



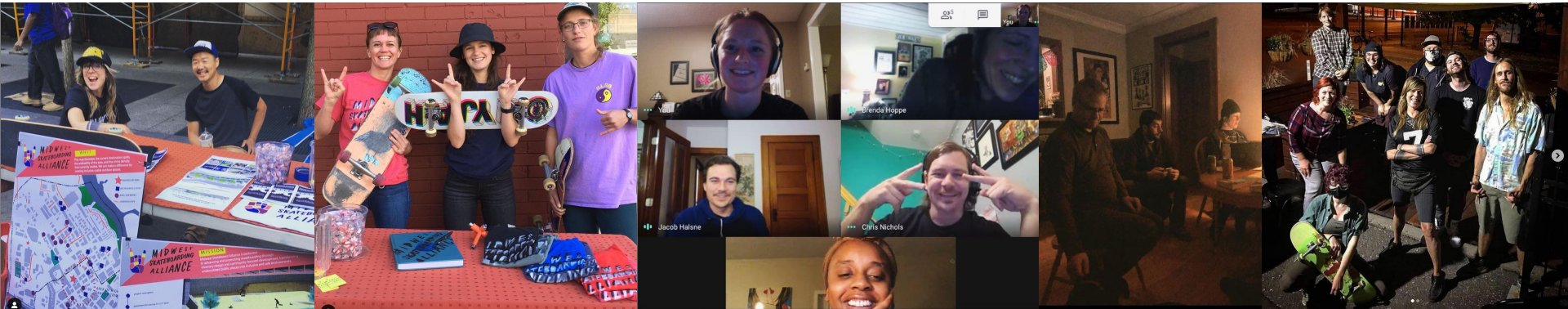
Status Report: The Breakroom Pocket Park

08.25.2021

The Midwest Skateboarding Alliance - MSA

MSA is a 501c3 non-profit organization based in Minneapolis, Minnesota. Formed in 2015 by committed skater activists, MSA is dedicated to promoting recognition of skateboarding's role within progressive urban and rural community planning, sustainable, active transportation networks, and a vibrant built environment that prioritizes public health.

Currently, MSA is working with community leaders & partner organizations to coordinate skatepark builds in both Minneapolis and St. Paul.

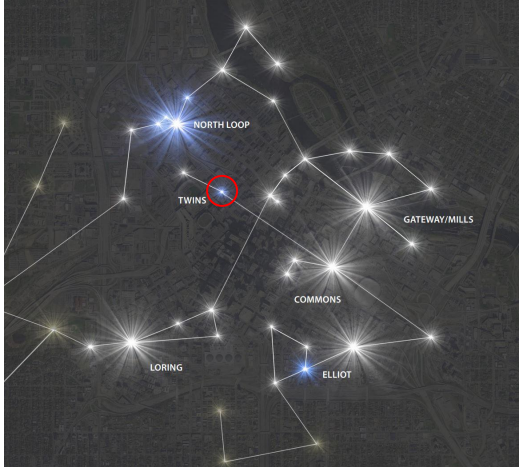


Overview

1. Introduction to the Breakroom Pocket Park
2. Development Process
3. Fundraising

Project Introduction

Concept Statement



Downtown Service Area Master Plan, 2017

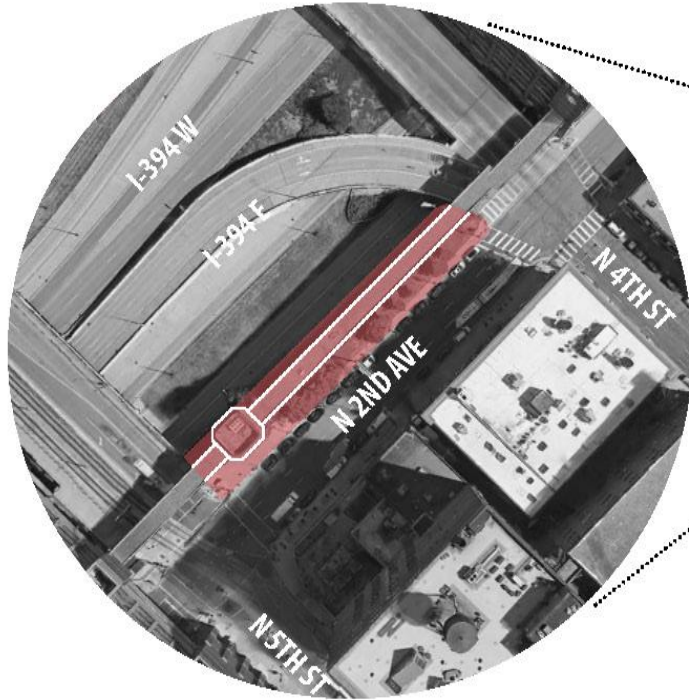
Plan, fund and build a multi-use pocket park on a vacant lot located at **2nd Avenue North and North 4th Street** in the Downtown West neighborhood of Minneapolis, featuring:

