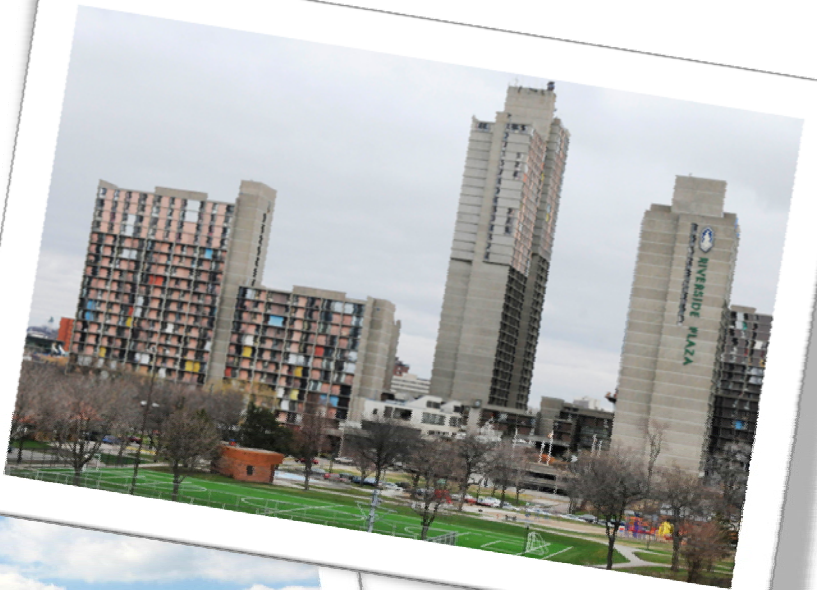


2012 CEDAR-RIVERSIDE COMMUNITY SPACE STUDY



FINAL REPORT



**African
Development
Center**
of Minnesota

Executive Summary

The Cedar Riverside neighborhood is home to over 7,000 residents and numerous organizations that need space for meeting, gathering, performing, educational, social service, and other types of activities. Often times, the demand for space is greater than the supply in this densely populated neighborhood. In order to determine the community spaces available and types of community spaces most needed in the neighborhood, the African Development Center (ADC) conducted a community space study, with financial support from the Cedar Riverside Neighborhood Revitalization Program.

After extensive outreach and information gathering, the ADC found that the Cedar Riverside neighborhood is sometimes lacking in both knowledge of and access to currently available community spaces. In order to increase the level of awareness of available space in the Cedar Riverside neighborhood, ADC has created a *Space Inventory* document, which can be found here as an appendix, as well as on ADC's website. The space inventory provides information regarding specific locations and rental terms of available space in Cedar Riverside. ADC expects that this inventory will help community members to better utilize space currently available in the neighborhood.

Despite the fact that several neighborhood organizations are willing to open their doors for community use, there is still a major need for more spaces. Neighborhood representatives reported that the greatest desires are: community spaces for youth recreation and related services, fitness/exercise activities, adult/elder activities, large events/gatherings and social services. Despite many creative and cooperative approaches occurring to meet space needs among organizations large and small, there are still significant unmet needs.

Based on the study findings, ADC makes the following recommendations aimed at providing the neighborhood with adequate community space:

- 1) The many organizations interested in the issue of community space need to “get on the same page” to cooperatively define the problem and commit to finding a solution.
- 2) The neighborhood needs to unite behind the improvement of spaces like the Coyle Center and Curry Park.
- 3) Major neighborhood institutions have to be encouraged to play an even larger role in meeting space needs.

- 4) Developers of key neighborhood sites have to make efforts to accommodate community space needs.
- 5) More partnerships need to be developed that match space/programming needs with organizations that already have facilities and program staff.
- 6) The *Space Inventory* document needs to be continuously updated and maintained.
- 7) An individual and/or organization should be designated as the lead to take action on the above recommendations.

ADC believes that following through on these actions can significantly alleviate space needs in the community.

In the following sections of this report, ADC discusses the outreach, information gathering, and data maintenance conducted for this study. It also reports study statistics and results. Finally, it concludes with key recommendations based on study findings.

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Methodology

Outreach and Information Gathering

ADC spent a significant amount of time meeting with neighborhood stakeholders to better understand their concerns and perspectives and also determine what spaces may be available for community use. ADC spent nearly two hundred hours contacting and meeting with individuals representing 30 organizations in the Cedar Riverside neighborhood.

