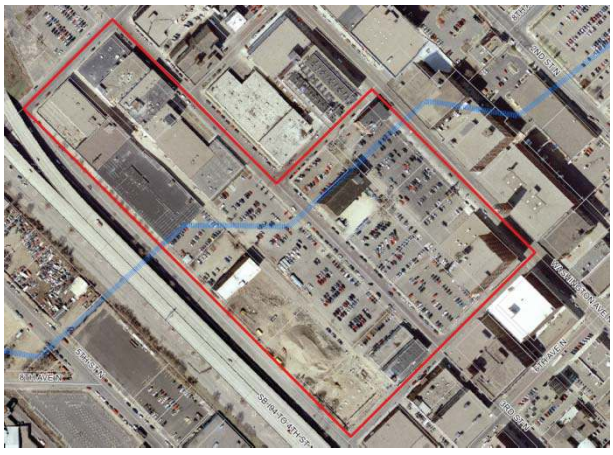

**Figure 1. Scoping Study Area (provided by GRG)**

## DESIGN STANDARDS

The scoping area is within the jurisdiction of Mississippi Watershed Management Organization (MWMO). The following table includes the proposed design standards which account for both the City of Minneapolis and the MWMO requirements:

Table 1. Proposed Stormwater Design Standards

| Description | Standard |
|---|---|
| Permanent Pool Volume | ≥ 2.5-inch, 24-hr storm |
| Permanent Pool Average Depth | ≥ 4 feet |
| Permanent Pool Max Depth | ≤ 10 feet |
| Rate Control | No Increase |
| Max Discharge Velocity | ≤ 4 ft/sec |
| Total Phosphorous (TP) Reduction | No Increase[1] |
| Total Suspended Solids (TSS) Removal | 90% |

[1] Exempt due to anticipated project size and reduction in impervious area

## CONCEPTUAL DESIGN

The size of the stormwater feature will be determined by the size of the tributary area that flows to it if the stormwater feature's sole purpose is rate control and water quality treatment. At a minimum, this will include the assumed 1.5-acre park area which will be comprised of green space, the stormwater basin, and some pervious/impervious surfaces. Within the park, a goal will be to have all of the hard surfaces be pervious. The size of the pond can be sized to capture runoff from adjoining streets and properties. If desired, the stormwater feature can be larger if supplementary water can be added to provide a water source during low flow periods. Use of runoff from right-of-way or other properties may require easements and/or agreements, the terms of which are beyond the scope of this technical memo.

When discussing probable construction costs for the stormwater feature, the soil excavation quantity will have the largest impact. The soil excavation quantity is a function of the permanent pool volume and depth. Two options for sizing the stormwater feature are summarized below.

In each option, it is assumed that additional tributary area can be captured and the runoff conveyed to the stormwater feature and that the sub-surface conditions of utilities, soil contamination and ground water can be successfully addressed. This will need to be confirmed by checking topography of the area, depth of the existing storm sewer, soil conditions, and depth to groundwater. These factors have not been confirmed as part of the conceptual design.

Option 1: Base Design with 8,200 sf, 4-ft Deep Pond

$$1.5\ ac \times \frac{43{,}560\ sf}{1\ ac} = 65{,}340\ sf$$

Table 2. Proposed Areas

| Description | Area (sf) |
|---|---|
| On-site Impervious | 3,000 |
| Surface water[1] | 8,200 |
| Open space | 54,140 |
| TOTAL | 65,340 |

[1] Area interpreted from rendering attached as Exhibit B

This site information was entered into a HydroCAD model to determine the permanent pool volume required for a 2.5-inch, 24-hour storm event to meet rate control and water quality requirements. This permanent pool volume was calculated to be 1,960 cubic feet which would equate to an average depth of approximately 0.25 feet given the proposed footprint of 8,200 square feet. Therefore, the footprint can be reduced horizontally or over-excavated to meet the minimum 4-ft average depth requirement.

For the purpose of this scoping study, it has been assumed that the footprint will be over-excavated to accommodate additional treatment capacity. The soil excavation quantity is calculated for 4-ft average depth as follows:

$$V_1 = 8{,}200\ sf \times 4\ ft = 32{,}800\ cf$$

This will allow for the treatment of an estimated 3.7 acres of impervious area in addition to the 1.5-acre park. Estimated TSS reduction calculation: 1,931 lbs TSS per year.

Option 2: Base Design with 8,200 sf, 6-ft Deep Pond

An alternative to designing to the minimum 4-ft average depth, another is to increase the depth of excavation over the 8,200 square-foot area. This will provide additional treatment capacity for a portion of the surrounding area (assuming off-site stormwater runoff can be rerouted to the proposed stormwater basin). For constructability purposes, an average depth of six feet was used.

$$V_2 = 8{,}200\ sf \times 6\ ft = 49{,}200\ cf$$

This will allow for the treatment of an estimated 5.7 acres of impervious area in addition to the 1.5-acre park.

For purposes of comparison, Wenck also considered what volume would be required to treat a larger tributary area encompassing a majority of the study area. This was estimated to be 400,000 cubic feet which equates to an 8-ft deep pond covering 75% of the 1.5-acre site. Estimated TSS reduction calculation: 2,673 lbs TSS per year.

