Water Works Mezzanine Phase

The Water Works project site is a 6 acre area in Mill Ruins Park, on the west bank of the Mississippi River just north of the Stone Arch Bridge connection.
May, 2017 Evolved Concept

Project is bound by First Street on west, Third Avenue Bridge on north, West River Parkway on east, and Fifth Avenue on south. Adjacent buildings include the Crown Roller Mill (city offices), Riverwest (residential tower), Engine House (offices) and Mill Place (offices). West River Parkway divides the current project site from the river. The second phase of the project (Riverside Phase) will address the shoreline and area to the south and seating and flexible park space. The one story pavilion also has a usable rooftop deck that is generally at the elevation of First Street. North of the pavilion are the city steps that terrace from First Street down to the lower park level and can be used as informal social seating and gathering for performances. Adjacent to, and north of, the city steps, the hillside provides a natural area and children’s place space overlooking the park below. In front of the city steps and hillside, a lawn area allows for flexible park uses.
What Has Happened from May – November, 2017

- Two public open houses, online survey, meetings and discussions with over 20 community groups and organizations
- June – MPRB Concept approval
- Archaeological exploration conducted
- Food vendor recommended – Letter of Intent being drafted
- Former Fuji Ya selective deconstruction and stabilization in process
- $900,000 grant agreement with Mississippi Watershed Management Organization
- $13m of $17.7m philanthropic goal achieved
Fuji Ya Selective Deconstruction and Stabilization

The former Fuji-Ya restaurant was built into and on top of the former Bassett Sawmill. The restaurant was closed in the early 1990’s and the building condition deteriorated to the point that it was unsafe and could not be secured or salvaged. Because both Fuji Ya and the Bassett Sawmill have historic value, MPRB has been working with the regulatory agencies to document and remove the top floor of the building.
Since May the team has worked to refine the concept and align the design with cost projects. A few key changes include the conversion of the south plaza from a usable event space to a circulation area that provides an accessible way from the upper First St level down to the lower Parkway level, removal of one accessible route from First Street just north of the building down to the woonerf level, the removal of the parkway crossing near the Third Avenue bridge. A future bicycle route will continue along the rail terrace under Third Avenue Bridge to a crossing upstream. MnDOT is determining the scope of their Third Avenue Bridge project. It is likely that the area along the rail terrace will be needed for staging and construction and so MPRB plans to wait on improvements in this area.
The First Street and Fifth Avenue intersection is about 20 feet higher than West River Parkway. An accessible ramp at the southern corner of the project will bring pedestrians down to the lower park and parkway level where the main building entrance is. The northern end of the pavilion rooftop is accessible from the First Street sidewalk. Adjacent to the pavilion, the city steps also provide access from First Street to the lower level of the park. At the northern end of the site, the First Street and Third Avenue Bridge intersection is about 33 feet higher than West River Parkway. The woonerf connection is a bicycle and pedestrian access route in from the Second Street which enters the park about 14 feet above the parkway. The bicycle and pedestrian route connects the woonerf to the lower plaza in front of the building. The Crown Roller Mill south of the First St and Fifth Ave intersection will have an accessible pedestrian ramp behind it.
Pavilion Interior
Environmental Practices

- Building will meet State B3 standards for environmental building practices and energy efficiency
- Agreements with neighboring properties are in progress to reuse rooftop rainwater
- Building will incorporate bird safe glass and other
- Native plants with food, medicinal, and ecological value
Schedule through late 2019 opening

- November: MPRB approval of schematic design and Sioux Chef Letter of Intent
- Dec–Jan: Design development, reviews and permits
- Feb, 2018: Fuji Ya selective deconstruction and stabilization complete
- April - June: Excavation and archaeology work around mill remnants, rehabilitation of walls
- Sept - Oct: Park and pavilion construction begins
- Late 2019: Park and pavilion open