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## IMPLEMENTATION

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## IMPLEMENTATION

Implementation of planned park improvements is a critical aspect of planning. This has been a key community desire throughout the planning process and is the most important factor in gaining and keeping the public trust.

Most of the projects identified in this plan will be implemented through MPRB's Capital Improvement Program (CIP). The CIP charts a six-year plan for funding specific park projects. It is revised each year through a public process led by the MPRB Commissioners and staff. Beginning with the 2017-2022 CIP, MPRB implemented new racial equity and investment/condition measures to guide selected capital improvements. This is a requirement of the 20-Year Neighborhood Parks Plan (NPP20), a historic agreement between MPRB and the City of Minneapolis to fund the neighborhood parks at increased levels until 2037 (20 years from the

inception of the agreement). Through this additional funding, many of the projects identified in the SW Parks Plan will be considered for implementation based on the new project selection criteria.

When parks reach their funding year in the CIP a project is initiated and a project manager (PM) is assigned. The assigned PM works with MPRB staff from various departments, as well as with community members, to determine the scope and schedule of the project, based on guidance from the master plan. This so-called "participatory project scoping" allows MPRB staff and community members to have a say in exactly what gets built and how the construction project is sequenced to minimize impact to the public and to operational needs. Essentially, a PM is given a budget (by the CIP) and an overall concept of the park (by the SW Parks Plan) and works with stakeholders to decide what exactly to implement.

For that reason, the SW Parks Plan does not include prioritizations between parks or even of aspects of each park's design. Prioritization is determined when a capital improvement project is initiated, allowing for community prioritization at the time of improvement.

Some SW Parks Plan projects may be implemented in collaboration with outside agencies, including the City of Minneapolis and Minneapolis Public Schools, watershed districts, or community and nonprofit partners. In these cases, it is likely that non-MPRB funding will be brought to the table to implement projects identified in this plan. Such collaborations are encouraged, to further leverage MPRB funds for implementation.

## ACCOUNTABILITY

Without consistent and regular tracking of implementation efforts, the importance of the planning process will be lost and the public trust will be broken.

To improve accountability and spur implementation, MPRB is developing a single checklist showing implementation status of the various improvements at every park in every master plan across the entire system. This implementation checklist will live in a digital format on the MPRB Planning Division network. In this form it can be updated regularly. It can also serve as a guide to work planning across divisions. Some items on the implementation checklist will not be accomplished simply through a funding allocation and a design and construction project. Some require partnership with other agencies or community groups; some require policy assessment, land management tasks, or changes in maintenance practices; some can be accomplished with NPP20 rehabilitation funds; some can be accomplished by MPRB trades and in-house labor. Regardless of MPRB division or outside partnership, all implementation will be documented on the checklist and reported at least annually to the MPRB Commissioners and general public.

**MPRB Staff will complete the appropriate line item on the digital implementation checklist upon completion of a project or task. MPRB Planning staff will submit a current checklist to the MPRB Commissioners at least annually.**



## COST ESTIMATES

The cost to transform neighborhood parks is a critical element of this master plan. A realistic understanding of the project costs (all costs involved in design and construction) will help the MPRB to prioritize the many projects identified across the system. At this stage in the development of these projects, the costs are based on the preliminary design and planning for each site, detailed in Chapter 4.

The overall cost estimate is based on the park-by-park cost estimates included in Chapter 4. The cost estimates break the park plans down into logical “projects,” such as a wading pool, basketball court, or walking path rehabilitation. The unit prices are based on analysis of past construction projects and are priced at the base year of 2020. Capital improvement planning and budgeting for later years will require addition of an escalation factor.

These cost estimates are just that: estimates. Over the life of the SW Parks Plan, construction practices, materials, design detailing, and labor costs will certainly change. At five year increments after adoption of the SW Parks Plan, MPRB staff should revisit the unit prices that form the basis for these cost estimates and revise them if necessary.

In addition, the final cost of a park project is often determined by the details that are finalized or better understood in the latter stages of design—or even as the improvements are about to be constructed. Time also plays an important role as the cost of construction can vary with time due to inflationary factors as well as factors relating to construction

activity and economic conditions. The costs presented in this master plan should be considered “planning level” and reflect 2020 dollars. That is, they are not based on final construction documents and they utilize assumptions about the cost to permit, mobilize, and prepare the park site for development. Significant contingencies (as a percentage of construction costs) have therefore been included for both design and construction, but will be refined as timing and plans become more definite.

