Extension #1 to the Memorandum of Understanding between Minneapolis Park and Recreation Board and the Minneapolis Parks Foundation related to engagement, fundraising, and other tasks associated with the development of the North Commons Community Center at North Commons Park, a part of the Minneapolis neighborhood park system

MEMORANDUM OF UNDERSTANDING

This Extension is entered into effective as of the date of the last signature on this document (“Effective Date”) by and between the City of Minneapolis, acting by and through its Park and Recreation Board (MPRB), a body corporate and politic under the laws of the State of Minnesota, and the Minneapolis Parks Foundation (MPF), a non-profit 501(c)3 organization operating in the State of Minnesota. The MPRB and MPF may hereinafter be referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

Whereas, The MPRB owns and operates North Commons Park and the North Commons Recreation Center;

Whereas, The MPRB’s Board of Commissioners adopted the North Service Area Parks Master Plan, a guide to future investment in neighborhood parks in the MPRB’s North Service Area;

Whereas, The plan for North Commons Park, as indicated in the North Service Area Parks Master Plan, calls for a significant evolution of the North Commons Recreation Center;

Whereas, The MPRB has directed funding to the implementation of the first phase of the evolution of the North Commons Recreation Center (“Project”) and has been granted addition funds supporting its implementation;

Whereas, The Project has the potential to establish itself as a regional destination with the opportunity to generate recreational, social and economic impacts in the community and to shape and influence future park and recreation developments in the vicinity of the Project;

Whereas, The MPRB and MPF believe philanthropic contributions are necessary to fully implement the Project and that MPF can play a significant role in delivering philanthropy to the Project;

Whereas, The MPRB believes the Project can be made more resonant with community interest through activities beyond typical engagement;

Whereas, The advancement of the ambitious social, economic and environmental goals through revitalized and connected public spaces, and countering the trends of increasing economic segregation, social isolation and distrust is a tremendous effort and benefits from partnerships and support;

Whereas, MPF can offer other support and advocacy to the Project, including advising on the design, communicating progress, and otherwise advocating for the advancement of the Project, and, especially, to allow the Parties’ mutual support and advocacy to elevate and transform lives of North Minneapolis residents;

Whereas, The Parties agree that coordinated efforts structured under a Memorandum of Understanding provide a means of delivering needed tasks in a coordinated, consistent, and coherent manner, and desire to enter into a Memorandum of Understanding as a means of committing to those coordinated efforts;

Now, therefore, the Parties agree to the following:
1.0 Purpose
This Memorandum of Understanding is directed to activities necessary to prepare and advance a development program and design for the North Commons Recreation Center (the “Project”), along with all activities, named herein or incidental to other activities, necessary to advance the Project to construction and to the opening of the new facility to the public. No part of this Memorandum shall be construed to apply to the operations, staffing, or programming of the completed Project. Should those topics need to be addressed, they will be subject to a new Memorandum of Understanding or amendments to this Memorandum of Understanding, in which case directions determined through this Memorandum of Understanding shall offer foundational guidance in determining the most appropriate direction of those topics noted and others that might arise during any of the activities of this Memorandum of Understanding.

2.0 Parties
The Minneapolis Park and Recreation Board (MPRB) and the Minneapolis Parks Foundation (MPF) (collectively, the “Parties”) commit to work collaboratively and consistently to accomplish tasks necessary to advance the Project to the point of implementation. Each Party shall be represented in this effort with the identified or designated individuals being delegated authority appropriate for making decisions relative to the Memorandum of Understanding. At the highest levels of interaction, the Parties agree to a role as “conveners,” wherein they agree to use their collective voices to enhance the success of the Project and to bring other voices into the Project, where necessary or desirable. In addition, the identified or designated individuals shall be responsible for day-to-day oversight, management, and interactions necessary to deliver fully the intent of this Memorandum of Understanding:

- MPRB   Al Bangoura, Superintendent, or his designee;
- MPF    Tom Evers, Executive Director, or his designee;

No aspect of this Memorandum of Understanding shall be construed to limit others from each Party from participation in meetings or other activities related to the Project.

The Parties recognize the magnitude of the effort underlying this Memorandum of Understanding and commit to having staff or representatives as active and consistent participants in the activities of this Memorandum of Understanding. In no case shall the schedule for the Project be delayed as a result of a failure of participation by any of the Parties in the work of this Memorandum of Understanding.

3.0 Term
This Memorandum shall become effective as of the date first written above and shall remain in effect until the Board of Commissioners of the MPRB approves a contract for the construction of the Project, whichever comes first. A Party to this Memorandum of Understanding may terminate its participation through a majority action of its governing body followed by written notice sent within 72 hours to any remaining Parties to the Memorandum of Understanding.

Should the Project be cancelled, postponed, or delayed for more than six months, this Memorandum of Understanding shall be automatically terminated.

4.0 Reimagining the Civic Commons
Minneapolis is one of several participating cities pursuing public realm improvements using the Reimagining the Civic Commons framework, a national initiative to advance ambitious social, economic and environmental goals through revitalized and connected public spaces. Reimagining the Civic Commons This Project intends to counter trends of increasing economic segregation, social isolation and distrust through a collaboration of national foundations, municipalities and local civic leaders who believe our shared civic assets provide untapped
solutions for many challenges facing cities and communities. As a foundational concept for evolution in North Minneapolis, the Parties agree to the central tenets of Reimagining the Civic Commons framework. Reimagining the Civic Commons holds an intentionality about sharing across the participant communities, allowing the lessons of one community to become potential building blocks for another. While the range of opportunities for interaction under Reimagining, the Civic Commons has not been fully defined, the Parties agree to the merits of their full participation.

5.0 Roles and Responsibilities of the Parties
The MPRB shall be wholly responsible for managing and directing work with Fihan Associates and its subconsultants (the “Design Team”) to prepare a development program and design for the Project, along with any permissions and approvals necessary for implementation of the Project. The MPRB shall be solely responsible for the procurement of contracting entities necessary to implement the Project using procedures for procurement of the City of Minneapolis. These tasks are the fiduciary responsibility of the MPRB. Should any entity other than the MPRB direct the activities of the Design Team or any other entity contracted by the MPRB to support the Project, it shall be considered interference in a duly designated contracting activity of the MPRB, the result of which shall be the nullification of this Memorandum of Understanding.