OTHER CONSIDERATIONS

Prior to final site selection and design, the following items should be considered:

Soil Classification

The on-site soils will need to be classified to determine whether the underlying soils are suitable to support a wet detention basin without a liner. Knowing the soil type will assist in designing other Best Management Practices (BMPs) such as infiltration and underground treatment methods. Wenck

reviewed the Natural Resources Conservation Services (NRCS) Web Soil Survey (WSS) to determine the published soil type(s) for an area near the midpoint of 3rd Street N within the focus area. Per the WSS, the area consists of type U1A—Urban land-Udorthents, wet substratum. The general description of U1A is:

> Urban land consisting mainly of commercial, industrial, or residential areas covered by impervious surfaces. Most areas were originally wet, mineral or organic soils in depressions. The Udorthents consist of fill material that has been placed in wet depressional areas to match the adjoining upland landscape. Because of the variability of this component, interpretations for specific uses are not available. Onsite investigation is needed.

A geotechnical investigation, inclusive of a soil gradation and a groundwater elevation determination, is recommended at the selected site prior to design. The WSS information is attached as Exhibit C.

### Subsurface Contamination

A review of the Minnesota Pollution Control Agency's (MPCA) environmental search program, What's In My Neighborhood, revealed the existence of potential soil and/or groundwater concerns in the area. The What's In My Neighborhood website includes information about environmental permits issued by the MPCA, registrations and notifications required by the MPCA, and investigations of potentially contaminated properties undertaken by the MPCA or its partners.

For example, the findings revealed Voluntary Investigation and Cleanup (VIC) Program activities at 729 Washington Avenue N (MPCA ID #VP28090) and 740 Washington Avenue N (MPCA ID #VP27040). A Phase I Environmental Site Assessment (ESA) is recommended prior to any real estate transactions. Information from the What's In My Neighborhood website is attached as Exhibit D.

### Existing Storm Sewer

The structure inverts, pipe sizes, and area topography will be critical for final design once a site is selected. As-built information of the existing storm sewer system was provided to GRG by the City of Minneapolis and is attached as Exhibit E. A site survey is recommended prior to initiating final design to confirm this information.

### Recirculation & Sustained Flow

Wenck understands one of the primary objectives is to create a feature that is practical in managing and treating stormwater as well as aesthetically pleasing. One possibility is to include a cascading rock channel that influent stormwater travels through prior to reaching the stormwater basin. A recirculation system consisting of collection pipes and a pump are necessary for this to have continuously moving water. Stormwater would flow by gravity from one end of the basin or pools to the other where it would be collected and pumped back to the beginning of the channel.

If desired, the recirculation system could be designed and constructed to provide sustained flow during periods of drought. Assuming there is still flow in Bassett Creek, the collection system could draw stormwater from the creek to feed the cascading rock channel. This would include the installation of a structure with a sump adjacent to Bassett Creek where flow would be collected and pumped into the pond. Alternatively, the recirculation system could be connected to a potable water source and/or an on- or off-site rainwater harvesting tank as a supplementary water source. However, the use of a potable water as a supplementary water source is not the first option and may not be permitted.

Active Stormwater Treatment

Due to the public nature and expected use of the proposed park, surface water quality will be important. Several BMPs will be implemented to manage water quality within the park; however, the quality of runoff captured from off-site areas or recirculated from Bassett Creek may be of special concern. Specifically, bacteria may be present from upstream sources such as:

- Illegal sewer connections, disposal to storm drains, or dumping
- Sanitary sewer spills or leaks
- Failing septic systems
- Wildlife, pets, and livestock

Active stormwater treatment options include bioretention, chlorination, ultraviolet (UV) light, and diversion to sanitary sewer. Various package treatment systems are available. For the purpose of this scoping study, the Bacterra™ Media Blend system by Filterra® Bioretention Systems was considered. The Bacterra blend is a stormwater treatment technology developed for capturing and eliminating bacteria. Prior to final design, a more detailed review of this system and other available systems should be completed. Ongoing maintenance should be part of the consideration.

## TOTAL SUSPENEDED SOLIDS (TSS)

Total Suspeneded Solids (TSS) estimates for each option are as follows

Option 1 - 1,931 lbs TSS per year
Option 2 - 2,673 lbs TSS per year

## NEXT STEPS

Once a site has been selected, Wenck's recommended next steps include:

- Phase I ESA (prior to land acquisition)
- Site Survey
- Geotechnical Investigation
- Final Design
- Construction Plans and Specifications