To jumpstart the space study, ADC staff brainstormed a list of approximately twenty people and organizations involved in the Cedar Riverside neighborhood. ADC then e-mailed and called this list of contacts to schedule appointments. Next, project leaders created a basic questionnaire to guide the interviews conducted with stakeholders. ADC staff made an effort to meet at the interviewees' place of work rather than at ADC, as they deemed it important to see firsthand the environment and space in which the organizations operate.

To begin the interviews, ADC introduced its organization and the space study and then asked the interviewee to provide some background information on their role in the neighborhood. Next, ADC asked for three main pieces of information: what space the Cedar Riverside neighborhood needs; what spaces are currently available that the community uses; and what space (if any) the organization has that can be used by the community. Interview length varied greatly, lasting between twenty and ninety minutes.

At the conclusion of each interview, ADC staff asked interviewees which organizations or people they suggest ADC also interview. This tactic proved extremely helpful. By using the network of community members, the contact list nearly tripled from twenty to fifty five people. During an eight week period, ADC interviewed 30 stakeholders. Interviewees represented a variety of interests including community groups, cultural/entertainment organizations, social service providers, educational and medical institutions, religious groups, developers and multi-unit housing owners/managers.

Data Maintenance

Throughout the study, ADC maintained several working documents in order to organize and record the process, responses, and results of the project. Such documentation has also helped to draw evidence-based conclusions and recommendations. Below is a list and short description of key documents created during the study. Some of these documents are found in the appendices to this report.

Contacts List

A spreadsheet was developed with the contact information of stakeholders and organizations in the neighborhood. ADC interviewed thirty of the contacts. The document was also used to keep track of the status of the contact, whether they had been reached, met with, and whether their responses had been digitally recorded. A shortened version of this working document is attached as Appendix 1.

Questionnaire

This document was taken to each interview and completed in handwritten form by ADC staff. It is a one page document that prompts interviewers to fill in the key contact information of interviewees and then provides space for interviewers to fill in responses to the four principle questions: space needed in the neighborhood, space used in the neighborhood, space the organization may have available, and other people or organizations that should be contacted regarding the study. The Questionnaire form is attached as Appendix 2.

Questionnaire Responses

These documents are digital versions of the notes taken from the Questionnaires by ADC staff during the interviews. The responses contain information used to calculate space needs statistics. They also contain a significant amount of qualitative information and feedback from interviewees that is not reflected in the simple space needs statistics.

Space Needs Statistics

This spreadsheet records the responses to the first topic on the Questionnaire: space needed in the Cedar Riverside neighborhood. Interviewees did not have a limit to the number of needs they could list. The spreadsheet indicates the number of times a specific space need was mentioned among all interviewees and groups the space needs into broader categories. This document is attached as Appendix 3.