The Parties agree that certain tasks are necessary and desirable in the advancement of the project and that assignment to those tasks as indicated in the following chart are appropriate and will be pursued. Where indicated by “Lead,” that Party shall be primarily responsible for the pursuit and completion of the associated task; where indicated by “Support,” a Party shall take on duties and engage in work to aid in the successful pursuit and completion of the associated task.
<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>MPRB</th>
<th>MPF</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Pursue funding necessary to advance the Project</td>
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<tr>
<td>1a</td>
<td>Pursue public funding in support of the Project</td>
<td>Lead</td>
<td>Support</td>
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<tr>
<td>1b</td>
<td>Pursue private funding in support of the Project</td>
<td>Support</td>
<td>Lead</td>
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<tr>
<td>2</td>
<td>Support engagement activities allowing community voices to inform development of the Project</td>
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<tr>
<td>2a</td>
<td>Engage the community through meetings, workshops, and other venues oriented to the public</td>
<td>Lead</td>
<td>Support</td>
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<tr>
<td>2b</td>
<td>Engage specific sectors of the community, neighbors, select stakeholder groups, and other parties, where such groups represent an aligned set of interests</td>
<td>Lead</td>
<td>Support</td>
<td></td>
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<tr>
<td>2c</td>
<td>Engage elected leadership of the MPRB, City of Minneapolis, and Hennepin County</td>
<td>Lead</td>
<td>Support</td>
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<tr>
<td>3</td>
<td>Support Reimagining the Civic Commons framework related to the North Commons Park and surrounding community</td>
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<tr>
<td>3a</td>
<td>Coordinate planning and invitations for the urban design charrette</td>
<td>Lead</td>
<td>Lead</td>
<td>See Section 4.0</td>
</tr>
<tr>
<td>3b</td>
<td>Promote directions posed in the urban design charrette to other jurisdictions and parties</td>
<td>Support</td>
<td>Lead</td>
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<tr>
<td>3c</td>
<td>Convene parties around the broader vision around North Commons in partnership with other organizations and collaborations</td>
<td>Support</td>
<td>Lead</td>
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<tr>
<td>4</td>
<td>Advocate for the Project to embrace sustainability and innovation</td>
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<tr>
<td>4a</td>
<td>Encourage the Project to utilize the most advanced practices relative to energy consumption and operations of building systems</td>
<td>Lead</td>
<td>Support</td>
<td>The underlying notion of sustainability and innovation is directed not only to environmental sustainability but also to aspects of the Project’s financial and programming sustainability.</td>
</tr>
</tbody>
</table>
4b Explore opportunities for programming that can be initiated and perpetuated through efforts of the community, yielding programs and initiatives that might employ new models for partnerships

5 Frame parameters for staffing and operations

5a Attend meetings directed to staffing and operations of the completed facility and based on an agreed upon and approved concept plan

5b Incorporate long-term operations and staffing solutions into the program, design, and funding

6 Communicate information on Project progress

6a Prepare Communications Plan specific to the Project

6b Support public meetings, workshops, and presentations

6c Participate in meetings with non-MPRB elected officials

6d Participate in presentations to the MPRB Board of Commissioners

6e Communicate with funders and community stakeholders regarding fundraising opportunities, milestones and celebrations

5.0 Process
Apart from meetings directed to the advancement of the Project and to enhance the potential for the Project to lend itself to the tenets of Reimagining the Civic Commons, the Parties agree to meet at least monthly to review and report on the activities since the previous meeting and to plan future efforts under this Memorandum of Understanding.

6.0 Communications
The Parties agree to collaborate on the development of a Communications Plan for the Project and to implement that plan in accordance with Section 5.0, Task 6. All materials shall be reviewed by the Communications and Marketing Department of the MPRB.

The Parties agrees to provide logos to the other Parties, however the use of logos must follow design guidance of each Party and must receive approval from prior to use.
The use of existing collateral materials communicating information regarding the Project may be used by the Parties without prior approval but in no case shall any such material be modified.

8.0 No Interest Conveyed
Participation in this Memorandum of Understanding shall not be construed to deliver any rights in North Commons Park or the Project. The MPRB shall remain the sole owner of North Commons Park and any structures placed upon it resulting from the activities of this Memorandum of Understanding.

9.0 Financial Commitment
Participation in this Memorandum of Understanding shall not suggest an obligation to contribute funds to the Project or funds to the activities described in this Memorandum of Understanding. A future fundraising agreement between the Parties will establish fundraising goals and protocols to help ensure the Project meets the approved design goals.

The Parties, being in agreement, have caused this document to be executed as follows:

For MINNEAPOLIS PARK AND RECREATION BOARD

By: __________________________

Its: President

Date: __________________________

By: __________________________

Its: Secretary

Date: __________________________

Approved as to form: __________________________

Attorney for the
Minneapolis Park and Recreation Board

For MINNEAPOLIS PARKS FOUNDATION

By: __________________________

Its: Executive Director

Date: __________________________
BOARD OF COMMISSIONERS APPROVED CONCEPT DESIGN
NORTH COMMONS PARK PHASE 1 IMPROVEMENTS
OCTOBER 4, 2023
The North Commons Park Phase One Improvements project is a once in a generation investment focused on the Minneapolis Park and Recreation Board's first field house, along with other community center improvements to create community and art-oriented spaces. This project will completely rebuild the now 26-year-old water park and provide a new parking lot with associated stormwater management. The enhanced community center includes the aforementioned field house with a walking track suspended above, along with new programming spaces for youth, teens and seniors, a fitness space, a maker space and a new gym. The new separate programming building will serve both the building and water park. This project will create a visionary and prominent activity hub that can compete with major recreation facilities in the suburbs.

This project is grounded in the 2019 approved North Service Area Master Plan and the North Commons guiding principles, along with extensive community engagement over the past 24 months. Through this project, MPRB expects to bring economic development to north Minneapolis not only through the thoughtful programming of the building but also through the contracting of building and water park operations. The proposed building includes a concession space as an opportunity for a north Minneapolis business to find a home serving park visitors and local artists will be contracted to provide public art throughout the building and site.