- Skatepark
- Meeting & eating spaces
- Art installations
- Rain gardens
- Enhanced lighting

Vision

- Encourage more foot-traffic in the area in order to activate the space, and thereby increase safety
- Foster displays of public art and citizen athleticism
- Contribute to green infrastructure downtown: rain gardens, shade trees, and progressive stormwater management
- Create a space that would serve as a backyard for at-risk downtown youth
- Create a top tier skatepark that will attract visitors that will patronize local restaurants and businesses

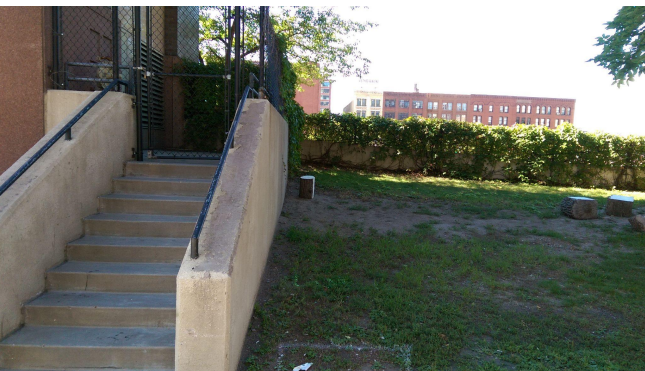
Location + Ownership



*Vacant green space owned by the MnDOT
Located under City-owned skyway connecting two parking ramps
330' x 45' · 14,000 sf · 0.3 acres*



On the Ground



Site design



— 394 —→



1 - BATHROOM

2 - BIKE RACKS

3 - FLEXIBLE OPEN SPACE,
CRUSHED STONE

4 - WATER FOUNTAIN

5 - TRASH/RECYCLING

6 - STORAGE

7 - PARK SIGN, COMMUNITY
BULLETIN BOARD

8 - PLAZA, PERMEABLE PAVING

9 - STARTER RAMP*

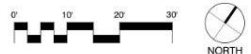
10 - BANK*

11 - PLAZA FEATURE W/
HUBBA, RAILS, STAIR, BOX*

12 - SEATING AREA

13 - STORMWATER TREE TRENCH

* Final skatepark layout will be
influenced by specialized skatepark
builder.



Site design



Site design



Development Process

Timeline

Project Review + Refinement	MPRB + MnDOT Lease agreement	Project documentation	Project Construction
7/2021 - 8/2021	8/2021 - 12/2021	10/2021 - 4/2022	5/2022 - 4/2022

Site design

STEP 3: REVIEW NEW IDEAS!

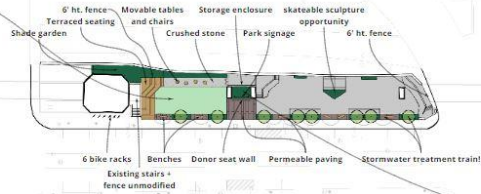
CHUCK EVENS

CHUCK EVENS

CONCEPT A

I like the idea of terraced seating but wonder if it could be integrated with stone steps so then it can be used to separate shading whilst function as a staircase.
Andrew M

Can stone surface be used 6' below sidewalk to keep errant boards from entering pedestrian project? Or some type of barrier, like stone and sidewalk?
Andrew M