The following figure summarizes the total cost of improvements for each park currently included in this master plan. Costs for replacing ALL assets in the park plans are included in the estimates, even if the asset is in good condition and will not be relocated. The assumption is that during the 20-30 year life of the SW Parks Plan, ALL assets will be replaced. Project-by-project cost estimates are included in the “park packets” in Chapter 4. Costs are separated into neighborhood, regional, and total amounts.

### THE COST ESTIMATE AND IMPLEMENTATION CHECKLIST HAS A STANDARD SERIES OF COLUMNS:

- **Park Name** refers to the park in which a project will take place.
- **Asset Type** refers to one of seven categories of improvement: Aquatics, Play, Athletics, Courts, Winter, Landscape, and Other
- **Project** is a description of the improvement.
- **2020 Estimated Cost** is the estimated dollar amount to implement the project, and includes

design, construction, contingency, and incidental costs like turf establishment, demolition, and associated pathways.

### NOTES ON COST ESTIMATES FOR MPRB STAFF

- Costs incidental to a project (including turf restoration, demolition, fencing, etc.) are included in the estimated project cost
- Furniture and other amenities (including signs, benches, tables, etc.) are included in the “Miscellaneous signs, landscaping, furniture” line item for each park, as a percentage of the total other investment in that park. Capital improvement planning may want to include additional funds for other amenities to be implemented along with major projects.
- Items included in the ADA Transition Plan are not specifically tabulated in the cost estimates and are not shown in detail on the plans. Project managers involved in projects in Southwest Service Area parks should review the ADA Transition Plan and consider adding complementary improvements to their projects.

PARK	2020 ESTIMATE	ACRES	IMPROVEMENT COST PER ACRE	NOTES
28TH STREET TOT LOT	\$ 1,421,861	0.6	\$ 2,369,769	
ALCOTT TRIANGLE	\$ 439,113	0.26	\$ 1,688,896	
ARMATAGE PARK	\$ 8,923,309	17.21	\$ 518,496	
BRYANT SQUARE PARK	\$ 3,435,499	3.66	\$ 938,661	
CHOWEN TRIANGLE	\$ 23,032	0.06	\$ 383,873	
CLINTON FIELD PARK	\$ 1,669,557	1.47	\$ 1,135,753	
DELL PARK	\$ 52,811	0.78	\$ 67,706	
ELMWOOD TRIANGLE	\$ 15,000	0.01	\$ 1,500,000	
FREMONT TRIANGLE	\$ 16,133	0.02	\$ 806,631	
FULLER PARK	\$ 3,718,185	2.13	\$ 1,745,627	
GLADSTONE TRIANGLE	\$ 509,024	0.06	\$ 8,483,740	
KENNY PARK	\$ 7,583,670	9.23	\$ 821,633	
KENWOOD PARK	\$ 7,184,057	32.94	\$ 218,095	
KENWOOD PARKWAY	\$ 127,023	17.13	\$ 7,415	
KINGS HIGHWAY	\$ 1,002,910	18.29	\$ 54,834	
LEVIN TRIANGLE	\$ 1,357,482	0.3	\$ 4,524,938	
LINDEN HILLS BOULEVARD	\$ -	5.71	\$ -	RECOMMENDED FOR DIVESTMENT
LINDEN HILLS PARK	\$ 6,123,553	7.85	\$ 780,070	
LYNDALE FARMSTEAD PARK	\$ 5,093,142	17.23	\$ 295,597	
LYNDALE SCHOOL POOL	\$ 303,052	0.12	\$ 2,525,431	
LYNNHURST PARK	\$ 10,693,721	8.11	\$ 1,318,585	
MUELLER PARK	\$ 3,563,943	1.85	\$ 1,926,455	
PAINTER PARK	\$ 4,714,220	2.95	\$ 1,598,041	
THE MALL PARK	\$ 1,943,378	4.91	\$ 395,800	
THE PARADE PARK	\$ 34,545,534	45.77	\$ 754,764	
PARK SIDING PARK	\$ 1,177,601	1.39	\$ 847,195	
PENN MODEL VILLAGE TRIANGLE	\$ 165,798	0.16	\$ 1,036,239	
PERSHING FIELD PARK	\$ 5,951,136	8.51	\$ 699,311	
RESERVE BLOCK 40 PARK	\$ 1,163,147	1.67	\$ 696,495	
REV. DR. MARTIN LUTHER KING JR. PARK	\$ 9,222,785	18.51	\$ 498,260	
RUSTIC LODGE TRIANGLE	\$ 60,434	0.09	\$ 671,492	
ST. LOUIS TRIANGLE	\$ 120,122	0.05	\$ 2,402,444	
SMITH TRIANGLE	\$ 464,812	0.26	\$ 1,787,740	
STEVENS SQUARE PARK	\$ 2,404,433	2.51	\$ 957,941	
THOMAS LOWRY PARK	\$ 322,755	1.46	\$ 221,065	
VINELAND TRIANGLE	\$ -	1.13	\$ -	RECOMMENDED FOR DIVESTMENT
WASHBURN AVENUE TOT LOT	\$ 2,187,229	1.63	\$ 1,341,858	
WASHBURN FAIR OAKS	\$ 1,604,984	7.56	\$ 212,299	
WAVELAND TRIANGLE	\$ 881,908	2.15	\$ 410,190	
WEST END TRIANGLE	\$ 49,970	0.26	\$ 192,194	
WHITTIER PARK	\$ 5,143,824	3.64	\$ 1,413,138	
WINDOM SOUTH	\$ 1,786,128	2.25	\$ 793,835	
<b>SWSAMP NEIGHBORHOOD TOTAL</b>	<b>\$ 137,166,276</b>	<b>251.88</b>	<b>\$ 544,570</b>	