With careful coordination with our adjacent organizational partners in the YMCA and Minneapolis Public Schools, MPRB looks to create a campus-like space for youth and families to make their own. In working with Metro Transit, MPRB expects the Blue Line Extension project to enhance access to this critical park space and provide opportunities for right-of-way improvements that will create a more park-like feel in the surrounding neighborhood.

When the new building opens and this project is complete, MPRB hopes this project will be a catalyst for transformational change in this part of the City of Minneapolis.
North Service Area Master Plan Guiding Principles

THE FOUNDATION

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

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

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

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

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

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

PLANNING AND DESIGN

7. Consider all age ranges in the design and development of parks, with particular focus on:
   a. Youth voice in the process; youth focus in facility development.
   b. More activities and spaces for teens/young adults, with clear intent that teens/young adults are welcome in the parks for both programmed and unprogrammed activities.
   c. Design for seniors: accessibility, active low-impact activities, and passive activities.

8. Create more opportunities for arts, music, and performance that reflect the north side community—both programmed and spontaneous:
   a. Youth voice in the process; youth focus in facility development.
   b. More activities and spaces for teens/young adults, with clear intent that teens/young adults are welcome in the parks for both programmed and unprogrammed activities.
   c. Design for seniors: accessibility, active low-impact activities, and passive activities.

9. Seek additional parkland or private land available for public use in key locations, including:
   a. The southwestern area of the service area, west of the cemetery, where no active recreation parks currently exist.
   b. The triangle bounded by Broadway Avenue, Golden Valley Road, and Wirth Parkway, which lacks any play areas.
   c. The area north of Dowling Avenue just west of I-94, which will be served by the development of parks at the Upper Harbor Terminal and a high quality connection along Dowling.
   d. The park connection area north of Anwatin School, to create a connection between Wirth Park and the Bassett's Creek Valley.
   e. The Bassett’s Creek Valley corridor east of Cedar Lake Road, as the city-owned land in the area redevelops.
   f. The Lincoln School site, owned by Minneapolis Public Schools, which could provide programming opportunities but not likely ownership or management by MPRB.
   g. The large open space bounded by 63rd Ave, 62nd Avenue, 5th Street, and Lyndale Avenue, also known as Alice Rainville Park, which is owned by the City of Minneapolis and on which there should be improved coordination between MPRB and the City.
   h. The future as demographics and density change in the service area, with requiring amendment of this master plan.

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

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

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

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

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

15. D of uses.

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

17. Wherever parkland is adjacent to a Minneapolis Public School, make efforts to align with that school on the utilization of shared land.
North Service Area Master Plan Guiding Principles

18. FACILITIES

At four key parks, recognizing MPRB cannot act alone in these projects as they are beyond the scale of the organization's budget:

a. A commercial restaurant/coffee shop opportunity and possible recreation center expansion at Creekside Recreation Center, to serve as a regional trail hub and gathering space, with a possible interim strategy to create a food truck plaza.

b. An expansion of Cleveland Park in collaboration with the City of Minneapolis and Hennepin County to achieve Penn Avenue frontage and re-envision the Penn and Lowry intersection, along

c. A major multi-purpose indoor sports and recreation venue occupying the northern portion of North Commons Park, to include an enlarged arts and recreation building, premier field with winter sports dome, and relocated and enhanced waterpark.

d. An all-weather conservatory-like building in Bryn Mawr Meadows that would include indoor play areas, basketball court, winter warming room functions, and gathering places amongst gardens.

19. Consider parks as a vehicle for equitable food access in Minneapolis.

a. Expand fruit tree planting throughout service area.

b. Designate community garden sites and other urban agriculture opportunities as an aspect of implementation of the MPRB-adopted Urban Agriculture Plan.

c. Implement food truck parking areas and space for pop-up restaurants.

20. Aquatics:

a. Transition from a wading pool dominated system to a mix of wading pools, splash pads, and hybrid facilities, in order to provide facilities for a broader range of youth.

b. Limit large-scale swimming opportunities in the service area to the Wirth Beach, Webber Natural Swimming Pool, and North Commons Waterpark due to high cost of implementation and operation of additional large-scale facilities.

c. Work with partners to improve public access to non-MPRB aquatic facilities, such as at Olson Middle School and the Broadway YMCA.

d. With community and agency partners, re-envision the North Commons Waterpark as a year-round facility (open air in summer, enclosed in winter) that provides a wider variety of aquatic options for everyone from beginners to competitive swimmers, and consider appropriate fee structure during implementation of this new facility (See North Commons Guiding Principles).

21. Athletics Fields:

a. Conditioning, irrigation, proper grading, and other methods.

b. etc.) in the service area.

c. With community and agency partners, implement an indoor sports facility at North Commons Park.

d. Ensure that safe, non-toxic materials are used in the construction of

22. Courts:

a. Continue and expand commitment to basketball, especially full-court, throughout the service area.

b. as for pickleball and sepak takraw.

c. Focus tennis investment in targeted areas with larger banks of courts.

23. Play and Other Facilities:

a. Increase diversity of play opportunities to include adventure and nature play.

b. Implement skate/BMX parks within the service area, following the guidance of the adopted Skate Park Activity Plan.

c. Implement bike playgrounds and mountain bike trails throughout the service area.

d. Provide a walking loop with seating in most parks.

e. Implement a universally designed playground in the service area.

24. Increase opportunities for year-round activity. Few winter options exist in the north service area.
The master plan for North Commons Park envisions a significant new community, cultural, recreation, and arts center that serves as the hub of the north side. Reimagining the Civic Commons, which works to counter the trends of increasing economic segregation, social isolation and distrust, is a collaboration of national foundations and local civic leaders reimagining civic assets as a solution. Reimagining the Civic Commons works to build a sense of community that brings people of all backgrounds back into public life as stewards and advocates, shaping their city’s future. Reimagining the Civic Commons is centered on four outcomes—civic engagement, socioeconomic mixing, value creation, and environmental sustainability. Alignment between North Commons Park Master Plan Guiding Principles and Reimagining the Civic Commons outcomes is described here.

**Civic Engagement**
Building a sense of community that brings people of all backgrounds back into public life as stewards and advocates, shaping their city’s future.