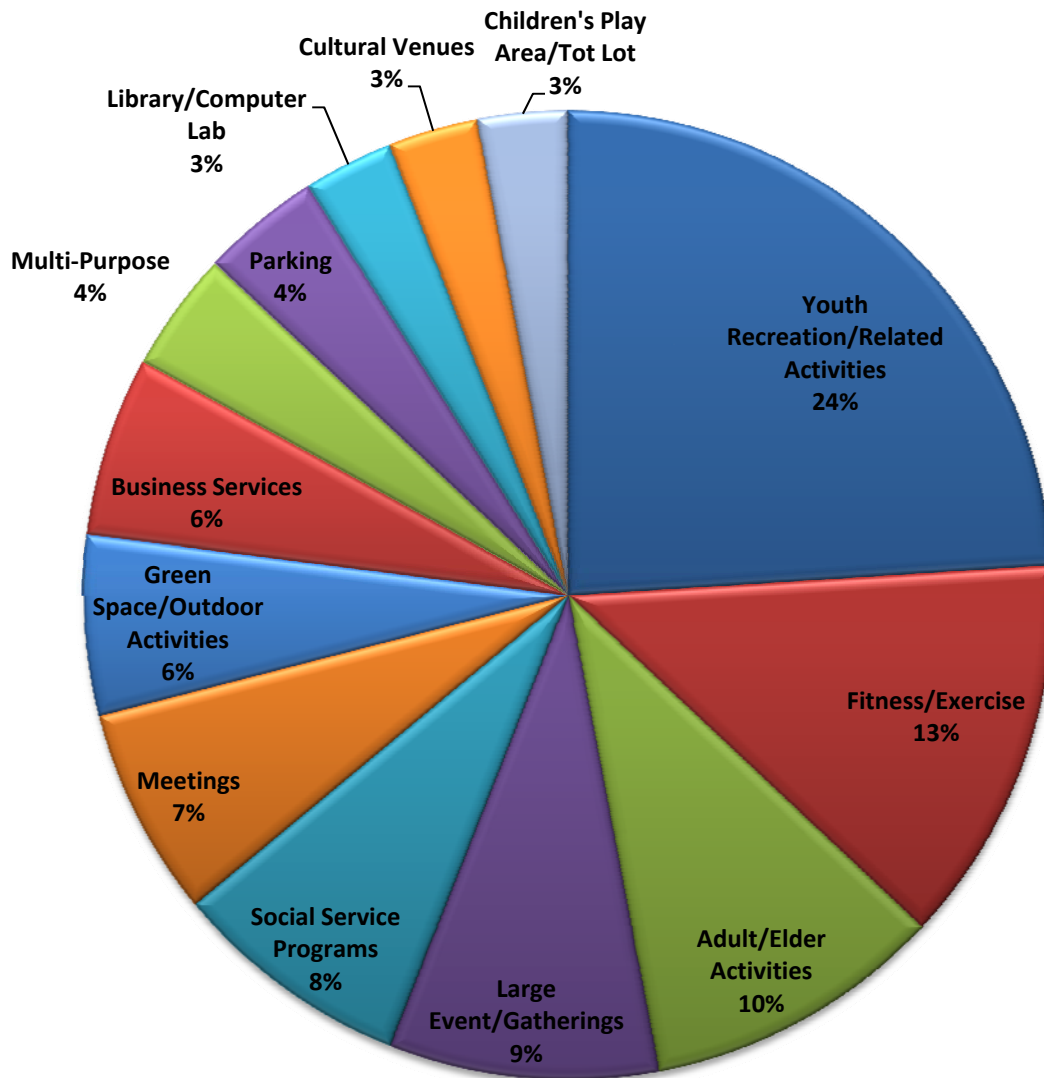
Space Inventory

The space inventory is the basis for the document posted on the ADC website. It lists individual organizations in the neighborhood, the details of their rental spaces and rental terms, and contact information in case someone is interested in renting the space. This document is attached as Appendix 4.

Results

Quantitative Results

Statistics were calculated regarding community space needed in the Cedar Riverside neighborhood. As a result of responses compiled during the 30 interviews, 13 broad categories of space needs were identified. The percentage of responses by category were:



These results clearly illustrate that the demand for community space runs far and wide. Youth Recreation/Related Activities space was by far the need most frequently mentioned by interviewees. 24% of the interview responses were related to this need. Youth Recreation/Related Activities, together with Fitness/Exercise (13%), Adult/Elder Activities (10%), Large Event/ Gatherings (9%), Social Service Programs (8%), Meetings (7%) and Green Space/Outdoor Activities (6%), comprise over 75% of all needs mentioned by interviewees.

The less frequently mentioned space needs are also indicators of the big demand for community-oriented space in the neighborhood. Even within the category of Business Services, which would not be initially thought of as community space, the types of services mentioned (post office, laundromat, grocery store, etc.) are those where members of the community will have numerous informal meetings.

The Space Needs Statistics spreadsheet found as Appendix 3 provides a detailed breakdown of the 107 separate responses interviewees gave to the question of what spaces are needed. These responses were grouped into the 13 broader categories listed above.

Through interviews, it was also found that several organizations in the Cedar Riverside neighborhood are willing to provide space for community activities. Of 30 interviewees, 11 said they had space that can be used by the community. An additional 2 organizations that were not interviewed were found to have space available for community use. The details of all these spaces and their availability are found in the Space Inventory (Appendix 4).

Qualitative Results

In addition to the statistics regarding community space needs and space availability, project leaders also gathered a significant amount of qualitative information pertaining to the study. Previous studies related to space, programming and partnership issues were also reviewed for insights. Among the studies reviewed were:

- 1) Brian Coyle Center of Pillsbury United Communities Community Space Vision and Design Project, including October, 2008, survey results from the Metropolitan Design Center (Coyle Report);
- 2) Youth Programs and Community Space in Cedar-Riverside-study done in 2010 by Cedar Humphrey Action for Neighborhood Collaborative Engagement (CHANCE);
- 3) Cedar Riverside Strategic Partnership Feasibility Study- study dated April 21, 2008 by Smith Partners; and
- 4) Cedar Riverside Small Area Plan Building Connections- prepared by City of Minneapolis Department of Community Planning & Economic Development, Approved by Minneapolis City Council April 18, 2008 (Small Area Plan)

The subsections below attempt to summarize perspectives that seemed to be most prominent amongst interviewees and the previous studies that were reviewed.