## CONCEPT COST ESTIMATE

**Table 3. Conceptual Costs for a Generic 1.5-Acre Park with a Stormwater Pond Covering 1/8 of the Site**

| Item | Unit | Unit Cost ($) | OPTION 1 | | OPTION 2 | |
|---|---|---|---|---|---|---|
| | | | Qty | Cost ($) | Qty | Cost ($) |
| Mobilization | LS | $10,000 | 1 | $10,000 | 1 | $10,000 |
| Demolition & Utility Relocation | LS | $50,000 | 1 | $50,000 | 1 | $50,000 |
| Bituminous Reclamation | SF | $2.00 | 65,000 | $130,000 | 65,000 | $130,000 |
| On-Site Grading | CY | $2.00 | 1,800 | $3,600 | 1,800 | $3,600 |
| Common Excavation (General)[1] | CY | $12.00 | 3,600 | $43,200 | 3,600 | $43,200 |
| Common Excavation (Dead Storage)[1] | CY | $12.00 | 32,800 | $393,600 | 49,200 | $590,400 |
| Common Excavation (Live Storage)[1] | CY | $12.00 | 2,700 | $32,400 | 2,700 | $32,400 |
| Topsoil Borrow | CY | $10.00 | 800 | $8,000 | 800 | $8,000 |
| RCP Storm Sewer[2] | LF | $55.00 | 500 | $27,500 | 700 | $38,500 |
| Catch Basins/Manholes[2] | EA | $3,000 | 5 | $15,000 | 7 | $21,000 |
| Pond Recirculation Lift Station[3] | EA | $30,000 | 1 | $30,000 | 1 | $30,000 |
| Flow Augmentation System[4] | LS | $100,000 | 1 | $100,000 | 1 | $100,000 |
| Riprap/Rock[5] | CY | $100.00 | 500 | $50,000 | 500 | $50,000 |
| Erosion Control | LS | $10,000 | 1 | $10,000 | 1 | $10,000 |
| Site Restoration | AC | $5,000 | 1.5 | $7,500 | 1.5 | $7,500 |
| Pre- Treatment System[6] | LS | $50,000 | 1 | $50,000 | 1 | $50,000 |
| Pond Liner[7] | SF | $2.00 | 8,500 | $17,000 | 8,500 | $17,000 |
| Permeable/Pervious Pavement | SF | $10.00 | 13,000 | $130,000 | 13,000 | $130,000 |
| Active Play Area Flooring | SF | $6.00 | 2,500 | $15,000 | 2,500 | $15,000 |
| Wooden Footbridge | SF | $75.00 | 600 | $45,000 | 600 | $45,000 |
| Picnic Shelter | LS | $15,000 | 1 | $15,000 | 1 | $15,000 |
| Trees | EA | $750 | 89 | $66,750 | 89 | $66,750 |
| Lighting (Per Lamp) | EA | $8,000 | 8 | $64,000 | 8 | $64,000 |
| Traffic Control | LS | $2,500 | 1 | $2,500 | 1 | $2,500 |
| SUBTOTAL | | | | $1,316,050 | | $1,529,850 |
| Contingency (25% of subtotal) | | | | $329,013 | | $382,463 |
| Engineering (15% of subtotal) | | | | $197,408 | | $229,478 |
| **TOTAL** | | | | **$1,842,470** | | **$2,141,790** |

1 - Unit cost dependent on haul distance; assumes no contaminated soils. If contaminated soils are

found, add $700,000 for disposal costs for wholesale removal of excavated soils.

2 - Quantity dependent on logistics/ability to capture offsite drainage

3 - For recirculating pond water; annual operating costs estimated to be approximately $2,000

4 -For augmenting flow from Bassett Creek and/or a rainwater harvesting tank (includes lift station and a holding tank); annual operating costs estimated to be approximately $2,000

5 - Quantity dependent on perimeter length and design of cascading rock channel

6 - Cost will be dependent of preferred pre-treatment method and model

7 - Necessity of liner will be dependent of site-specific soil conditions

# Appendix D: North Loop Online Survey Summary

**North Loop Park Scoping Study**

SurveyMonkey

**1. GREAT PARKS - What other parks do you like that might be precedents for a North Loop park? Think about parks in the Twin Cities, other cities in the U.S. and other cities in the world.**

| | Response Count |
|---|---|
| | 69 |
| answered question | 69 |
| skipped question | 22 |

**2. BIG PICTURE - What do you see as the priority functions/purposes of a North Loop park? Feel free to identify any additional functions/purposes at the bottom of the list. Please check up to three (3) functions/purposes that you feel are most important, including any additional functions/purposes that you may have identified.**

| | Response Percent | Response Count |
|---|---|---|
| Neighborhood identity | 49.4% | 43 |
| Active recreation | 36.8% | 32 |
| Gathering for residents and workers | 73.6% | 64 |
| Rest & relaxation | 57.5% | 50 |
| Demonstrate environmental sustainability | 19.5% | 17 |
| Interpret Bassett Creek as the area's ecological context | 16.1% | 14 |
| **Green space/natural area** | **78.2%** | **68** |
| Celebrate area's heritage | 23.0% | 20 |
| Other (please specify) | | 13 |
| **answered question** | | **87** |
| **skipped question** | | **4** |

**3. FINDING POTENTIAL PARK SITES - Review the DRAFT list of park site selection criteria below and rank their importance. Aim to designate no more than four (4) VERY IMPORTANT criteria and no more than four (4) IMPORTANT criteria. Then fill in what you feel are important additional considerations for each criteria in the Considerations box.**