1. Seek partnerships in all aspects of implementation, including funding, operations, and programming.
2. Ensure that agreements with partners do not unduly limit community access to the facility.
3. Coordinate with City of Minneapolis on redevelopment of the block east of the YMCA as a mixed-use development that could include district parking available to park users.
4. Design of all facilities should be welcoming to the north side community and create the feeling that local neighbors are welcome in these spaces. Local artists, designers, and craftspeople could contribute to making the design welcoming.
5. Minimize tree removal, especially of significant overstory trees, through careful design and detailing.
6. Protect trees during construction, to ensure they are not negatively impacted by construction activities, in consultation with MPRB’s Forestry Department.
7. Consult with the north side community and residents around the park on schematic and detailed design of park elements.
8. Facilities should prioritize access by the north side community.
9. Access to facilities should be affordable to north side residents.
10. Reduce or eliminate community impact by reusing or repurposing facilities prior to decommissioning older facilities, or by creating partnerships to provide space for these activities. This is especially true for baseball and for the recreation center itself.
11. Facility leadership and staff should reflect the north side community, in all its racial and cultural diversity.
12. Facility leadership and staff should reflect the north side community, in all its racial and cultural diversity.
13. Maintenance and program staffing should be adequate to operate this larger facility and the site around it, and should be determined through careful analysis of real staffing needs.
14. Repairs should be undertaken quickly, to ensure the park does not enter the “vicious cycle” of neglect, which can then invite further damage and vandalism.

**Socioeconomic Mixing**
Creating places where everyone belongs, and that generate opportunities for shared experience among people of all incomes and backgrounds.

1. Seek partnerships in all aspects of implementation, including funding, operations, and programming.
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**Value Creation**
Encouraging additional investments in neighborhoods so that they are better places to thrive.

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**Environmental Sustainability**
Increasing access to nature and creating environmentally friendly places, easily reached by walking, biking or transit.

1. Minimize tree removal, especially of significant overstory trees, through careful design and detailing.
2. Protect trees during construction, to ensure they are not negatively impacted by construction activities, in consultation with MPRB’s Forestry Department.
3. Replace any trees removed as a result of construction with an equivalent or greater caliper inch total of trees, in coordination with MPRB’s Forestry Department.
4. Seek to minimize visual impact of facilities on nearby homes through vegetation, depressing facilities down into the earth, and/or high quality façade design.
Urban Design Framework

**NEIGHBORHOOD DIAGRAM**

**CONTEXT**

North Commons Park is located in the heart of North Minneapolis, within a tight-knit residential neighborhood and within close proximity to the Broadway Avenue corridor. The 26-acre park is designated as a Neighborhood Park, meaning that it functions to serve the surrounding residents within walking distance to provide recreational, athletic, and community-focused facilities and programming. The neighborhoods served by North Commons Park include Willard-Hay, Hawthorne, Jordan and Near North. Bounded by Golden Valley Road, James Avenue, Morgan Avenue, and 38th Avenue, North Commons Park is uniquely located adjacent to both the local YMCA to the north and to North Community High School to the south. These adjacencies create opportunity for a re-imagining of programs and a supportive network of recreational opportunities for people of all ages, especially young people.

In 2019, the North Service Area Master Plan was completed and approved by the Minneapolis Park and Recreation Board. A set of guiding principles specific to North Commons Park and the larger North Service Area were identified, along with a number of specific site improvements that were recommended as part of the long-term vision. These guiding principles touch on building and maintaining strong partnerships with the City of Minneapolis along with neighboring institutions such as the YMCA and Minneapolis Public Schools. In 2022, with initial funding committed, MRPB initiated a design process to implement Phase 1 Improvements to North Commons Park. The focus of these improvements is a reconstruction of the community center spaces and the aquatic facility, along with accompanying site improvements to enhance public gathering spaces and connectivity.

**FRAMEWORK PURPOSE AND GOALS**

In parallel to the design process for the Phase 1 improvements, which included a detailed building assessment concept design, MRPB also initiated an urban design framework process. This framework is intended to look beyond the boundaries of the park to address connectivity for multi-modal users, as well as lay the groundwork for agency collaboration to enhance the urban network surrounding North Commons and the Broadway Avenue corridor.

As part of the week-long community workshop, which was hosted on-site at North Commons Park in June 2022, the design team, along with stakeholder groups and residents engaged in conversation, analysis, and synthesis of a number of ideas to improve pedestrian and bicycle circulation, on-street parking, off-street parking opportunities, and other facets of urban design in the area surrounding the park. The ideas were vetted alongside the site design concepts generated for the Phase 1 improvements to test dimensions, sight lines, and capacities in conjunction with new building and site program opportunities.

Through input gathered during the workshop, the following goals were identified, which relate to North Commons and surrounding urban design:

- Identify and characterize urban infrastructure and transportation needs of the park.
- Demonstrate supportive mobility and development patterns that would better experientially and economically engage North Commons Park with the surrounding district.
- Leverage the urban design framework to inform park program, access, circulation and building placement / orientation.
- Inspire agencies and organizations with jurisdiction in the surrounding district to implement aspects of the urban design framework.
In 2022 and 2023, the following urban design recommendations were created in parallel to the site design effort for the Phase 1 Improvements. Where appropriate, partners for implementation have been identified.

1. **Develop a Parking Framework that Serves the Park and Functions Without Overburdening the Neighborhood.**

   Based on the parking and circulation studies prepared alongside the site concepts, it has been determined that the existing on-street parking opportunities within a reasonable walking distance of North Commons Park sufficiently serve the primary functions of the community center and programs. With the additional programming anticipated with the added basketball courts and community center spaces, the exiting street parking along with the planned off-street parking provided in the site concepts are still anticipated to serve the daily needs of the neighborhood park. The majority of the park users arrive to the park as pedestrians from the adjacent residential neighborhood.

   Today, on-street parking is prohibited on Morgan Ave, Golden Valley Rd, James Ave, and 16th Ave adjacent to the park edge. Relaxing these restrictions during high volume weekend days would relieve parking pressure on the surrounding neighborhood. For high-volume planned events, such as future basketball tournaments to be hosted on-site, off-street parking is recommended to be supplemented by weekend use of the new parking facility at North High School (which provides an additional 159 parking spaces today). If needed, a shuttle service to the MPS parking lot at Girard Ave and 22nd Ave could be employed. This lot has the capacity for 470 parking stalls and is a 10-minute walk (about a half mile) from North Commons Park. Additional off-street parking could be negotiated with the YMCA, which has a 52-stall parking lot just north of North Commons Park.

