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Bossen Field Park Redevelopment Land Use Applications

2 messages

Weber, Andrea S. <AWeber@minneapolisparks.org>

Mon, Aug 10, 2015 at 9:01 AM

To: "nena@nokomiseast.org" <nena@nokomiseast.org>, "John.Quincy@minneapolismn.gov" <John.Quincy@minneapolismn.gov>

Cc: "Musich, Steffanie D." <SMusich@minneapolisparks.org>, "Simer, Fay" <Fay.Simer@stantec.com>, "Stuart.krahn@stantec.com" <Stuart.krahn@stantec.com>, "Dybvig, John E. (John.Dybvig@minneapolismn.gov)" <John.Dybvig@minneapolismn.gov>

Hello Council member Quincy and NENA staff,

As you know, we recently completed a community design process to develop a new master plan for Bossen Field Park. We are working with CPED on the land use application we will need for the overall development. Attached is a letter with more information for yourself and for residents. Please feel free to contact me with any questions.

Thanks,

Andrea

Andrea S. Weber, PLA

Project Manager, Planning Services

Minneapolis Park & Recreation Board

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**Notice to residents letter ASW.docx**

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Becky Timm <becky.timm@nokomiseast.org>

Mon, Aug 10, 2015 at 2:42 PM

To: Tracy Appelbaum <tracyappelbaum@gmail.com>

Would you like to add this to agenda of the next HCS Committee meeting?

[Quoted text hidden]

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Becky Timm

Executive Director

Nokomis East Neighborhood Association

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Notice to residents letter ASW.docx

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Notice to residents:

The Minneapolis Park and Recreation Board (MPRB) is proposing improvements to Bossen Field Park. These improvements were identified during the community design process. The new plan, adopted by MPRB in June 2015, seeks to provide quality adult softball fields, and to provide improved community access and updated amenities for neighborhood use.

Because this park is a citywide athletic facility, MPRB called upon an appointed Community Advisory Committee (CAC) to develop the plan. The CAC was a mixture of residents and participants of our athletic programs. Through three CAC meetings, multiple surveys electronically and door to door in English, Spanish and Somali, and a Spanish focus group meeting, we determined the highest needs and desires for park improvements. These ideas were translated into concepts which were used to develop the final plan. The park master plan received full support of the CAC and of the Park Board.

In order to construct these improvements, the Park Board is required to submit a land use application two conditional use permit requests and a variance request to the City of Minneapolis.

PROJECT DESCRIPTION AND PHASING

Bossen Field Park has provided recreational opportunities for thousands of patrons for more than 50 years of use. Bossen Field Park is a key citywide ballfield facility as well as neighborhood recreation destination. The Minneapolis Park and Recreation Board approved the Bossen Field Master Plan in June 2015, which will rejuvenate this park for today's users. The Park Board is applying to construct improvements identified in the Bossen Field Master Plan. These improvements will be implemented over several years, according to the following proposed schedule.

2015-2016

- Ballfield reconstruction (2 fields, south side): replace/add lighting, improve playing surface quality, improve stormwater drainage
- Replacement of the existing playgrounds
- Interior park paths
- Renovation of existing building to create accessible restrooms for persons with disabilities
- Construction of a 780 square foot unheated building to store maintenance equipment previously stored in existing restroom building

2016-2017

- Ballfield reconstruction (4 softball fields, plus community open fields): replace/add lighting, improve playing surface quality, improve stormwater drainage
- Basketball courts
- Picnic area, small picnic shelter
- Interior park paths
- Parking lot reconfiguration/replacement

FUTURE

- Concessions/restroom building
- Splash pad

- Baseball field reconstruction (1 field): replace/add lighting, improve playing surface quality, improve stormwater drainage
- Gardens and spaces in NE corner of park

LAND USE APPLICATIONS

The Minneapolis Park and Recreation Board is submitting the following land use applications to the City of Minneapolis for approval:

1. **General land use application.** This is a requirement for project approval by the Minneapolis City Planning Commission and Zoning Board of Adjustment.
2. **Conditional use permit: athletic field.** This park is in a Residential R1 zoning district and Shoreland Overlay district that allow athletic fields only as a conditional use. Bossen Field Park currently contains athletic fields. The Minneapolis Park and Recreation Board is proposing to continue the present use of athletic fields and modernize these to current playing standards.
3. **Conditional use permit: light poles.** This park is in a Residential R1 zoning district and Airport Overlay District that allow structures over 35 feet in height only as a conditional use. The Minneapolis Park and Recreation Board is applying to construct 34 light poles between 60 and 70 feet in height in the park's new ballfields. Light poles are intended to illuminate the playing fields and are hooded to prevent spillover effects on neighboring properties.
4. **Variance request.** The Residential R1 zoning district does not allow athletic fields to be placed within 50 feet of a property line. The proposed ballfield at the corner of 31st Ave and 59th St. is within approximately 18 feet of the park's east property line.

Please contact me with any questions about the proposed project,

Andrea Weber
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