Access to community space is essential.

Not only is it necessary for community space to exist, but it is also essential for neighborhood residents to be able to access that space. Through discussions with representatives, interviewers found that many people are not aware of what space is currently available.

It also became clear that in order for space to be utilized to its capacity, organizations must coordinate its use, offer free or very affordable rates for groups with limited financial resources, and the space must be in a location that residents feel comfortable using. The latter may mean that space is well lit, physically comfortable, and on a route that residents feel comfortable traveling. Circulation within the neighborhood is an issue. Cedar Avenue can be an intimidating street to cross and on either side of Cedar it can be difficult to see how to easily get from “Point A to Point B.”

Space also needs to be appropriate considering the culture and beliefs of residents. Some entertainment venues, for example, while they may be willing to make their spaces available for community use, may not be perceived by some community members as appropriate places to use.

Taking all of the above factors into consideration may help to address space needs in the neighborhood.

The property previously occupied by Dania Hall was seen as a potential space solution.

Multiple interviewees raised questions regarding the lot on Cedar Avenue where Dania Hall was located. Many had hopes that this space could have been developed to serve as a large gathering space for the community. It was seen as having potential to hold cultural events, large meetings, programs, weddings, or other celebrations. Several interviewees mentioned that there is currently no such gathering space for community use. Interviewees expressed curiosity about what the Dania Hall site will be used for in the future, and how it could be developed to benefit the neighborhood.

Current youth programs do not have the capacity to meet neighborhood demand.

There are hundreds of youth residing in the Cedar Riverside neighborhood. One interviewee estimated that 800 youth ages 5-18 reside at Riverside Plaza alone. While there are several youth programs that address educational, extracurricular, and other needs of this group, several interviewees expressed concern that these programs simply do not have the human or financial resources to serve all the youth in the neighborhood. Essentially, the neighborhood not only needs space for these programs and activities, but also more activities and programs to better serve the youth in the community.

One opinion from a community representative suggested that the youth-serving organizations collaborate to learn which youth needs are currently being met and which needs remain unmet, and then consider which available spaces in the neighborhood can be utilized for additional youth programming. This was also suggested in the CHANCE report in 2010.

In the Coyle Report there was a survey question that asked for what purposes people would like to see community spaces expanded. The top response (22% of respondents) was expansion for “youth space and programming,” nearly identical to the result in this study.

Demand for fitness/exercise and space for elders has become more prominent since the Coyle report.

These can be challenging needs to meet because of location and cultural aspects often attached to them. For example, men’s and women’s exercise space may need to be separate, and spaces for elders (as well as for fitness/exercise) need to be conveniently located. More than one interviewee made the observation that programs to meet these needs, as well as other social service needs, should be located where the population is centered (i.e. in or near Riverside Plaza).

One interviewee stated that socializing space for elders does exist, and is being used in the form of mosques, the Coyle Center, community rooms at Cedars Public Housing, the Safety Center and restaurants/coffee shops.

One possible place where exercise programs could be held is the community room space at Riverside Plaza. These programs would have to fit within the rooms scheduling and not involve permanent set up of equipment.

Institutions struggle to simultaneously serve constituents and the community.

The University of Minnesota, Augsburg College, and Fairview Hospital are interested in how they can collaborate with the Cedar Riverside neighborhood to share institutional facilities. However, it seems there are several obstacles to utilizing this space. Frequently, there is a cost associated with space rental. Usually there must be a staff person available to coordinate the usage and be present while an activity takes place. Also, there may be equipment needs or furniture arrangements that must be made to accommodate different groups. All of this has a cost. The three institutions in the neighborhood have very tight budgets, making it extremely difficult to provide free space to the community.

Aside from financial issues, institutions often cannot meet the needs of their own constituents with their facilities. For example, both Augsburg College and the University of Minnesota athletic and recreation centers are oversubscribed by students and cannot meet current demand. Therefore, it is nearly impossible for arrangements to be made for community use. The institutions did, however, say that relationship-building is important for access to their

spaces. Many individual departments are willing to provide free meeting space if the renter or neighborhood organization has a direct relationship with a staff person at the institution.

Public and private financial resources are tight and very little undeveloped land exists in the densely-populated neighborhood.

