



Title:	Approval of Final Design for 325 Blake Road Regional Stormwater and Greenway Project
Resolution number:	23-026
Prepared by:	Michael Hayman (952) 471-8226 mhayman@minnehahacreek.org
Reviewed by:	Gabe Sherman, Planner-Project Manager
Recommended action:	Board approval of the final design package for the 325 Blake Road Regional Stormwater and Greenway Project, which includes plans; specifications; opinion of probable cost; Operations, Maintenance and Monitoring Plan; and final design memorandum. The design package includes Cottageville Park Phase II improvements at the “Gateway” parcel and “Nature Play” parcel, adjacent to 325 Blake Road.
Schedule:	May 2023 – approval of final design Summer 2023 – installation of partial storm sewer in partnership with Alatus Fall 2023 – bid 325 Blake Road Regional Stormwater and Greenway Project 2024-2025 – construction of regional facility, greenway, and park improvements
Budget considerations:	Fund name and code: 325 Blake Road Stormwater Mgmt (3145) and Cottageville Park Phase II Improvements (3146) 2023 fund budget: \$2,282,285 2023 projected expenditures: \$265,000 (final design, bid and partial storm sewer) Requested amount of funding: N/A
Past Board action*:	Res # 20-066 Authorization to Execute a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road Res # 20-067 Authorization to Release the Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration Res # 20-083 Authorization to Contract for Site Survey for 325 Blake Road Regional Stormwater and Greenway Project Res # 20-091 Authorization to Contract for Design Services for the 325 Blake Road Regional Stormwater and Greenway Project Res # 21-063 Acceptance of 30% Design for 325 Blake Road Restoration and Redevelopment Res # 21-075 Approval of Phase II Design Contract for 325 Blake Road Restoration and Redevelopment Res # 22-010 Approval of 60% Design for 325 Blake Road Restoration and Redevelopment Aug. 2022 90% design review and feedback at the Operations and Programs Committee meeting Dec. 2022 Final design status briefing at the Policy and Planning Committee meeting

*The Resolutions listed above are specific to the design process and the purchase and sale agreement. A full history of Board decisions related to the project is available.

Summary:

Background

In December 2020, Minnehaha Creek Watershed District (MCWD) contracted with HDR to provide design and engineering services to advance its stormwater and greenway project at 325 Blake Road and adjacent Cottageville Park properties in Hopkins. The design process has been phased, with the Phase I contract covering project initiation through schematic design and the Phase II contract scoped to bring the project from schematic design through final design and construction ready documents. Phase I work was completed in September 2021 with Board acceptance of schematic designs, and the Phase II scope of work and contract were authorized in November 2021.

In February 2022, the Board approved HDR's 60% design submittal and provided guidance for the development of 90% design. The Board participated in a 90% design briefing and feedback process at the August 2022 Operations and Programs Committee (OPC) to further direct final design efforts. HDR incorporated the Board input received at the August OPC meeting, as well as staff and partner review comments, into the final design. In December 2022, a final design briefing was conducted with the Board at its Policy and Planning Committee (PPC) meeting to gather final comments. In March 2023, HDR delivered the final design package to MCWD, which includes the construction plan set; specifications; opinion of probable cost; Operations, Maintenance and Monitoring Plan; and final design memorandum. The design package encompasses all improvements at the 325 Blake Road site and Cottageville Park Phase II improvements at the "Gateway" parcel and "Nature Play" parcel, adjacent to 325 Blake Road.

The City of Hopkins and Alatus have remained valued and engaged partners throughout the entire design effort. Beyond weekly and bi-weekly meetings with the project teams, the partners have also continued community engagement efforts through a recently completed public art engagement process with FORECAST art. Additionally, the Hopkins Park Board has reviewed the project design on two occasions, in June 2022 and again in February 2023, providing input, and ultimately recommending project approval to Hopkins City Council.

MCWD staff and HDR will present the bid-ready package to the Board on May 11, 2023. Bid timing is currently being coordinated with the anticipated construction schedule of specific elements of the Alatus development, but having final construction documents in hand provides MCWD with flexibility to move forward quickly once an optimal bid window is determined.

