

POTENTIAL CAC Development Related Recommendations

(Drawn from previous discussions and notes. To be added, removed, or edited at the Dec 17 meeting)

ADDRESS DEVELOPMENT CONCERNS that may impact whether current Northside residents and ADOS (American Descendants of Slavery), Dakota, and other BIPOC people will connect with the park and river

1. Adjacent development is important because it will greatly impact who uses the park and whether current Northside residents and ADOS (American Descendants of Slavery), Dakota, and other BIPOC users feel connected with the park. The CAC recommends a flexible and incremental (described as Just Green Enough below) approach to the park as gentrification is a significant risk. Some critical questions below include:
 - a. Who will live in the housing?
 - b. What type of commercial businesses will be established?
 - c. Who will work in the nearby light industrial buildings?
 - d. Who will be venue attendees, and will they be the primary people in the public spaces?
2. The following language has been used to justify the project: *Unfortunately, Minneapolis and the region also rank high in the level of disparities between white and black residents on a number of success factors. The Northside neighborhoods across I-94 from the UHT site suffer from many of these disparities, and an important goal of the site redevelopment is to help address at least some of these disparities, including the lack of access to a waterfront regional park amenity.*
 - a. If residents and users of the development are mostly white and non-Northside, their presence may create a park that feels unwelcoming to ADOS, Dakota, and other BIPOC people and they will not truly have access to a waterfront regional park amenity. MPRB should not build a full waterfront regional park amenity until these residents are confident that the park will serve them.
3. The adjacent venue and impacts to the park are of particular concern. In 2019 CAC Members recommended that the City of Minneapolis explore alternative options to the venue and offered a willingness to partner on a public performance area that is sized and operated in a manner that works on park land. This CAC is still open to exploring alternatives as the following concerns are still relevant:

- a. Pedestrian, bicycle, and vehicular access to the park should stay open, regardless of events at the venue or elsewhere in the private development. Any traffic management or event management plans should not close Dowling Avenue or other direct access routes to the park.
 - b. Traffic congestion caused by venue events may deter neighborhood park users, negatively impact the neighborhoods, and contribute to air pollution. The venue should be responsible for evaluating these issues and developing management plans that minimize congestion in the area.
 - c. Vehicles serving the venue, such as buses and shuttles, should not be allowed to idle along the parkway and adjacent to the park space
 - d. Some/all public parking in the park should be dedicated to park users, and not primarily serve adjacent development. Park users should be able to access the main park parking area during events at the adjacent venue.
 - e. Noise from the venue may impact park enjoyment by the general public. The venue should be responsible for containing sound, possibly beyond the standard requirements once the impacts are fully understood.
 - f. Queuing at the venue may impact park use and the venue should be responsible for directing people in line to stay on the sidewalk across the parkway.
 - g. The perimeter of the venue is important to the park. The venue should maximize transparency and outward facing amenities, such as concessions, and minimize solid blank walls. The venue should be designed so that the spaces can be integrated with the adjacent park when not in use for a private event.
 - h. There is a clear desire for public performance and community events, however MPRB cannot fully develop such a space without knowing how the adjacent venue will operate. The first phase of the park improvements should include a flexible space that can support community performances and events and allow for future changes to this space. Should the adjacent venue change, MPRB and the City should explore a performance/event area on park land that is suitable as a public park amenity.
4. Address wider transportation needs in order to truly create a park connected to the Northside residents. Although the following recommendations must be addressed by the City and other agencies, MPRB should support efforts to:
 - a. Improve Dowling Avenue, 33rd Street, Washington Avenue, future parkway connections, and the river itself as important transportation corridors. These corridors should get physical improvements for better connectivity, but also be treated as cultural Northside corridors that clearly link current residents with the river.
 - b. Support transit options and better physical connections over the freeway. Given the existing transportation barriers and distance MPRB should not rely on other agencies, but also provide transportation for programming from

Northside pick up points. Transportation from neighborhood parks could help strengthen connections to the park system overall.

5. Support a regional and district stormwater management system that protects the river and enhances the environmental corridor. This system should be in collaboration with the Mississippi Water Management Organization, City of Minneapolis, and developer. Seek to maximize opportunities for ADOS, Dakota, and BIPOC youth to build careers in related environmental careers.
6. MPRB should pursue a long term sharing of ground floor public spaces within the building proposed on Parcel 1B provided that such housing is subsidized for residents who are low income. MPRB should provide amenities that are supportive of these residents as well as the general public. Should the housing plan be changed to market rate housing, MPRB should revisit whether sharing a building is advisable as the priority consideration should be the needs of residents living in supportive housing.
7. If the Hub or other community space is relocated south of the park, MPRB should explore how the park and community space should interface, including sharing indoor park spaces.

POTENTIAL CAC Park Focused Recommendations

(This section is not complete and is not the focus of the Dec 17 meeting. Each macro recommendation below would have a list of detailed recommendations to be flushed out – similar to the development related recommendations above). A few critical points are listed that may be particularly important context for the development discussion. Drawn from previous discussions and notes. To be added, removed, or edited at a future meeting).

***SLOW DOWN** park development and allow for park to evolve once more is known about adjacent development and how Northside community members are connecting with the park. It is premature to create a full concept plan.*

- Park should be developed with the Just Green Enough or Slow Park development approach with a focus on local community needs. (Definition: For the purposes of this project “just green enough” is a space that serves the surrounding community first and foremost and seeks to reduce the risks of gentrification. A park that is “just green enough” is not intended to mean either disinvestment in a community or a low-quality park or a low amount of green, vegetated space. Beginning with more basic improvements is also known as the Slow Park movement and is an evolving strategy to combat gentrification resulting from green space development. Slowing the rate of change, particularly if combined with efforts to build local connections, can help avoid cultural gentrification. When creating a new park, starting with just enough features to support local use, allows the park users to help shape more of the space after they’ve gotten to know it. Future park development could be deferred unless community members feel improvements will not add to the risk of gentrification.)

***BUILD JUST ENOUGH PARK** to allow the site to safely function as a public place and support deliberate programming and staffing. Beyond basic improvements, focus on site clean-up and environmental restoration.*

***MAXIMIZE COMMUNITY OPTIONS AND CONTROL** over park development by investing only in basic, flexible, and generally reversible park improvements.*

***INVEST IN THE NORTHSIDE PEOPLE** when building the park. Prioritize American Descendants of Slavery (ADOS) and Indigenous people when building working relationships and capacity.*

***PROGRAM AND STAFF** the park to support and connect Northside residents and to build ownership in the park. Prioritize American Descendants of Slavery (ADOS) and Indigenous people when building working relationships and capacity.*

***REDEFINE ENGAGEMENT** from MPRB led institutional engagement to more collaborative working partnerships to help build and operate the park.*

ADDRESS LARGER ISSUES at MPRB that may be outside of the immediate UHT boundary, but impact work at this park and elsewhere in the system.

- MPRB, as an agency, should explore the larger question of reparations to Black/ American Descendants of Slavery (ADOS). While this exploration is beyond the scope of this project, the need for discussion and action impacts all park projects.
- MPRB, as an agency, should explore the larger question of reparations and possibilities of giving land back to Dakota people. While this exploration is beyond the scope of this project, the need for discussion and action impacts all park projects.
- Align park construction with the ability to program and staff the park to ensure that park unfolds as desired. Capital planning and design should include operations and programming as part of the process, not something that is determined after a park is built.
- Align park construction with larger forces in the area, such as development, transportation etc. Recognize that investment, even in amenities that people want, is not always welcome depending on the context and timing. Allow for park development to slow down if need be.