   Implementation Partners: City of Minneapolis, Minneapolis Public Schools (MPS) and the YMCA

2. **Address Vehicle, Pedestrian, and Bicycle Circulation with the Future LRT on West Broadway and Anticipated Signal/Roadway Changes.**

   Today, the signalized crossing at Knox Avenue serves as the primary corridor for pedestrians to access North Commons Park from the north side of West Broadway. However, future plans for the Blue Line LRT Extension (design pending) would place the platform and tracks along the centerline of West Broadway, and likely cause a shift of the traffic-controlled intersection of Knox Ave to move to James Avenue where North/South vehicle traffic could cross. Limited turning movements for vehicle traffic will impact the bus routes that currently serve West Broadway and Golden Valley Road. The anticipated roadway circulation changes can open up an opportunity to re-think how Knox Avenue between Golden Valley Road and West Broadway serves the neighborhood.

   Both site concepts for North Commons Park recognize that there is an opportunity for Knox Avenue to become a pedestrian-oriented street, with an enhanced crossing of Golden Valley Road, leading to the primary entrance to the future community center.

   Urban design improvements could include:
   - Limiting or prohibiting vehicle traffic on Knox Avenue.
   - Widening of the existing sidewalk with a direct connection between LRT platform and Golden Valley Road.
   - Raised crosswalk with curb extensions (bump out) and artistic high visibility crosswalk markings at Knox Ave and James Ave at Golden Valley Road.

   Implementation Partners: City of Minneapolis, Hennepin County, Metro Transit, YMCA, Pillsbury United Communities

3. **Create Safe, Welcoming, and Well-Designed Streets Surrounding North Commons Park That Provide Amenity and Opportunity for Gathering and Event Spaces for Future Programming.**

   Today, Golden Valley Road serves as the “front door” to North Commons Park. This corridor serves as the primary pedestrian connection, as well as provides public transit service and today has marked bike lanes. The sidewalk along the north side of Golden Valley Road is designed as a residential neighborhood-style sidewalk (approximately 5’ in width, adjacent to single-family home lots). On the south side of Golden Valley Road, the sidewalk is adjacent to the roadway (back of curb). Today, Golden Valley Road has wide vehicle travel lanes.

   With anticipated changes along West Broadway for the future LRT line, Knox Avenue will also serve the neighborhood and park differently than today, with a potential as a future shared street or festival location.

   Urban design improvements along these corridors could include:
   - Implementation of a road diet along Golden Valley Road to create more of a separation between pedestrians and the roadway.
   - Install a protected bikeway with a raised curb, bollards, or barriers to separate bicyclists from vehicle traffic.
   - With park improvements, push the sidewalk away from the curb along the south side of Golden Valley Road (this is shown in both site concepts for the park improvements).
   - Installation of pavers or specialty/artistic pavement on Knox Ave.
   - Installation of light poles, electric receptacles, and overhead lighting to serve as additional space for festivals, block parties, a night market, or other community programming on Knox Ave (to coincide with limiting or prohibiting vehicle traffic on Knox Ave).
   - Recognize that Morgan Ave, 16th Ave and 17th Ave are also primary entry points to North Commons Park by pedestrians. Raised crosswalks have recently been installed at the intersections of Morgan and James Avenues along 16th Street at main park entry points from the south. Continued evaluation of pedestrian movements in the neighborhood could result in similar upgrades at the east-west entry points as part of future roadway improvements.

   Implementation Partners: City of Minneapolis, Hennepin County, Metro Transit, YMCA, Pillsbury United Communities, Minneapolis Public Schools (MPS)
North Commons Park Phase 1 Improvements
Preferred Concept Designs

**Design Summary**

- **PROJECT COST:** $35,000,000
- **CONSTRUCTION SCHEDULE:** DESIGN IN 2024, CONSTRUCTION 2025/2026, OCCUPATION 2027
- **BUILDING AREA:** 58,563 SF
- **SINGLE LEVEL BUILDING WITH SUNKEN GYM**
- **SUSPENDED WALKING TRACK**
- **40,000 SF WATERPARK AREA (633 BATHERS)**
- **50 PARKING STALLS**
- **SITE CONNECTION TO KNOX AVENUE**
- **IMPROVED CONNECTION TO NORTH COMMUNITY HIGH SCHOOL AND HAROLD MEZILE NORTH COMMUNITY YMCA**
- **22 TREES TO BE REMOVED (314 CALIPER INCHES)**
- **TREES WILL BE REPLANTED THROUGHOUT THE PARK EQUAL TO THE CALIPER INCHES OF THOSE REMOVED THROUGH THE PROJECT**
- **RECREATIONAL PROGRAMMING DURING CONSTRUCTION:** MPRB STAFF HAVE BEGUN DISCUSSIONS AROUND CONTINUOUS PROGRAMMING DURING CONSTRUCTION THROUGH PARTNERSHIP, MOBILE OFFICE TRAILERS ON-SITE AND RENTING SPACE. RECREATION IS COMMITTED TO SERVING THE COMMUNITY DURING CONSTRUCTION REGARDLESS OF PROJECT DIRECTION
Proposed Program

PROGRAM COMPARISON

EXISTING BUILDINGS

Field house

Basketball Court 4,552
Fitness Center
Gym Storage 522
Changing Rooms 3,122
Pool Storage 632
Pool Mechanical 1,253
Concessions
Warming Room 773
Lobby /Lounge/Check-in 538
Multipurpose Room/Event Space 2,207
Community Kitchen 448
Dedicated Senior Space
Maker space/Craft/Art Studios
Dedicated Teen Room
Wellness Suite
Recreational Storage
Maintenance Storage
Offices
General Circulation / Mechanical 3,899

21,537 sf

BOARD APPROVED CONCEPT DESIGN

Field house

Basketball Court 836
Fitness Center
Gym Storage 1,487
Changing Rooms 2,175
Pool Storage 430
Pool Mechanical 1,683
Concessions
Warming Room 213
Lobby /Lounge/Check-in 862
Multipurpose Room/Event Space 4,760
Community Kitchen 2,047
Dedicated Senior Space
Maker space/Craft/Art Studios
Dedicated Teen Room
Wellness Suite
Recreational Storage
Maintenance Storage
Offices
General Circulation / Mechanical 6,014