## COST ESTIMATE TOTALS BY NEIGHBORHOOD PARK





## USING THIS DOCUMENT FOR IMPLEMENTATION

This document is intended to be used by MPRB staff, elected officials, and the general public as a resource for implementation. It is a guide for future designers, elected officials, and partners.

### USING THIS DOCUMENT FOR PROJECT DESIGN AND CONSTRUCTION

Once a project is funded and a project manager is assigned, that project manager shall consult the resources contained in this document as a basis for participatory project scoping. This document shall govern the type of asset to be constructed (natural play v. traditional play; wading pool v. splash pad) as

well as its general location and size. All park plans are available in AutoCAD. These files can be overlain on a surveyed base to guide detailed design. During the project scoping and detailed design process, project managers should:

- Communicate clearly with the community about the parameters set forth in this master plan and the level of decision-making and input community members can have
- Consult with the community to prioritize elements within these master plans for initial implementation

- Verify that any known land use issues have been resolved by first checking the “park packet” to see if their park has any, and then referencing the implementation checklist to ensure completion, where applicable
- Examine all projects in the list for their park, to consider if other leveraging opportunities exist, through grants, private fundraising, park dedication fees, or other funding sources



### USING THIS DOCUMENT IN PARTNERSHIPS WITH OUTSIDE AGENCIES, ORGANIZATIONS, AND NONPROFITS

It is likely that portions of this master plan will be implemented in partnership with outside groups. There is significant community interest in certain elements of these designs. Partnerships in funding and implementation are encouraged, but they should be guided by the plans contained in this document. During discussions with potential outside partners, MPRB staff should clearly communicate that **ONLY** items contained in this document will be considered for partnership, in respect for the community priorities in these neighborhood parks.

### USING THIS DOCUMENT TO GUIDE EXPENDITURES OF PARK DEDICATION FEES

MPRB collects park dedication fees from all development projects within the City of Minneapolis, with some exemptions and exceptions. These fees—in most cases—must be spent within the neighborhood they were generated. They must be spent on **NEW** park amenities and cannot generally be used for like-for-like replacement. There are many new proposals in this master plan that would be eligible for park dedication funding. In fact, because this plan is the community's guide to park implementation, park dedication fees should almost always be directed toward implementation of this plan. Park dedication fees are allocated through the CIP process and are most effective when they leverage existing capital projects. Therefore, CIP planners should use this plan as a guide during the CIP process to consider options for park dedication fee allocation. In addition, the general public should use this document as a guide to making suggestions on allocation.