| | Very important | Important | Somewhat important | Not important | Rating Average | Response Count |
|---|---|---|---|---|---|---|
| Density of surrounding uses: There is an intensity of residents and workers within 1/2 mile of the park. | 37.1% (26) | **38.6% (27)** | 24.3% (17) | 0.0% (0) | 2.13 | 70 |
| Considerations | | | | | | 3 |
| Location relative to other parks: MPRB policy of a park within six blocks (approx. 1/2 mile) of every resident in city – does the site achieve this goal for the neighborhood. | 13.2% (9) | 29.4% (20) | **39.7% (27)** | 17.6% (12) | 1.68 | 68 |
| Considerations | | | | | | 7 |
| Existing complementary adjacent uses: Mix of complementary uses supports a wider range of hours of activity nearby and within the park. Creates an environment that feels safer and avoids park dead space. | **52.9% (37)** | 30.0% (21) | 15.7% (11) | 1.4% (1) | 2.38 | 70 |
| Considerations | | | | | | 7 |
| Potential complementary adjacent uses: Adjacent blocks have a strong potential for redevelopment into complementary uses to a neighborhood park. | 18.8% (13) | 36.2% (25) | **44.9% (31)** | 0.0% (0) | 1.74 | 69 |
| Considerations | | | | | | 4 |
| Pedestrian, biking, transit and open space access: Park has good access via walking, biking, transit and is connected to other open spaces. | **50.7% (37)** | 28.8% (21) | 17.8% (13) | 2.7% (2) | 2.34 | 73 |
| Considerations | | | | | | 6 |
| Central gathering place: Actual and | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| perceived central site that will attract park users from the neighborhood on a regular basis. | **61.8% (42)** | 26.5% (18) | 10.3% (7) | 1.5% (1) | 2.52 | 68 |
| Considerations | | | | | | 6 |
| Visibility/identity: Park is visible from prominent destinations and/or streets. | 11.9% (8) | 31.3% (21) | **43.3% (29)** | 13.4% (9) | 1.64 | 67 |
| Considerations | | | | | | 4 |
| Perceived as a public space: Park has clear boundaries consisting of public streets and trails; not perceived as a private plaza or green space for a neighboring building. | 28.4% (19) | 28.4% (19) | **37.3% (25)** | 6.0% (4) | 1.90 | 67 |
| Considerations | | | | | | 6 |
| Micro-climate: Park space has a pleasant environment, such as noise levels, sun, shade, etc. | **37.1% (26)** | 32.9% (23) | 28.6% (20) | 1.4% (1) | 2.09 | 70 |
| Considerations | | | | | | 4 |
| Visual quality of surrounding building facades: Building facades are attractive and enhance the overall aesthetics/views from the park site. | 18.8% (13) | 31.9% (22) | **44.9% (31)** | 4.3% (3) | 1.73 | 69 |
| Considerations | | | | | | 4 |
| Ability to preserve/enhance important view corridors: Park can help preserve views of historic buildings, other prominent buildings/city features and private open spaces. | 15.9% (11) | 23.2% (16) | **50.7% (35)** | 10.1% (7) | 1.61 | 69 |
| Considerations | | | | | | 3 |
| Ability to enhance walk/bike connectivity: Park space includes a new route for walking and biking through the neighborhood and breaks down scale of large former industrial blocks, e.g. linear park, trail, pedestrian pathway. | **37.7% (26)** | 34.8% (24) | 21.7% (15) | 5.8% (4) | 2.17 | 69 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Considerations | | | | | | 5 |
| Promotes ecological function: Site has the capacity to effectively manage stormwater. | 22.1% (15) | 25.0% (17) | **45.6% (31)** | 7.4% (5) | 1.75 | 68 |
| Considerations | | | | | | 4 |
| Site size and shape: Large enough to support prominent space that can include a variety of park space needs. Large enough to be clearly a public park for use by anyone and not just a certain business or group of residences. | **37.1% (26)** | **37.1% (26)** | 20.0% (14) | 5.7% (4) | 2.18 | 70 |
| Considerations | | | | | | 7 |
| Property value: Acquisition of property is financially feasible for park space conversion. | 25.7% (18) | 30.0% (21) | **40.0% (28)** | 4.3% (3) | 1.85 | 70 |
| Considerations | | | | | | 5 |
| Property ownership: Site involves willing owner(s) and low number of property owners. | 15.2% (10) | 19.7% (13) | **59.1% (39)** | 6.1% (4) | 1.53 | 66 |
| Considerations | | | | | | 4 |
| Unconstrained by easements, long-term uses, buildings, etc.: Site is not limited in ability to change use to park space. | 10.8% (7) | 30.8% (20) | **50.8% (33)** | 7.7% (5) | 1.57 | 65 |
| Considerations | | | | | | 3 |
| Potential contamination cleanup costs: Park site does not require extensive soil cleanup costs. | 7.5% (5) | 23.9% (16) | **53.7% (36)** | 14.9% (10) | 1.46 | 67 |
| Considerations | | | | | | 5 |
| | | | | | Considerations | 0 |
| | | | | | **answered question** | **73** |
| | | | | | **skipped question** | **18** |