Final Design (100%)

Baseline and Alatus Alternatives

Early in the project process, two alternatives were produced as part of the schematic design: 1) a Baseline Alternative which built out MCWD's stormwater and greenway project and reserved a portion of the site for a future transit-oriented development (TOD), and 2) an Alatus Alternative which merged MCWD's stormwater and greenway project with Alatus' proposed TOD. Throughout late 2021 and the first half of 2022, Alatus rapidly advanced the design of its development to secure land use entitlements by the end of 2021 and LIHTC and private funding for Building A in July 2022. This allowed MCWD's 60% and 90% designs to proceed along the Alatus Alternative while maintaining the ability to shift to the baseline alternative if necessary.

Project Components

The major components of the project are broken out below to demonstrate that portions of the project could be prioritized or constructed in phases if necessary. Construction phasing continues to be a topic of consideration as the partners respond to market conditions and determine how to move the coordinated project forward most efficiently. Staff will detail some of these considerations as part of the final design presentation to the Board.

Stormwater

At the heart of MCWD's capital project is the regionalization and treatment of 270 acres of stormwater that currently empties untreated into Minnehaha Creek. This stormwater will be brought to the 325 Blake Road site through two diversion pipes (already constructed) and treated in a stormwater pond in the eastern portion of the site. The pond is designed to be functional yet aesthetically pleasing for users of the Minnehaha Creek Greenway trail extension and

future residents of the Alatus development. The pond is designed to tie into the Alatus development through a pump and cascade system, which offsets the volume of the pond reduced by the development footprint and provides added water quality benefits.

Greenway and Trails

Another core element of the project is the extension of the Minnehaha Creek Greenway, providing a connection through the site between the Cedar Lake LRT Regional Trail and Cottageville Park. The design includes a ten-foot bituminous trail running from the Cedar Lake LRT Regional Trail, along Minnehaha Creek and the stormwater pond, across Minnehaha Creek via a pedestrian bridge, and finally to Lake Street to connect to Cottageville Park. The Greenway will be bookended with the Trailhead at the Cedar Lake LRT Regional Trail intersection and the Gateway at the Lake Street and Blake Road intersection to welcome and orient users. The Gateway design has been modified substantially through 60% and 90% design based on input from the design liaisons, Board of Managers, and the City of Hopkins.

Greenway Activity Nodes

In addition to the Trailhead and Gateway, the design includes two activity nodes along the Greenway trail to provide users with connections to the creek and places to gather, while protecting the integrity of the riparian corridor. The Landing is located adjacent to Minnehaha Creek on the 325 Blake Road parcel and will accommodate non-motorized watercraft users, as well as provide picnic areas and more contemplative spaces. The Nature Play area will be located on the Cottageville parcel immediately downstream of the Lake Street bridge and will be connected to the main 325 Blake Road parcel by a pedestrian bridge across Minnehaha Creek. The Nature Play area has continued to be refined since 90% based on input from the design liaisons, Board of Managers, and the City of Hopkins.

Wayfinding and Interpretation

The final design includes directional and informational signage to help users navigate and engage with the site safely and comfortably, as well as artistic interpretive elements to tell the story of Minnehaha Creek, 325 Blake Road, and the water quality benefits derived from the project. Final content of these wayfinding and interpretive features will be completed during construction, when site conditions become evident and the design team can work directly with the selected contractor.

Final Design Submittal – 100% Design Package

HDR delivered a final design package that includes:

- Construction drawings: Landscape and engineering plans
- Standard details package: Landscape and engineering details, plans and plates
- Specifications: Construction specifications for bid
- Opinion of Probable Cost: Updated cost estimates based on 100% drawings
- Operations, Maintenance, and Monitoring (OMM) Plan: An OMM plan detailing annual and long-term operations and maintenance, including an inspection plan, lifecycle expectations, and maintenance costs
- Final Design Memorandum: Technical data, studies, modeling, and community engagement summaries and documentation supporting the design.

Next Steps

At the May 11, 2023 Board meeting, staff and design consultants will present the final design package for the 325 Blake Road Restoration and Redevelopment project and seek Board approval of the final design. MCWD staff will also provide a brief general project update, including the status of outside funding sources and the Alatus development.