58,563 sf

EXISTING 26,967

NEW

EXISTING 26,967
Proposed Program

Space Utilization

- Job Training
- Yoga
- Drumming
- Meetings
- Voting
- Holiday Events
- Employment Workshops
- Banquets
- Dance
- Self Defence
- Movie Nights
- Zumbaa
- Family Celebrations
- Special Events

**MULTIPURPOSE**
- Arts and Crafts
- Art Studios
- Photo Club
- Workshops and training
- Sewing
- Pottery

**CRAFT/MAKER**
- Movies
- Video games
- Karaoke
- Board games

**TEEN ROOM**
- Healing Space
- Sensory Room
- Pop-up Health Clinic
- Counseling

**WELLNESS**
- Crafts
- Cards
- Chess
- Hanging out
- Board Games

**SENIOR SPACE**
- Catering Prep
- Cooking and Nutrition
- Lunch Program
- Staging
- Special Events

**KITCHEN**
- Job Fair
- Volleyball
- Badminton
- Open Gym
- Dodge-ball
- Youth Sports Practices
- Soccer
- Walking Track
- Recreational walking
- Youth Sports Games
- Pickleball
- Wrestling
- 3 on 3 Basketball Turney
- Gymnastics
- Community events
- Pub

**GYMNASIUM**
- Exercise Equipment
- Health and Fitness
- Crossfit
- Free Weights

**FITNESS CENTER**
- Lifeguard Break Room (summer)
- Warming house (winter)
- Lockers

**BREAK ROOM**
- Bathroom
- Lockers
- Storage

**OTHER**
- Lobby
- Check-in
- Hanging Out
- Way finding
- Lounge

**KEY**
- Community Spaces
- Health/Wellness/Athletics Spaces
- Aquatic Spaces
- Open Circulation
North Commons Park Phase 1 Improvements
Preferred Concept Designs

BOARD APPROVED CONCEPT DESIGN

BIRD'S EYE VIEW

Legend

- Existing
- New tree

GOLDEN VALLEY ROAD

COMMUNITY PLAZA

PUBLIC ART MURAL OPPORTUNITY

WATER PARK

EXISTING REC CENTER

MULTI-PURPOSE ROOM

LOBBY

MECH ROOM GYM

EXISTING FOOTBALL FIELD

EXISTING PARKING N JAMES AVE

85 FT CL OF ROAD ± 20 FT

STREETScape & PEDESTRIAN CONNECTION COORDINATION WITH OTHER AGENCIES REQUIRED

PUBLIC ART MURAL OPPORTUNITY

REFRIGERATED ICE RINK + BASKETBALL COURTS (PENDING DEDICATED FUNDRAISING - NOT CURRENTLY IN PROJECT SCOPE)

WATER PARK

EXISTING REC CENTER

SOLAR PV

SKYLIGHT

LEGEND

BIRD'S EYE VIEW

GOLDEN VALLEY ROAD

COMMUNITY PLAZA

PUBLIC ART MURAL OPPORTUNITY

WATER PARK

EXISTING REC CENTER

MULTI-PURPOSE ROOM

LOBBY

MECH ROOM GYM

EXISTING FOOTBALL FIELD

EXISTING PARKING N JAMES AVE

85 FT CL OF ROAD ± 20 FT

STREETScape & PEDESTRIAN CONNECTION COORDINATION WITH OTHER AGENCIES REQUIRED

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REFRIGERATED ICE RINK + BASKETBALL COURTS (PENDING DEDICATED FUNDRAISING - NOT CURRENTLY IN PROJECT SCOPE)

WATER PARK

EXISTING REC CENTER

SOLAR PV

SKYLIGHT

LEGEND

- Existing
- New tree
BOARD APPROVED CONCEPT DESIGN

SITE USER EXPERIENCE

- Public Art / Mural Opportunity
- Native Plantings
- Stormwater Management
- Entry Promenade
- Enhanced Plaza
North Commons Park Phase 1 Improvements
Preferred Concept Designs
BOARD APPROVED CONCEPT DESIGN
BUILDING PLAN - MAIN LEVEL

ENTRY VESTIBULE
OFFICE - REC CENTER
CHECK IN
OFFICE - AQUATICS MANAGER
JANITOR'S CLOSET
RESTROOMS (MEN'S + WOMEN'S)
CHANGING/LOCKER ROOM - MEN'S
CHANGING/LOCKER ROOM - WOMEN'S
CHANGING/LOCKER FAMILY/ NON-GENDERED
STORAGE - MECHANICAL
MECHANICAL - WATER PARK
STORAGE - AQUATICS
WARMING ROOM
CONCESSIONS
ENTRY VESTIBULE
FITNESS CENTER
STORAGE - GYM
MECHANICAL - BUILDING
TOILETS - EXTERIOR
SENIOR ROOM
TEEN ROOM
MECHANICAL - BUILDING
MULTI-SPORTS COURTS BELOW
WALKING TRACK
ELEVATOR
EXISTING MULTI-SPORTS GYM
WELLNESS ROOM
OFFICE - REC CENTER
RESTROOMS (MEN'S + WOMEN'S)
CRAFT ROOM
STORAGE - REC CENTER
MULTI-PURPOSE ROOM
LOUNGE
LOBBY
MULTI-SPORTS CENTER
EXISTING MULTISPORTS GYM
OFFICE - REC CENTER
RESTROOMS (MEN’S + WOMEN’S)
CRAFT ROOM
STORAGE - REC CENTER
MULTIPURPOSE ROOM
KITCHEN
North Commons Park Phase 1 Improvements
Preferred Concept Designs

BOARD APPROVED CONCEPT DESIGN
BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE

LEGEND
- OPEN CIRCULATION
- CIRCULATION PATHS
  - LEARN/GROW/GATHER
  - EXERCISE/PLAY - INDOOR
  - EXERCISE/PLAY - AQUATICS
  - GENERAL
- SPACES
  - CHECK-IN
  - MULTI-SPORTS GYM
  - WALKING TRACK
  - WARMING ROOM
  - MULTIPURPOSE ROOM
  - FITNESS CENTER
  - CHANGING ROOMS
  - CONCESSIONS
  - ELEVATOR + STAIRCASE