| Page 1, Q1. GREAT PARKS - What other parks do you like that might be precedents for a North Loop park? Think about parks in the Twin Cities, other cities in the U.S. and other cities in the world. | | |
|---|---|---|
| 1 | Strachauer Park in Edina | Oct 19, 2012 8:33 PM |
| 2 | ? | Oct 17, 2012 5:26 PM |
| 3 | Mears Park in Saint Paul - a nice escape surrounded by historic buildings and busy streets. | Oct 16, 2012 12:07 PM |
| 4 | Bryant Park in NYC - near the library. It is a public private partnership and it is fantastically clean, safe and has vendors that sell lunch and goodies. | Oct 16, 2012 10:55 AM |
| 5 | Lake Harriet band shell with live performances | Oct 15, 2012 7:54 PM |
| 6 | Mears Park in St. Paul. Bryant Park and the Hi-Line in New York. Millennium Park in Chicago. Post Office Square in Boston. | Oct 15, 2012 2:15 PM |
| 7 | It would be great to have a true downtown park, like you see in NYC and Chicago. I'm talking wrought iron fencing, lots and lots of shade trees and benches, maybe a path for strolling if enough room, and no dogs roaming freely please (there is already a dog run for them; if they are going to be a special part of this park, it should be a small part and very separate) If there were to be a playground component, which I think there should be, please NO SAND! Everybody hates having to shake out their child and their own shoes just to have some playground time. Mpls park playgrounds really stink in this respect. People should be able to take their kids to a park in their work shoes! | Oct 15, 2012 1:45 PM |
| 8 | Twin Cities (Loring Park, Rice Park) NYC (Columbus Circle, High Line) San Francisco (Union Square) New Orleans (Jackson Square) Chicago (Millennium Park, Wicker Park) | Oct 14, 2012 1:51 PM |
| 9 | wWstergasfabriek park Amserdam, Highline NYC, Brooklyn Bridge Park, NYC | Oct 14, 2012 1:33 PM |
| 10 | yup. Hi Line. in NYC | Oct 14, 2012 9:15 AM |
| 11 | New York City Highline!! Amazing revitalization without losing the urban feel. | Oct 13, 2012 1:47 AM |
| 12 | The green space along the banks of the Mississippi River in downtown Minneapolis should should be preserved. Also adding parks within downtown, the central business distrct, and surrounding neighborhoods is critically important to foster the growing number of downtown residents and making downtown a desirable place to raise small children. I've known a number of young people, about to become parents, take flight to the suburbs because 1) there are no public schools to send their children and 2) there are not enough parks, that are safe and filled with greenspace, In a city filled with corruption, violence and unsafe neighborhoods Mill Creek Park is stunningly beautiful. One of the largest inner city parks in the United States, a diamond set amongst worthless rocks, Mill Creek Park is located in Youngstown, Ohio. | Oct 12, 2012 1:13 PM |
| 13 | sculpture gardens/public art, fountains and standard playground parks like one on river and 4th Ave & west river parkway | Oct 12, 2012 12:54 PM |
| 14 | Bryant Park, New York R ittenhouse Square, Philadelphia | Oct 11, 2012 3:23 PM |
| 15 | Central Park in Blooming Prairie MN | Oct 11, 2012 12:20 PM |

| Page 1, Q1. GREAT PARKS - What other parks do you like that might be precedents for a North Loop park? Think about parks in the Twin Cities, other cities in the U.S. and other cities in the world. | | |
|---|---|---|
| 16 | Unknown | Oct 11, 2012 12:19 PM |
| 17 | Washington DC has many precedents Chicago - Grant Park | Oct 11, 2012 11:39 AM |
| 18 | I love Gold Medal Park by the Guthrie. Excellent model to follow. | Oct 11, 2012 11:14 AM |
| 19 | small neighborhood parks in European cities, Montreal | Oct 11, 2012 10:21 AM |
| 20 | Quite frankly, I live along the River Rd., and can't think of a nicer park in the city, or anywhere. The 4th Ave. N. playground is great, well-used. | Oct 11, 2012 10:16 AM |
| 21 | The park that is located off of N 4th Ave & W River Pkwy is GREAT. It is kid and dog friendly! | Oct 11, 2012 10:14 AM |
| 22 | I think a small (one square block or less), centrally located park with green space, trees, play equipment, benches and maybe a water feature. Maybe smaller versions of Tompkins Square Park (New York) or Rittenhouse Square (Philadelphia), at the intersection of multiple walking routes and in a spot people cross during their daily lives and commutes. These are nice places to bring a coffee and sit for a while and run into neighbors. | Oct 11, 2012 9:54 AM |
| 23 | Loring Park; plazas in most European cities, Central Park, NY. | Oct 11, 2012 9:44 AM |
| 24 | Gold Medal park, Minneapolis. If you added a water feature and more distinct "areas" (for shade, sun, gathering), this park would be perfect. | Oct 11, 2012 9:21 AM |
| 25 | Loring Park, Mill City Ruins | Oct 11, 2012 8:35 AM |
| 26 | Minnehaha Falls Park - Mpls, Estabrook Park - Milwaukee | Oct 11, 2012 8:33 AM |
| 27 | Lots of trails for rollerblading & biking | Oct 11, 2012 8:28 AM |
| 28 | Parks like Armatage and Martin Luther King in Southwest. | Oct 11, 2012 8:25 AM |
| 29 | Gold Medal Park | Oct 11, 2012 8:24 AM |
| 30 | I think father hen. park , gold metal , and nicollet island should all be one park and should share the money . name it minniapolis central park , you could fix up down by the river some then . | Oct 11, 2012 7:47 AM |
| 31 | Stanley Park in Vancouver, BC Millennium Park in Chicago Central Park in New York, of course! | Oct 11, 2012 7:39 AM |
| 32 | Can't think of one to model after | Oct 11, 2012 7:35 AM |
| 33 | Loring Park, Minnehaha park, Sculpture Garden, Lake Harriet Refectory | Oct 11, 2012 7:32 AM |
| 34 | Walker sculpture garden and Zen Garden near the Rose Garden on Lake Harriet | Oct 11, 2012 7:28 AM |
| 35 | Greenacre Park in NYC Highline in NYC Green Roofs at Rigsarkavit in Copenhagen | Oct 11, 2012 7:08 AM |
| 36 | Bryant Park, New York City | Oct 11, 2012 6:37 AM |