Supporting documents (list attachments):

- 100% design package (less specifications and details package due to size)



RESOLUTION

Resolution number: 23-026

Title: Approval of Final Design for 325 Blake Road Regional Stormwater and Greenway Project

- WHEREAS the Minnehaha Creek Watershed District (MCWD) acquired 325 Blake Road, Hopkins, MN in 2011 as a key piece of the Minnehaha Creek Greenway in St. Louis Park and Hopkins;
- WHEREAS the MCWD is implementing a regional stormwater project at 325 Blake Road to treat polluted stormwater that flows into the creek from approximately 270 acres of surrounding area and to restore more than 1,000 feet of creek frontage and is planning for this work with three accompanying Cottageville Park parcels bordering the creek, collectively the 325 Blake Road Regional Stormwater and Greenway and Cottageville Park Phase II Riparian Restoration Project. The project, including the anticipated adjacent development, is commonly referenced by its shortened title “325 Blake Road Restoration and Redevelopment”;
- WHEREAS as of March 2020, the construction of both the Powell Road and Lake Street stormwater diversion systems are complete, with the diversion structures remaining bulk-headed until the treatment facility at 325 Blake Road is constructed;
- WHEREAS on August 27, 2020, the MCWD Board of Managers authorized the execution of a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road;
- WHEREAS on August 27, 2020, the MCWD Board of Managers approved the release of a Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration, which sought landscape architecture and engineering services to complete integrated stormwater management, ecological restoration, and public open space improvements at 325 Blake Road and accompanying parcels;
- WHEREAS on December 3, 2020, the MCWD Board of Managers authorized final negotiation and execution of a contract for design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc.;
- WHEREAS due to project complexity and uncertainty, the MCWD Board of Managers determined it was prudent to contract for a scope of services that included an additional task not solicited in the RFP to further define the public realm and potential redevelopment footprints and re-scope the later stages of the project after a schematic design (30% design) was produced;
- WHEREAS the MCWD conducted an extensive stakeholder engagement campaign to establish specific project and design goals, including a series of listening sessions with the community, MCWD Board of Managers, and Hopkins City Council (January – March 2021), community open houses (June – July 2021), preference surveys in English, Spanish, and Somali, and a design charrette with regional agency and development partners (July 13-14, 2021);
- WHEREAS the MCWD Board of Managers accepted the 30% design memorandum and schematic design for 325

Blake Road Restoration and Redevelopment on September 23, 2021 upon finding that HDR had satisfactorily completed the tasks and produced the deliverables included in the contract authorized by the MCWD Board of Managers; and that the schematic design satisfies all major project needs and accurately reflects the project goals defined in the Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road;

WHEREAS MCWD staff presented the schematic design to the Hopkins City Council on October 12, 2021 and the Council expressed support for the design and design direction;

WHEREAS the MCWD Board of Managers found that it was prudent to advance all project elements from schematic design through final design and produce a construction phasing plan;

WHEREAS on November 4, 2021, the MCWD Board of Managers authorized execution of a contract for Phase II design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc.;

WHEREAS the MCWD conducted further significant community engagement to inform the 60% design process, including participating in a neighborhood meeting hosted by development partner Alatus (November 15, 2021), hosting a virtual community meeting (January 24, 2022), and conducting informational session with students at Hopkins West Junior High (February 11, 2022). Surveys in English and Somali were available during the events and online for participants to express their preference for various project components;

WHEREAS on February 24, 2022, the MCWD Board of Managers approved the 60% design including the production of plans; specifications; Operations, Maintenance, and Monitoring Plan; design memorandum; and opinion of probable cost;

WHEREAS on August 11, 2022, the MCWD Board of Managers reviewed the 90% design package at its Operations and Programs Committee, and further directed staff and HDR on the development of the final plans and specifications for the project;

WHEREAS on December 15, 2022, the MCWD Board of Managers received a final design briefing at its Policy and Planning Committee (PPC) meeting to gather final comments and finalize 100% design;

WHEREAS the city of Hopkins and Alatus Development have remained valued and engaged partners throughout the entire design effort, including the Hopkins Park Board having reviewed the project design on two occasions, in June 2022 and February 2023, providing input, and ultimately recommending the project for approval to the Hopkins City Council;

WHEREAS the 100% design meets MCWD's project goals and HDR has satisfied the contractual terms associated with 100% design, including the production of plans; specifications; Operations, Maintenance, and Monitoring Plan; design memorandum; and opinion of probable cost;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers approves the 100% design submittal for the 325 Blake Road Restoration and Redevelopment project produced by HDR, Inc.

Resolution Number 23-026 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: May 11, 2023.

Secretary Date: _____