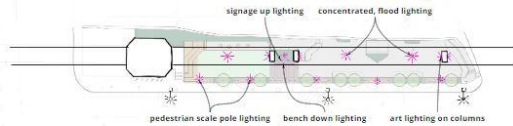
HIGHLIGHTS

- rectilinear geometry
- storage enclosure positioned behind columns to close off ambush points
- donor recognition in seat wall material
- extensive terraced seating feature
- movable seating area deeper into the site
- art panels on skyway columns
- No shared walkway within skatepark

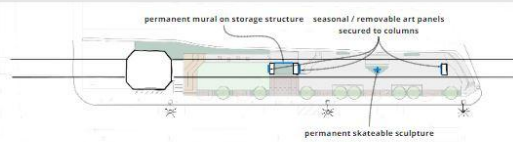
I always thought the space between the columns had a nice scale - this could be another unique seating area.
Chuck Evens

drinking fountain?
Connection to sanitary and city water?
Andrew M

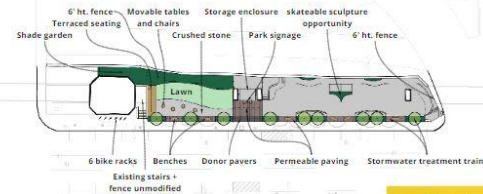
SITE LIGHTING



ART LOCATIONS



CONCEPT B



HIGHLIGHTS

- curvilinear geometry
- storage enclosure positioned between columns, becomes more a central feature
- donor recognition in pavers
- terraced seating feature more modest, simple
- movable seating area closer to sidewalk
- art intermixed into the site, might be more accessible to vandals
- shared walkway around skatepark

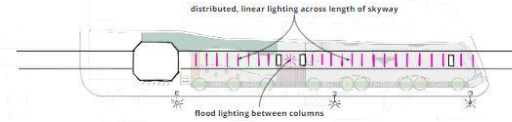
We did a similar treatment train at target field station, tree trench w/ permeable pavers but, link if you need details.
Andrew M

What are some features or spatial decisions that would make this as safe and welcoming as possible?

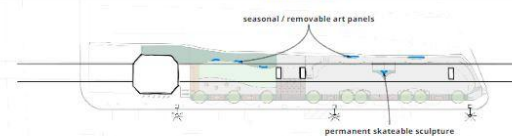
- addition of emergency kiosk?
- phone charging station?
- bulletin board with local resources?

JH

SITE LIGHTING



ART LOCATIONS

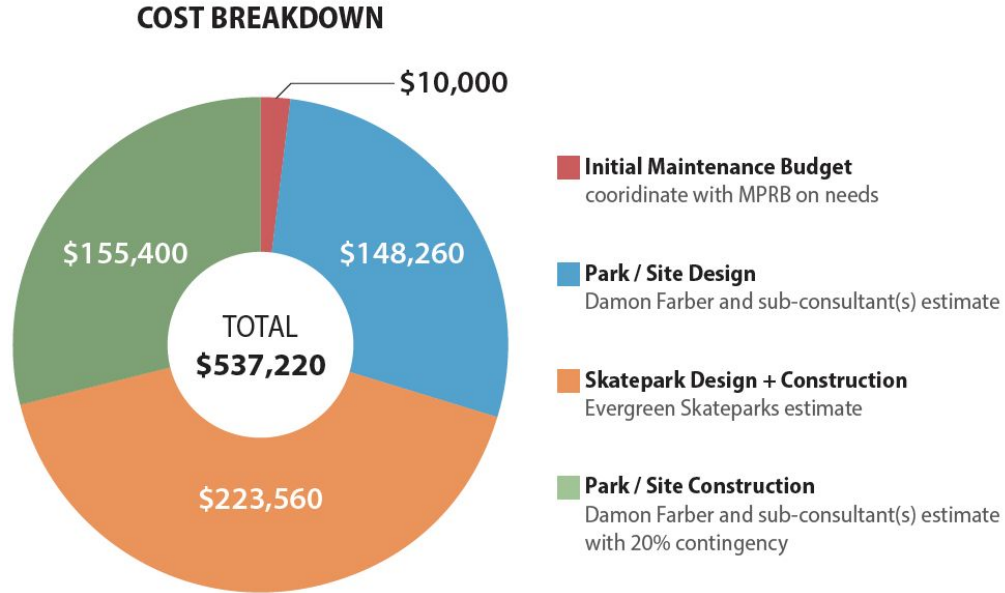


low fence around planting area will be a good idea, made recycled or check local

Need to make sure fence is removable and can be moved around if needed

Fundraising

Project Budget



Project Budget

Reduced per pro-bono services!