| Page 1, Q1. GREAT PARKS - What other parks do you like that might be precedents for a North Loop park? Think about parks in the Twin Cities, other cities in the U.S. and other cities in the world. | | |
|---|---|---|
| 37 | The one that immediately comes to mind is the park located in front of the banshell on Lake Harriet. There is a combination of a playground as well as a picnic area. I think that style of park would be the most condusive for the space proposed. | Oct 11, 2012 6:07 AM |
| 38 | Jamison Square in Portland, OR Parts of Millenium Park in Chicago, IL Olympic Sculpture Park in Seattle, WA | Oct 11, 2012 4:33 AM |
| 39 | Mears Park St Paul | Oct 10, 2012 9:01 PM |
| 40 | Why don't u ask the park board. | Oct 10, 2012 8:20 PM |
| 41 | Prospect Park, Brooklyn, Luxembourg Gardens, Paris | Oct 10, 2012 7:45 PM |
| 42 | Loring Park | Oct 10, 2012 7:23 PM |
| 43 | Loring Park or Gold Medal park. | Oct 10, 2012 7:20 PM |
| 44 | Union Square Park (New York City) | Oct 10, 2012 6:37 PM |
| 45 | Grant park in Chicago | Oct 10, 2012 6:30 PM |
| 46 | Millennium Park, Chicago Washington Square Park, NYC | Oct 10, 2012 5:57 PM |
| 47 | Theodere Wirth, Central Park, Someplace green with trails... especially mountain bking | Oct 10, 2012 5:55 PM |
| 48 | Something unique - architecturally, artistically. The highline in NY, Peavey Plaza, Walker sculpture garden. Something hip, clean. | Oct 10, 2012 5:33 PM |
| 49 | The playground is key. I love those digger toys for the sand. Also swingsets, picnic areas, and a few basketball courts would be great. | Oct 10, 2012 5:16 PM |
| 50 | French Park | Oct 10, 2012 5:10 PM |
| 51 | Gold Medal, Loring Park | Oct 10, 2012 5:01 PM |
| 52 | http://www.6bgarden.org/ (NYC) http://www.posquare.com/ (Boston) The Sculpture Garden (Minneapolis) | Oct 10, 2012 4:59 PM |
| 53 | Millenia Park Chicago, Cancer Survivors Park Minneapolis, Gold Medal Park, Lake Harriet Rose Garden, Minnehaha Park, Central Park NYC, Loring Park. | Oct 10, 2012 4:54 PM |
| 54 | Loring Greenway and Sculpture Garden -- they are nice "urban" parks that work because they have green space, benches/places to sit, a thru path for bikes, and visual interest (sculptures, fountains, etc) | Oct 10, 2012 4:13 PM |
| 55 | The parks in amsterdam--everyone is there! | Oct 10, 2012 4:12 PM |
| 56 | hyde park in London, golden gate park in SF, elm creek park, engers tower park duluth | Oct 10, 2012 4:08 PM |
| 57 | Central, NY, NY Fed Reserve Bank, Mpls | Oct 10, 2012 4:07 PM |

| Page 1, Q1. GREAT PARKS - What other parks do you like that might be precedents for a North Loop park? Think about parks in the Twin Cities, other cities in the U.S. and other cities in the world. | | |
|---|---|---|
| 58 | Washington Square, Manhattan. | Oct 10, 2012 3:58 PM |
| 59 | Boston, New York, DC, Atlanta | Oct 10, 2012 3:49 PM |
| 60 | A mountain bike park would be great! | Oct 10, 2012 3:45 PM |
| 61 | Central park! (activity that attracts wide range of people doing all kinds of things) | Oct 10, 2012 3:39 PM |
| 62 | Bryant Park, NYC; Pioneer Square, Portland; Rice Park, St. Paul | Oct 10, 2012 3:37 PM |
| 63 | The neighboring garden walk area that accompanies Chicago's millenium park is amazing. In a very small space it offers the ability to hide away on benches, among trees, and even walk a bridge over water (tiniest stream of all time, but you get the point). A green city like MSP would really benefit from something like that - and the north loop is where it should be | Oct 10, 2012 11:13 AM |
| 64 | Mears Park in St. Paul | Oct 10, 2012 9:38 AM |
| 65 | Lake Harriet Park, Lynhurst Park | Oct 10, 2012 7:57 AM |
| 66 | Frogner Park in Oslo (a much smaller version) | Oct 10, 2012 7:28 AM |
| 67 | Loring park greenway playground is great. North Loop playground is great | Oct 10, 2012 7:12 AM |
| 68 | Jardin des tuileries in paris. Any parks with paths and flowers and sculptures and art | Oct 9, 2012 12:59 PM |
| 69 | NY - High Line, East End - London, Meers, Gardens and Minnehaha Creek across Hiawatha Ave from Minnehaha Falls Park | Oct 9, 2012 12:33 PM |