This leads to the conclusion that every effort has to be made to use existing facilities to meet needs for community space. There is a good amount of meeting, programming, cultural, and educational space in the neighborhood. This is particularly true because of the large educational and medical institutions, the large housing complexes, and the numerous cultural venues.

It may very well be true that the situation with community space, with some exceptions, is similar to the neighborhood parking situation identified in the Small Area Plan. The Small Area Plan concluded that overall parking demand and supply matched-up, but there is a mismatch when the specific locations and pricing of parking are compared to demand. The same is most likely true for community space. The exceptions would be that there truly does not appear to be enough gym space and large gathering space to meet current and future demand.

The demand for large event/gathering spaces is being met somewhat by venues outside of the neighborhood.

The community rooms at Riverside Plaza can be used, especially on weekends for family gatherings, social events and meetings, but not exceeding a capacity of 200 (Chase room). These rooms are primarily for the benefit of tenants of Riverside Plaza. Outside of the neighborhood, interviewees mentioned places like the Profile Event Center on University Avenue, hotel ballrooms, Zuhrah Shrine, and Safari Restaurant.

There are spaces in the neighborhood that appear to be underutilized.

While not meant as a negative judgment (there are many obvious and acceptable reasons for this underutilization), there are a number of sites that seem to get very little use by the community. Examples include the large open plaza at the second level of Riverside Plaza, the Dania Hall site, the tennis courts at Curry Park, the recreational sports fields north of the U of M Law School, and West Bank classrooms. Some of these might be part of the solution to the shortage of community space.

More public investment is needed in the Cedar Riverside neighborhood.

The neighborhood has a large low income population. There are major service needs for youth, elderly, families, and people who are “falling through the cracks.” Public resources are needed to provide staff and places where peoples’ social needs can be met. The neighborhood needs a larger community center, both for recreational and social service needs. Neighborhood demographics would suggest that a privately owned health club is not feasible.

There are many creative collaborations helping to make the best use of existing spaces.

The Cedar Cultural Center and Mixed Blood Theatre often make their facilities and expertise available for youth programs and cultural events. The Coyle Center is making its wellness staff available for walking programs within some Riverside Plaza common areas. Fairview and Cedars Public Housing have worked together on an exercise program within the congregate dining area at the Cedars, and the Korean Service Center sponsors a tai chi program in the same space. Augsburg makes every effort it can to make spaces available to its “community partners.” Darul-Quba Cultural Center hosts the Healthy Commons clinic program with participation from Fairview. Riverside Plaza Tenants Association, Sherman Associates and Cedar Riverside Community School are having discussions about possible after hours use of school classrooms for tutoring and study space. There are many more examples where organizations reach beyond their immediate interests and make their facilities and expertise available.

African Development Center Response

It is hoped that, through the use of the Space Inventory document created by the African Development Center, meeting and programming space needs can be better met. This Space Inventory provides a number of details on the available spaces located in the Cedar Riverside neighborhood (e.g. possible space uses, capacity, location, price, availability, contact information to rent space, etc.). It is planned that the Space Inventory will be hosted on the African Development Center’s website (www.adcminnesota.org). The page link would be provided to the thirty organizations interviewed during the study as well as any additional interested organizations in the neighborhood. These organizations can provide the link on their website, which will take users to the Space Inventory document on ADC’s website. The aim is that this document will provide residents and organizations with an accurate depiction of available space, as well as information needed to access this community space.

One of the interviewees suggested that the neighborhood should have a calendar of events as a way of knowing what’s going on and supporting each other. This would also be another way of publicizing what spaces exist in the neighborhood for meetings, events, performances, etc. As with the space inventory, it would require some organization to take the lead in developing and updating the calendar.

Recommendations

Based on this study's findings and the consideration of additional information reported in previous studies, the African Development Center makes the following recommendations aimed to provide the Cedar-Riverside neighborhood with adequate community space:

The many organizations interested in the issue of community space need to “get on the same page” to cooperatively define the problem and commit to finding a solution.

This is a basic prerequisite. There are signs that this is starting to happen and it needs to continue for creative solutions to be found. Getting on the same page is also critical to working productively with the large institutions in the neighborhood that can be a part of the solution to space needs. These institutions are willing to collaborate to varying degrees, but they will be more willing to do so if the community presents a united and organized stance.

The neighborhood needs to unite behind the improvement of spaces like the Coyle Center and Curry Park.