## AMENDING THIS PLAN

In order to remain a living, useful document for future park planners, designers, elected officials, partners, and community members, the SW Parks Plan must be able to change when necessary. Any departure from the guiding principles and plans contained in this document must be accomplished by an action of the elected Board of Commissioners according to applicable policies and procedures. The affected community should also be involved in that decision-making, per MPRB community engagement policy.

There are several likely reasons that the SW Parks Plan will need to be amended. The following checklists outline the tasks necessary to amend and update the SW Parks Plan. It is critical that SW Parks Plan documents and resources are updated after amendment approval, so MPRB staff and the general public have only the most up-to-date plans. Appropriate MPRB staff shall perform the tasks in the applicable checklist when an amendment is contemplated.

### AMENDMENT AS A RESULT OF REQUEST

Because the park plans in the this document assume the existing footprints of recreation centers (or propose very tentative building changes), any planned modification to recreation center buildings will impact the design of the park. In the case of a recreation center expansion, reconstruction, or decommissioning, the SW Parks Plan must be amended.

- Refer to the community engagement summary in this document for the park in question, to understand the baseline community desires at the time of the SW Parks Plan
- Engage with the community around and users of the park to determine how the park design should change to accommodate changes in the recreation center. Follow MPRB community engagement policy
- Achieve MPRB Commissioner approval for the modified park plan
- Modify park plan in AutoCAD and replace AutoCAD basemap in network park folder
- Modify and update digital cost and maintenance estimates
- Modify park narrative sections to reflect new design, and note date and reason for amendment
- Replace PDF park packet in network park folder and main SW Parks Plan document
- Modify overall service area facilities map and spreadsheet, if park change adds or removes planned facilities, and replace in main SW Parks Plan document
- Update the digital implementation tracking form, if change adds or removes planned facilities
- Add the note “Amended, Month/Year” to the cover of the SW Parks Plan document
- Add the signed amendment resolution to Appendix Z

### AS A RESULT OF DETAILED SITE DESIGN

It is possible that, during detailed design, unknowns will come to light that require modifications to locations of elements within the park. Such modifications should be the result of actual site conditions that prevent implementation of the plan as drawn, not merely a desire to depart from the plan. Amendment is not necessary for moderate to minor changes in location or size of amenities. Amendment is necessary if any planned amenity would be eliminated, a new facility added, or a planned facility fundamentally altered in its recreational potential or purpose, such as a change between full and half-court basketball, or between a wading pool and splash pad. In such cases, the SW Parks Plan must be amended, with the amendment coming forward for approval concurrent with approval of the schematic design that forced the amendment.

- Achieve MPRB Commissioner approval for the modified park plan
- Modify park plan in AutoCAD and replace AutoCAD basemap in network park folder
- Modify and update digital cost and maintenance estimates
- Modify park narrative sections to reflect new design, and note date and reason for amendment
- Replace PDF park packet in network park folder and main SW Parks Plan document
- Modify overall service area facilities map and spreadsheet, if park change modifies or removes planned facilities, and replace in main SW Parks Plan document

- Update the digital implementation tracking form, if change adds or removes planned facilities
- Add the note “Amended, Month/Year” to the cover of the SW Parks Plan document
- Add the signed amendment resolution to Appendix Z

### BY ADDING DESIGNATED URBAN AGRICULTURE AREAS

The neighborhood park plans serve as the official designation of urban agriculture areas in the MPRB system. When urban agriculture areas are added, removed, or modified, the SW Parks Plan must be amended.

- Achieve MPRB Commissioner approval for the modified park plan(s)
- Modify urban agriculture designation on park plan(s)
- Modify park narrative sections to reflect new design(s), and note date and reason for amendment
- Replace PDF park packet(s) in network park folder and main SW Parks Plan document
- Modify overall service area facilities map and spreadsheet, and replace in main SW Parks Plan document
- Update the digital implementation tracking form
- Add the note “Amended, Month/Year” to the cover of the SW Parks Plan document
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