| Page 2, Q2. BIG PICTURE - What do you see as the priority functions/purposes of a North Loop park? Feel free to identify any additional functions/purposes at the bottom of the list. Please check up to three (3) functions/purposes that you feel are most important, including any additional functions/purposes t... | | |
|---|---|---|
| 1 | By active recreation I mean a small playground component, not like sport courts all over the place. | Oct 15, 2012 1:46 PM |
| 2 | Walk with your dog | Oct 14, 2012 6:34 AM |
| 3 | Incorporate a Pet Area | Oct 11, 2012 9:33 AM |
| 4 | quality of life , bikes dogs walking | Oct 11, 2012 7:49 AM |
| 5 | Dog park section | Oct 11, 2012 7:40 AM |
| 6 | Dogs | Oct 10, 2012 8:28 PM |
| 7 | This isn't your role. Where is the park board in this conversation? | Oct 10, 2012 8:21 PM |
| 8 | Artistic beauty. | Oct 10, 2012 5:34 PM |
| 9 | dog-friedly | Oct 10, 2012 5:01 PM |
| 10 | Safe. Not fussy. | Oct 10, 2012 5:01 PM |
| 11 | Nationally recognized art installations that would encourage tourism in the neighborhood | Oct 10, 2012 5:00 PM |
| 12 | Escape (probably part of R&R above) | Oct 10, 2012 4:08 PM |
| 13 | The area's rich heritage should be a design factor. | Oct 9, 2012 12:36 PM |

**Page 3, Q3. FINDING POTENTIAL PARK SITES - Review the DRAFT list of park site selection criteria below and rank their importance. Aim to designate no more than four (4) VERY IMPORTANT criteria and no more than four (4) IMPORTANT criteria. Then fill in what you feel are important additional considerations for...**

| | Considerations | |
|---|---|---|
| 9 | The neighborhood is very dense and the park would be a welcome addition | Oct 10, 2012 5:29 PM |
| 11 | May need to adjust for a "semi-circle" due to industrial parts of neighborhood. | Oct 10, 2012 5:12 PM |
| 17 | This already exists in area | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 2 | The green space along the river is great - this park should feel connected to that landscape, not just dropped in. | Oct 16, 2012 12:12 PM |
| 3 | We have so many residents and so few trees and green spaces. Need more oases! | Oct 15, 2012 1:51 PM |
| 9 | It can and should be a stand alone park that makes people want to visit the park | Oct 10, 2012 5:29 PM |
| 10 | James Rice Park is nearby, but is pretty much a "pocket park." | Oct 10, 2012 5:17 PM |
| 11 | Consider "walking" route vs. "as the crow flies" as not all have direct access to river park. | Oct 10, 2012 5:12 PM |
| 12 | By definition we're adding more park space and urban space is hard to come by -- this rule shouldn't be iron-clad or get in the way of putting in a good new park at a good site | Oct 10, 2012 4:20 PM |
| 17 | This is clearly an under-served area for parks | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | Sports, relaxation, gathering spaces. | Oct 17, 2012 11:07 AM |
| 5 | want "eyes on the park" | Oct 11, 2012 11:51 AM |
| 7 | There are vagrants/delinquent people that frequent our area. If the space is not actively used- they will use it. i.e. the old picnic tables that are now the playground area off of 4th ave at the river. | Oct 11, 2012 6:20 AM |
| 9 | It is important to make the space something other than a place where people connect for a pickup game. | Oct 10, 2012 5:29 PM |
| 11 | Safety very important. During the day and evening, for families. At night as well for neighborhood. | Oct 10, 2012 5:12 PM |
| 12 | In an urban neighborhood, feeling like it's safe to be there is vital for success of the park | Oct 10, 2012 4:20 PM |
| 17 | The development pressure in this area will create density which means more eyes on the street. | Oct 9, 2012 12:59 PM |
| | Considerations | |

| Page 3, Q3. FINDING POTENTIAL PARK SITES - Review the DRAFT list of park site selection criteria below and rank their importance. Aim to designate no more than four (4) VERY IMPORTANT criteria and no more than four (4) IMPORTANT criteria. Then fill in what you feel are important additional considerations for... | | |
|---|---|---|
| 1 | Tie-in with creation of neighborhood school? | Oct 17, 2012 11:07 AM |
| 5 | Coffee or a restaurant nearby | Oct 11, 2012 11:51 AM |
| 9 | Where ever this park goes development will follow | Oct 10, 2012 5:29 PM |
| 17 | if a park is built in this area development significant development will follow. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | Potential connection under I-94 ramps if development along 5th St. N. proceeds. | Oct 17, 2012 11:07 AM |
| 5 | Creating a "gateway" to the park, with heavier landscaping, decorative pavement, etc. along the main route to park | Oct 11, 2012 11:51 AM |
| 8 | Including Mountain Biking and Cross Country skiing | Oct 10, 2012 6:00 PM |
| 9 | There has to be really good existing connections so people don't have to search it out | Oct 10, 2012 5:29 PM |
| 10 | I think this is a key ingredient | Oct 10, 2012 5:17 PM |
| 17 | This area needs significant right of way improvement via the Heritage Streets plan. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | This needs to be the busy, outdoor place that the North Loop lacks. | Oct 17, 2012 11:07 AM |
| 5 | There are two sides to this, a gathering place is nice if it attracts a safe (or perceived safe) crowd. If it becomes a hangout (i.e. bustops near Block E), then an increased level of surveillance (police substation) would be necessary | Oct 11, 2012 11:51 AM |
| 8 | Including concerts | Oct 10, 2012 6:00 PM |
| 9 | The neighborhood needs a central meeting/public space that people feel safe and are proud of. | Oct 10, 2012 5:29 PM |
| 11 | Very important that it is used. | Oct 10, 2012 5:12 PM |
| 17 | Build it and people will come! | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | As the area between the park and Washington Ave. develops, it will be important to include a direct clear connection to the park, perhaps along the former course of Basset Creek. | Oct 17, 2012 11:07 AM |
| 9 | Not really super important as people that know where it is will find it. | Oct 10, 2012 5:29 PM |
| 11 | More important that the neighborhood is aware than it being prominent. | Oct 10, 2012 5:12 PM |