This is an extension of the above recommendation. To the extent that the neighborhood has a community center, Coyle Center and Curry Park are it. They are well located to serve the most densely-populated area of the neighborhood. They are the most cost-effective location for making investments in improvement of facilities, including additions. Improvements and additions to the Coyle Center would greatly address many of the primary space needs identified in this study including youth recreation, fitness, adult activities, meetings, and social service programs.

Major neighborhood institutions have to be encouraged to play even more of a role in meeting space needs.

These institutions want to play a constructive role and they certainly see the wisdom of investing in improvements in their back yard. They have facilities that could potentially be more utilized by the neighborhood in a way that wouldn't interfere with their missions, and in fact could enrich their missions. They also have influence to make things happen and talented staff to work on challenging issues. A united neighborhood engaging with the Cedar Riverside Partnership would be a powerful force to work on the recreational needs of the neighborhood, including the student and employee populations.

Developers of key neighborhood sites have to make efforts to accommodate community space needs.

Based on the population density of the neighborhood and the few strategic development sites available, it is important that new developments potentially contribute to space needs in the neighborhood and definitely not aggravate shortages that already exist. It is good that developers such as Fine Associates (new housing between Riverside Plaza and the Coyle Center) are engaged in discussions with neighborhood leaders about what can be incorporated in their

development that will be beneficial to the neighborhood. This development needs to be done in a way that does not impede access from Riverside Plaza to the Coyle Center, and should in fact attempt to enhance it.

More partnerships need to be developed that match space/programming needs with organizations that already have facilities and program staff.

This is already being done in the area of exercise/fitness programming and there may be even more potential in this area. There are two well-established fitness/wellness organizations with relatively new facilities located outside of Cedar Riverside, but not far away- the YWCA on East Lake Street, and the Movement Arts Center on Franklin Avenue. Even if their facilities are too far for convenience, there may be possibilities for these types of organizations to bring programming to the neighborhood.

The Space Inventory document needs to be continuously updated and maintained.

An organization needs to be designated, and support provided to it, to update information in the inventory, perhaps on a bi-annual basis.

An individual and/or organization should be designated as the lead to take action on the above recommendations.

While there needs to be an increased sense of collective responsibility in the neighborhood, this type of work requires a lead entity to better organize and coordinate necessary actions.



African Development Center of Minnesota

Community Space Study Interviewees

Augsburg College- Steve Peacock
Brian Coyle Community Center- Jennifer Blevins
Cedar Cultural Center- Rob Simonds
Cedar Riverside Community School- Walt Stull
Cedars Public Housing Highrise Representative Council- Barb Harris
CHANCE- Merrie Benasutti
CURA- Sara Bielawski
Dar Al Hijrah/Islamic Civic Society of America- Abdi Salam
Darul- Quba Cultural Center- Osman Ahmed
East Africa Health Project- Dr. Osman Ahmed
East African Women's Center- Doroth Mayer
Fairview Health Services- Sahra Noor
Fine Associates- Jim White
Health Partners- Terri Draxten, Amin Muhamed and Dorene
Korean Service Center- Yoonju
Minneapolis Park Board- Commissioner Scott Vreeland
Minneapolis Public Housing Agency- Mary Alice Smalls
Mixed Blood Theatre- Jack Reuler
People's Center- Peggy Metzger and Robert Portuguese
Riverside Plaza Tenant Association- Abdirizak Mahboub and Abdulkadir Warsame
Russom Solomon- Red Sea Restaurant and WBBA Safety Committee
7 Corners Apartments- Jackie Ayre
Sherman Associates- Debra Goodman and Mahad Farah
Somali American Education Program- Mohamed Abdullahi
Trinity Lutheran Congregation- Alyson Sweet
University of Minnesota- Jan Morelock
West Bank Business Association- Adrienne Peirce
West Bank Community Coalition- Ali Warsame
West Bank CDC- Deb Wolking and Anne Gomez
West Bank Mutual Management- Kris Janning and Abdul

Thank you to all for participating in this important study!



African Development Center of Minnesota

NRP Questionnaire: Community Space in the Cedar-Riverside Neighborhood

1. Name of organization
2. Contact name, phone number, and e-mail (or business card)
3. Introduction to your organization, ADC, and NRP project
4. What space does the Cedar-Riverside community need?
5. What space is currently available that the Cedar-Riverside community can/does use?
6. What space does your organization have and how can it be utilized (capacity, price, reservation process)?
7. What other people or organizations do you suggest we speak with regarding this project?