OPEN CIRCULATION

CIRCULATION PATHS
- LEARN/GROW/GATHER
- EXERCISE/PLAY - INDOOR
- EXERCISE/PLAY - AQUATICS
- GENERAL

SPACES
- CHECK-IN
- MULTI-SPORTS GYM
- WALKING TRACK
- WARMING ROOM
- MULTIPURPOSE ROOM
- FITNESS CENTER
- CHANGING ROOMS
- CONCESSIONS
- ELEVATOR + STAIRCASE
BOARD APPROVED CONCEPT DESIGN

N/S SECTION PERSPECTIVE LOOKING EAST

North Commons Park Phase 1 Improvements
Preferred Concept Designs

PG 21
BOARD APPROVED CONCEPT DESIGN
E/W SECTION PERSPECTIVE LOOKING NORTH

- WARMING ROOM
- ENTRY TO CHANGING ROOMS
- LOBBY
- MULTI-SPORTS GYM
- FIELDHOUSE WITH MULTI-SPORTS COURTS
- WALKING TRACK
- JAMES AVE
BOARD APPROVED CONCEPT DESIGN
VIEW OF MULTI-SPORTS FIELDHOUSE
Design Energy Use/ Sustainability Strategy

Built in the 1970’s the existing Rec Center has uninsulated exterior walls and HVAC units that are more than 20 years old. The building likely has an EUI (Energy Use Intensity) in excess of 280 KBtu/Sf/yr. The project will be receiving funding from the State of Minnesota and will need to comply with the B3 (Building, Benchmark, and Beyond) Guidelines. An efficiently designed building of this size and type could run about 65 KBtu/Sf/yr, but this project will strive for a greatly reduced carbon footprint and aim for a low EUI as close to zero as possible. Some possible strategies include:

A. Use of highly insulated wall and roof assemblies
B. Use of operable windows where appropriate
C. Shading of glazed facades
D. Deploying solar PV on roof
E. Utilizing daylight harvesting strategies and sensors to reduce use of electric lighting
F. Evaluating feasibility of geothermal heating/cooling and/or air-source heat pump
H. Considering demand control ventilation based on CO2 sensors to reduce ventilation rates when not needed
I. Considering heat capture from compressors or concessions for DHW (Domestic Hot Water).
J. Deploying energy recovery ventilators
K. Use of ceiling fans to minimize stack effect of air in tall spaces
L. Use of energy Star and/or high efficiency equipment and appliances
M. Evaluating feasibility of solar hot-water heating systems for water-park
O. Providing electric charging stations for EVs and Electric Bikes
P. Evaluating scheduling and building zoning strategies to minimize overall energy use
Q. Use of low VOC materials
R. Use of materials with high recycled content
S. Use of local wood species
T. Utilizing Green Roof to reduce stormwater runoff and solar heat gain
U. To reduce heat gain and urban heat island effect.
Stormwater Management (BMP) Strategies

MANAGING STORMWATER

All site designs must meet the City of Minneapolis’ current stormwater requirements (Municipal Code Chapter 50) which is triggered for projects with land-disturbance in excess of 0.5 acres. The new construction and renovation site concepts show approximately 4.47 acres of impervious service area within the total project area, which amounts to approximately 52% of the 8.45-acre study area. Site improvements will require up to approximately 50,000 SF of area to manage stormwater, depending on the combination of infiltration and filtration best management practices (BMPs) implemented after further stages of design and engineering. Many of these BMPs will provide other benefits, such as support for pollinator and wildlife habitat, reduction of urban heat island effect, site beautification, and opportunities for interpretation and education about urban ecological systems. The following BMPs are being considered as part of the site design:

FILTRATION BMPS

Filtration BMPs can be either wet ponds (retention) or dry basins (detention) facilities, and they are used to control peak discharge rates.

- Wet ponds control runoff through permanent pools of water. This method is typically not used in an urban area because of space constraints and health concerns.
- Dry basins can be above ground or below ground (subsurface), and also function to hold stormwater temporarily, releasing over time to alleviate pressure on the system during large rain events. Because North Commons Park is constrained, subsurface techniques are being explored.

Relevant Examples of Filtration BMPs are Underground Storage Systems.

INfiltrATION BMPs

Infiltration BMPs require less area than filtration BMPs. However, they also require well-draining soils. The existing site soils vary and are generally not well-draining. Potentially high water table depths in areas of the site will make infiltration strategies challenging.

Relevant Examples of Infiltration BMPs are Infiltration Basins, Rain Gardens, and Permeable Pavers.

BUILDING OR STRUCTURAL BMPs

Other BMPs may need to be integrated into the building design to reduce stormwater volumes and meet requirements.

Relevant Examples are Rainwater Harvesting and Green Roofs.

CHALLENGES

Five primary issues will be a challenge as the site is further designed for stormwater management:

- Based on available soil data, the current soils are not well-draining; filtration BMPs will likely require soil amendments.
- The latest geotechnical borings show varying water table depths, which could pose an obstacle to systems that require significant excavation depth (filtration basin with a subsurface pipe gallery).
- Preservation of the existing tree canopy is a priority at North Commons Park. Many of the BMPs require significant space and areas of excavation, which will need to be designed around critical root zones of the existing mature trees.
- There are limited places to tie into the City’s stormwater network near the site, which may result in longer connections, and more construction impacts beyond the study area.
- All of the aforementioned BMPs require significant up-front costs to construct, potentially up to $500K of the project budget. Trade-offs may need to occur in other areas of design to provide budget for required stormwater infrastructure.
Safety and Violence Prevention

During the community engagement process and through discussions with site staff and Park Police, public safety and violence prevention were repeatedly raised as concerns from the public and from staff relating to the future of North Commons Park. These Concept Plans work to improve safety and mitigate violence through multiple strategies.

Technology
Consistent with projects throughout the city, technological safety strategies will be employed throughout the project area. New cameras will be installed and building entry points will be controlled with new technology.