| Page 3, Q3. FINDING POTENTIAL PARK SITES - Review the DRAFT list of park site selection criteria below and rank their importance. Aim to designate no more than four (4) VERY IMPORTANT criteria and no more than four (4) IMPORTANT criteria. Then fill in what you feel are important additional considerations for... | | |
|---|---|---|
| 17 | The North Loop needs an iconic identity symbol for this park. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | Minimal fencing. | Oct 17, 2012 11:07 AM |
| 9 | It needs to be welcoming and able to invite people into it to enjoy it's spaces | Oct 10, 2012 5:29 PM |
| 11 | Practice more important than perception. Great park in front of former federal reserve building on Nicollet. | Oct 10, 2012 5:12 PM |
| 12 | This is important but easy to achieve by low-cost measures such as signage | Oct 10, 2012 4:20 PM |
| 14 | With the density of housing, it's natural the park could butt up against some developments | Oct 10, 2012 4:00 PM |
| 17 | Must fulfill the MPRB definition of public space. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 6 | Make it an attractive space in the winter, too! | Oct 11, 2012 10:02 AM |
| 9 | Whatever it becomes the space itself will provide a respite from the urban experience that is the North Loop | Oct 10, 2012 5:29 PM |
| 10 | This might be difficult to achieve for an urban park | Oct 10, 2012 5:17 PM |
| 17 | Many people want a community garden. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | From what I've seen of the proposed location, it seems that attractive facades would follow, not precede the park. | Oct 17, 2012 11:07 AM |
| 9 | Where ever the park is located it will enhance the surroundings so the other buildings could be ugly and will look better from inside the park | Oct 10, 2012 5:29 PM |
| 11 | We don't always have the best facades in our neighborhood. These can be obscured with greenery assumably. See the green wall on the side of Gardner Hardware facing Franklin Bank | Oct 10, 2012 5:12 PM |
| 17 | The area has a rich heritage and story that should be told. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 9 | The park will be he view | Oct 10, 2012 5:29 PM |
| 11 | Not sure if we have any "truly" historic buildings in the subject area vs. great old buildings. | Oct 10, 2012 5:12 PM |
| 17 | Agreed! | Oct 9, 2012 12:59 PM |

**Page 3, Q3. FINDING POTENTIAL PARK SITES - Review the DRAFT list of park site selection criteria below and rank their importance. Aim to designate no more than four (4) VERY IMPORTANT criteria and no more than four (4) IMPORTANT criteria. Then fill in what you feel are important additional considerations for...**

| | | |
|---|---|---|
| | have to get more creative in fundraising | |
| 9 | Really depends on budget | Oct 10, 2012 5:29 PM |
| 11 | Can look at alternatives (see Boston Post Office Square with underground parking) | Oct 10, 2012 5:12 PM |
| 17 | Multiple partners will have to collaborate to make this happen. | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 1 | The marketability of residential properties would likely be increased by access to and views of the park. This is an incentive to cooperation. | Oct 17, 2012 11:07 AM |
| 9 | Consideration should be given to owners who are willing to let the park be built on their property | Oct 10, 2012 5:29 PM |
| 11 | < ?? >Unsure of the context here. | Oct 10, 2012 5:12 PM |
| 17 | Agreed! | Oct 9, 2012 12:59 PM |
| | Considerations | |
| 6 | Our neighborhood is still under construction, but it is a slow process. I am okay with having a non-permanent park | Oct 11, 2012 10:02 AM |
| 9 | Hopefully a site would not be recommended if this hasn't already been vetted | Oct 10, 2012 5:29 PM |
| 11 | < ?? >Unsure of the context here. | Oct 10, 2012 5:12 PM |
| | Considerations | |
| 4 | Federal or state funds available for cleanup costs | Oct 11, 2012 3:28 PM |
| 9 | Cleanup is a deal breaker as the cost is always prohibitive | Oct 10, 2012 5:29 PM |
| 11 | Naturally, this should be factored in to the overall financial. | Oct 10, 2012 5:12 PM |
| 13 | All part of affordability. | Oct 10, 2012 4:17 PM |
| 17 | Grants may be available for clean up. Most land in the North Loop has had to be cleaned up. | Oct 9, 2012 12:59 PM |