Firm/Discipline	SD	DD	CD	Bid/CA	TOTAL FEE	DBE Status	DBE as % of contract
Damon Farber, Lead Firm Landscape Architecture	9,500	13,350	16,650	5,500	45,000		
Pierce Pini Civil Engineering	3,500	5,000	2,500	3,000	14,000	WBE	21.54%
Hallberg Engineering - Electrical	1,125	1,875	1,625	1,375	6,000	MBE	9.23%
TOTAL	\$14,125	\$20,225	\$20,775	\$9,875	\$65,000		30.77%
Estimated Reimbursable Expenses	500	250	250	500	1,500		
Optional Services	\$6,250						

*Topographic Survey (by Sunde Land Surveying)

\$50,000 fundraising goal

Skatepark Grants

This project qualifies for various Skatepark development and Youth Recreation grants - but nearly all require matching funds

- **Hennepin County Youth Sports Program; amount varies**

Requires matching funds. Need Local Government Unit to receive funds. Reimburses completed work. Past recipients include Elliot skate park **\$200k.**

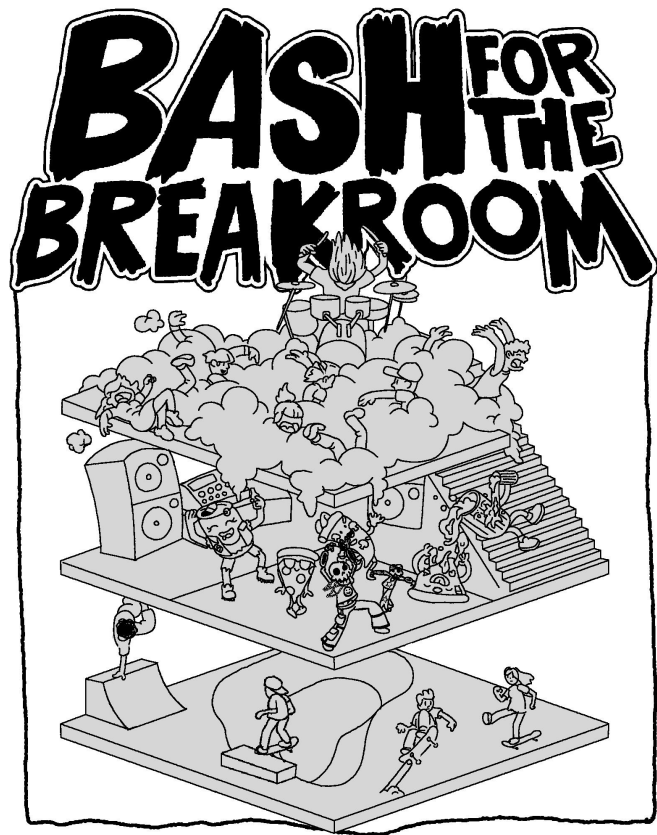
- **Minnesota Skatepark Grant Program; <\$125k**

Requires matching funds. Need Local Government Unit to receive funds. Reimburses completed work.

- **The Skatepark Project (formerly the Tony Hawk foundation); \$1k - \$25k**
- **Mississippi Watershed Management Organization; +\$50k**

Project must align with MWMO mission, watershed management plan goals, learning and education potential, and water quality standards.

Recent fundraising efforts



Bash for the Breakroom Fundraiser / September 18th @ Modist Brewing!

Fundraise for the project and give downtown residents, businesses, and other stakeholders an opportunity to learn more about the project

- Collaboration between Modist Brewing + Pizza Luce + TC Drum Collective
- Skate demo
- Drum Karaoke
- Food trucks
- Silent auction
- Beer!

\$4,000 raised directly - waiting for percentage of beer and pizza sales to come in.

DMNA contribution

**DMNA recently committed to contributing \$25,000
for construction costs!**

Seeking funds!

**Join this effort to improve the Downtown
landscape, making it a more welcoming and safe
place to work, live and play!**