Crime Prevention Through Environmental Design (CPTED)
CPTED is a multi-disciplinary approach of crime prevention through urban and architectural design. Key strategies to be employed through this project include vegetative plantings that maintain clear site lines throughout the park, vehicle entry mitigation, appropriate lighting, natural surveillance through an active and programmed park, and good property maintenance.

Park Activation
A busy park is a safe park. With these new concepts and the additional programming that will follow, MPRB intends to program and activate the park to new levels.

Partnership
In working with other agencies and organizations, MPRB hopes to create a campus environment from North High, through North Commons Park and to the YMCA of the North. This area should be a safe place for youth, families, adults and seniors to gather and recreate.

While no project can completely reduce crime and eliminate violence, the North Commons Park Phase 1 Improvements project works to make this park in the heart of North Minneapolis a safe place for years to come.
Health disparities exist in North Minneapolis and in the African American community. According to the CDC, heart disease is the number one killer among Black men. African American women have the highest rates of obesity compared to other groups in the United States. In 2018, African Americans were 20% less likely to engage in physical activities.

This project aims to bring spaces and services to North Commons Park that will provide opportunities for physical, mental health and passive recreation. Of the program spaces that were prioritized during the community engagement process, a fitness space received the most votes. This proposed space along with the inclusion of an indoor walking/running track will bring physical fitness into North Commons Park. Wellness/Healing/Meditative spaces are also planned to provide areas for formal or informal uses of those spaces.
Access/Fees/Informal Gathering

The North Service Area Master Plan and North Commons Park Guiding Principles make multiple references to ensuring **access to new facilities is prioritized to north side residents**, fees do not create a barrier to access, and that new facilities **provide opportunities for informal gathering** through the park. MPRB staff have begun conversations about how these principles will be put into action upon the completion of the improvements at North Commons Park. Staff are considering ways to better engage the local community about the types of programming that they will desire in the new space. There is a belief that the standard Park Board seasonal hours of operation will not be tenable for North Commons Park when the new facilities open. And you will see in both concepts that spaces have been designed for informal gathering on both the north and south sides of the new improvements.

These conversations will continue through the design process and we will work to engage community as this project comes into focus. One thing is clear, the new North Commons Park will work to ensure that **this is a north Minneapolis park**, serving north Minneapolis residents with limited or no barriers to their access.
Technology

The days of formalized spaces for a row of computers is over. At the current recreation center, the computer lab is used for uniform storage. In the new center, technology will be integrated throughout the program spaces including the Teen Room, Maker Space, and Multi-purpose spaces. Tablets will be available to check out behind the customer service desk with public Wi-Fi provided throughout the building. While no one space is the Technology hub for the building, its integration throughout will improve technological literacy and provide opportunities for those who join us in the new center.

This new facility, and the programming within, will look to leverage technology as a means to provide economic opportunities to the north Minneapolis community. Through homework help and mentorship, youth will leverage technology to develop skills and relationships that will form their futures. Through resume assistance and job fairs, within this facility is to integrate technology into all spaces as appropriate and create economic development through the integration of technology and the building programming.
Community Economic Benefit

Several features of the enhanced community center are intended to provide opportunities for economic

**job training, job fairs and skill development** is included in the design. Local artists will be commissioned to create **public art** that will give the new improvements a deeper **sense of place**. The building includes space for a new **concessionaire** to serve both the water park and building. This concessionaire should be an emerging north Minneapolis business looking for a bricks and mortar space to call home.

Another opportunity for economic development lies within the **contracting for the construction** of the improvements on a public project, the Park Board is committed to doing everything in our power to spend as much of this project budget on **businesses owned by people of color, residents of north Minneapolis** and businesses that employ local residents on their staffs.

of the project as well.
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<th>Item</th>
<th>Cost</th>
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<tr>
<td>Demolition</td>
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<tr>
<td>New Fieldhouse</td>
<td>$7,803,348</td>
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<tr>
<td>Rest of Building Addition</td>
<td>$6,078,425</td>
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<tr>
<td>Renovation (Existing Rec Center)</td>
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<td>Water Park</td>
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<td>Design/Estimating Contingency - 15%</td>
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North Commons Park Phase 1 Improvements
Preferred Concept Designs

Project Schedule

Oct 4th, 2023
Board Approval

June 2024
Schematic Design on approved concept

Detailed Design

Q3, 2024
Completion of Design and Start of Construction

Q1, 2025
BIDDING

Q3, 2026
Construction

Occupancy

EXHIBIT D
## North Commons Sources & Uses

### CAPITAL PROJECT SOURCES
- **MPRB CIP**: $1,537,506
- **MPRB CIP Playground**: $355,000
- **State Bonding (2020)**: $5,125,000
- **Federal Community Grant (HUD)**: $2,000,000
- **American Rescue Plan (City)**: $3,000,000
- **(Potential) State Bonding (2024)**: $12,000,000
- **(Pending) MPF Philanthropic Funding**: $15,000,000

**North Commons Total Construction**: $39,017,506

### CAPITAL PROJECT USES
- **Demolition**: 829,100
- **New Fieldhouse**: 7,803,348
- **Rest of Building Addition**: 6,078,425
- **Renovation (Existing Rec Center)**: 1,000,000
- **Water Park**: 6,000,000
- **Site Work**: 2,136,000
- **Inflation Contingency**: 1,669,281
- **Design/Estimating Contingency**: 3,577,031
- **Soft Cost (including design)**: 5,906,815

**North Commons Total Construction**: $39,017,506

### PROGRAMMING SOURCES
- **MPF Philanthropic Funding**: $2,000,000

**North Commons Total Sources**: $41,017,506

### PROGRAMMING USES
- **Partnership Programming**: 2,000,000

**North Commons Total Uses**: $37,000,000

**Project Balance**: $4,017,506

### EXPENSES NOT INCLUDED
- MPF Fundraising Expenses
WATER PARK

- 25 FT. HIGH WATER SLIDES
- PLUNGE AREA 750 SQ. FT
- ACTIVITY AREA 1150 SQ. FT
- WADING AREA 4100 SQ. FT
- LAP POOL 3500 SQ. FT

BOARD APPROVED CONCEPT DESIGN

EXHIBIT J

North Commons Park Phase 1 Improvements
Preferred Concept Designs
PG 17

Minneapolis
Park & Recreation Board

LOCUS
Architecture