Specific Space Needs Mentioned by Interviewees	Number of Times Each Space Need was Mentioned	% Breakdown of Space Needs
Youth Recreation/Related Activities		
Youth recreation	9	
Youth space	4	
Youth performance	2	
Youth programming	2	
Youth tutoring	2	
Youth socializing	1	
Learning center for youth	1	
Youth meeting space	1	
Rehab center for youth offenders	1	
Youth hub	1	
Study/library area for youth	1	
Quiet space for youth to study	1	
Category Total	26	24%
Fitness/Exercise		
Women's exercise	5	
Gym for all ages	3	
Fitness center	2	
Elderly exercise	1	
Girl's exercise	1	
Fitness studio	1	
Recreation space for University on West Bank	1	
Category Total	14	13%
Adult/Elder Activities		
Social space for elders	6	
Adult daycare	2	
Adult tutoring	1	
Recreation space for elderly	1	
Space to talk to elders at community gatherings	1	
Category Total	11	10%
Large Event/Gatherings		
	10	9%
Social Service Programs		
Childcare	3	
Safety center	2	
Full service clinic	1	
Programming space for things like sewing classes	1	
Human service/social service/educational programming space	1	
Place where people can deal with their social service needs	1	
Category Total	9	8%

Appendix 3

Meetings		
Meeting space	6	
Large meeting space	1	
Space for community meetings with children's play area available	1	
Category Total	8	7%
Green Space/Outdoor Activities		
Green space	4	
More outdoor seating at Coyle Center green space	1	
Outdoor recreation	1	
Category Total	6	6%
Business Services		
Post office	2	
Copy center	1	
Laundromat	1	
Grocery store	1	
Small retail spaces on Riverside Avenue	1	
Category Total	6	6%
Multi-Purpose		
Multi-Purpose room	1	
Multi-purpose building	1	
Facility like YMCA/YWCA with multi-purpose spaces	1	
Community room space	1	
Category Total	4	4%
Parking	4	4%
Library/Computer Lab		
Library access	2	
Computer lab	1	
Category Total	3	3%
Cultural Venues		
Venues for presenting E. African culture	2	
Diverse cultural gatherings	1	
Category Total	3	3%
Children's Play Area/Tot Lot	3	3%
Grand Total Interviewee Responses	107	100%

SPACE INVENTORY - Cedar Riverside Neighborhood

ORGANIZATION	ADDRESS	USE	CAPACITY	AMENITIES	TYPICAL AVAILABILITY	PRICE	PARKING	HANDICAPPED ACCESSIBLE	CONTACT NAME, E-MAIL, PHONE NUMBER
African Development Center	1931 5th Street South	meetings, social gatherings, classes, etc.	35	podium, projector, large screen, computer	weekdays 9-5 by reservation	free if cater \$200+ through Afro Deli (contact kahine@gmail.com), otherwise \$50/hr or \$300/day	on-street, ramp	yes	Rhoda Salah, rsalah@adcmnnesota.org, 612-877-8261
Associated Bank	1801 Riverside Avenue	?							
Augsburg College	2211 Riverside Avenue	meetings and events, indoor and outdoor athletics	Oren Gateway Center room 100 is conference room with capacity of 40. There are also classroom spaces in Oren Center with capacity for 20-40. Christensen Center has a variety of meeting and event spaces with seating ranging from 15 to 100. Foss Center (650 guests theatre style) and the Music Building (224 guests theatre style) have multi-use spaces for lectures, presentations, events and performances.	Top of the line furnishings and technology in various spaces.	For availability, contact your Augsburg sponsor if you are a "partner organization", or contact Event & Conference Planning or Office of Athletic Facilities.	Meeting space can be made available for no charge for "partner organizations" that have an Augsburg sponsor/host for the meeting, provided the meeting is for less than 30 people, 2 hours maximum length, and requires no extra equipment/assistance. Larger events that are sponsored/hosted by the college can get a rate that is 25% of standard rate. Larger events without sponsor pay standard rate. Contact Event & Conference Planning for rates.	on-street, ramps. possible lot parking for large meetings/events.	yes	Event & Conference Planning, 612-330-1104 Office of Athletic Facilities 612-330-1504
Brian Coyle Community Center	420 15th Avenue South	meetings and events	community room holds 60, gym 300, library 20, multi-purpose meeting space for 25	Commercial kitchen & serving window. Rental of tables and folding chairs for gym events or groups larger than 25.	Building hours are weekdays 8:30-8:00, Saturday 10-5. Can be used during non-building hours for higher rental rate.	Rates vary by space rented, during or after building hours, and non-profit vs for-profit. Hourly rates, based on preceding factors, range from \$20/hr-\$75/hr. Contact Coyle Center for specifics.	parking lot at Coyle Center, pay lot across street from Mixed Blood Theatre	yes	Safiya Mohamed and Khadija Webi, 612-338-5282
Cedar Cultural Center	416 Cedar Avenue	speeches, lectures, large gatherings	450	seating, stage, sound/lights, projector/screen	weekdays 9-4	depends on request	on-street, ramp	yes, but limited restrooms	Dave Paulsen, 612-338-2674, ext. 101
CURA	301 19th Avenue South	meetings	small conference room holds 5 larger room holds 10-15	Translation equipment available for free (with \$200 deposit)- up to 4 transmitters and 60 receivers; user needs to provide on site translator. This equipment can be used off site.	weekdays 8-4:30, call for appointment	free for community use	on-street, ramp	yes	Brianna Chatters, 612-625-5090
Darul-Quba Cultural Center	1501 South 6th Street	meetings, exercise	2 meeting rooms at street level can each hold 50-70, upstairs meeting room can hold 70-90, street-level prayer room can hold 300 and can be used for community meetings or men's exercise, women's exercise area, traditional room for women's wedding celebrations			generally free for community use, \$400/nite for wedding celebrations	on-street		Osman Ahmed, isxaaq@yahoo.com, 612-598-6438
Fairview Health Services	2450 Riverside Avenue South	meetings, large gatherings	Park Plaza 50, Brennan Center 100	chairs, tables, projector (bring own laptops)	before 5 PM 7 days/week, call 1-2 months in advance- gets booked fast	free to the community	ramp	yes	Sahra Noor, snoor1@fairview.org, 612-273-5850
Health Partners	2220 Riverside Avenue	?							
Holiday Inn Metrodome	1500 Washington Ave S.	meetings, seminars, presentations, wedding receptions and other social events	Ballroom can hold 300-700 depending on event, and can be sub-divided. 8-60 in 4 other rooms, depending on event type.	Board Room meeting room seats 16 at board table. Fully equipped rooms.	generally 8-5 daily, but can go to midnite	Rooms have flat rate rental, or space can be complimentary with minimum food/beverage purchase. Call Sales Office for details.	ramp	yes	Sales office at 612-638-4691
Lucky Dragon Restaurant	1827 Riverside Avenue	?	Upstairs room seats 400						
Mixed Blood Theatre	1501 South 4th street	speeches, meetings, large gatherings	Theatre 200, room 50	stage, light/sound, projector/screen, chairs, tables	weekdays, weekends, evenings- quite open schedule, want space to be used	1st day free	Lot C, on-street or University parking ramp	yes	Caitlin Sheaffer, 612-338-7892
People's Center	425 20th Avenue South	will do lease for theatre groups, meetings	Theatre 75 seats		call to reserve	\$200/day for meeting plus security deposit, need person on site to make sure clean-up is done	ramp		
Riverside Plaza Tenants Association	1515 South 4th Street	Meetings and gatherings, but can only be used by residents of Riverside Plaza (or possibly organizations with whom they are affiliated). Usage must be approved by Tenant's Association.	Room in Chase (C) Bldg. holds 200, and room in McKnight (M) Bldg. holds 50-100.	Tables and chairs, small kitchen and restrooms.	call to reserve.	no charge	ramps, lots	yes	Resource Center, 612-376-0619
7 Corner's Apartments	1400 South Second street	?							
Trinity Lutheran Congregation	2001 Riverside Avenue	meetings, youth tutoring	15	tables and chairs	weekdays 9-3	free if use benefits community	15 off-street spaces in lot	yes	Alex, 612-333-2561
University of Minnesota	Conference & Event Services 210 Delaware Street SE	meetings and events	numerous classrooms, meeting spaces, performance and event venues on West Bank campus	Classroom spaces include seating and use of any lecturn-mounted microphone, accessible projectors or other accessible equipment. Wide variety of amenities beyond this for various spaces.	daytime/evening hours subject to availability	Non-University groups pay a daily use fee for classrooms based on room capacity. For capacity up to 60 the fee is \$60. Must also sign a License Agreement, provide insurance information and security deposit. For detailed rate information on all facilities contact Conference & Event Services.	on-street, ramps, lots	yes	Conference & Event Services, uces@umn.edu, 612-625-9090