



**MINNEAPOLIS PARK & RECREATION BOARD  
COMMUNITY ENGAGEMENT PLAN**

**Project Title:**

**Lyndale Farmstead Recreation Center Building Improvements  
3900 Bryant Avenue South**

**MPRB Division: Planning**

**Project Manager: Dana Murdoch**

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As required by the Minneapolis Park and Recreation Board (MPRB) Code of Ordinances, every construction or redevelopment project undertaken within the MPRB Capital Improvement Program (CIP) is to have a community engagement plan. The plan serves as a guide for the community engagement process through the phases of planning and project development. The plan may be modified as circumstance warrants during project duration. Substantial modifications are to be communicated to stakeholders and the MPRB Board of Commissioners.

**Park History**

The park was once the site of William S. King's "Lyndale Farm." King's one-time farmhouse, the last vestige of the farm, still stood in 1920 on the last parcel of land acquired for the park at 39th and Bryant. It was once the headquarters of a 1,400-acre farm that encompassed almost all of Lake Harriet. MPRB records indicate that the first deed to any part of this property was purchased in 1896.

The Lyndale Farmstead Recreation Center is only one of a handful of facilities within Lyndale Farmstead Park. The modest play facilities that were created in the park were upgraded in 1977 when the recreation center was constructed near 39th and Bryant and the playground was rebuilt.

The most recent developments in the park included a new playground and general site improvements in 2002. The East Harriet neighborhood contributed neighborhood revitalization funds to the project, but the bulk of the cost was paid with city bonds. The kitchen in the recreation center was upgraded in 2008.

**Project Description**

Lyndale Farmstead Recreation Center was identified in the 2017 Budget Rehabilitation Program for building improvements. On 1/10/2017, MPRB staff from across multiple departments (Recreation, Environmental Stewardship, Community Outreach, Communications, Park Police, and Planning) participated in meetings to scope the needs and priorities for building improvements for Lyndale Farmstead Park Recreation Center.

**Priorities**

- 1. Air conditioning                      will add program time / revenue
- 2. Entry / Lobby                         create gathering space, welcoming, community

**Facility Notes**

- 1. Life Safety                                door hardware and egress reviewed and updated in 2017
- 2. Hazardous materials                asbestos containing materials: floor tile mastic, sink undercoating, window glazing
- 3. ADA                                         drinking fountain height, countertop heights, toilet rooms
- 4. Building envelope                    windows are failing, some not operable
- 5. Mechanical                             old furnaces, cold in winter, assume adding A/C if replacing
- 6. Electrical                                exterior building light is very low, access to electrical wiring is limited, all original lighting
- 7. Roof                                        not priority for replacement or repair
- 8. Security                                 no immediate need for cameras r other added security

East Harriet Farmstead Neighborhood Association (EHFNA) has requested that additional program space be added to the building with funding through the Neighborhood Revitalization Program (NRP). An introductory agreement letter has been initiated between MPRB and EHFNA and both are working together to this goal. In addition, Park Dedication Fee funding can be directed toward this portion of the scope of work as it provides new program space in the park.

**Project Funding Source(s)**

Total project budget including construction and project cost costs:

<b>2017 CIP</b>	
2018 Neighborhood Capital Levy	\$35,960
<u>2018 NPP20</u>	<u>\$276,500</u>
Total	\$312,460

**Engagement Recommendation**

**Level of Engagement: INFORM**

1. The Lyndale Farmstead Recreation Building Improvements project is primarily to improve the building with consideration to improvement of program spaces as applicable.
2. The community engagement goal of this project is to provide stakeholders with factual, balanced, and timely information to help them understand the project.
3. A Community Advisory Committee is not required for this project.

	<b>Inform</b>	<b>Consult</b>	<b>Collaborate</b>	<b>Partner</b>
<b>Engagement Goal</b>	<i>To provide stakeholders with factual, balanced, and timely information to help them understand the project.</i>	<i>To obtain stakeholder feedback on project analysis, alternatives, or decisions.</i>	To work directly with stakeholders throughout the process to ensure that perspectives are consistently understood, considered, and reflected in project decisions	<i>To partner with stakeholders in each aspect of decision making in order to develop and implement collaborative project solutions.</i>
<b>MPRB Promise to the Public</b>	<i>The MPRB will keep stakeholders informed.</i>	<i>The MPRB will keep stakeholders informed, listen to and acknowledge feedback, and work to ensure stakeholder feedback is reflected in alternatives developed.</i>	The MPRB will work with stakeholders for advice and innovation in formulating solutions and incorporate recommendations to the maximum extent possible.	<i>The MPRB and partner entity will be accountable to their roles as negotiated in the partnership and regularly evaluate overall success of the partnership.</i>
<b>Approved Methods</b>	<ul style="list-style-type: none"> <li>• News Release</li> <li>• Staffed Information</li> <li>• Display Information</li> <li>• Meeting</li> <li>• Open house</li> <li>• News conference</li> <li>• Postings</li> <li>• Website</li> <li>• Email subscription</li> </ul>	<ul style="list-style-type: none"> <li>• Surveys: Exit/Follow-up, In-Person, Intercept, Mailed, Telephone, Online</li> <li>• Comment Card</li> <li>• Public Hearing</li> <li>• Focus Group</li> <li>• Public Meeting</li> <li>• Interview</li> <li>• Direct conversation</li> </ul>	<ul style="list-style-type: none"> <li>• Advisory Committee</li> <li>• Public meeting</li> <li>• Workshop</li> <li>• Study group</li> <li>• Design Charrette</li> </ul>	<ul style="list-style-type: none"> <li>• Contract</li> <li>• Partnership</li> <li>• Agreement</li> <li>• Friends Groups</li> <li>• Grant Agreement</li> <li>• Memorandum of Understanding</li> <li>• Memorandum of Agreement</li> </ul>

**Anticipated Project Outcomes:**

The intent for this project is to update and improve the facility at Lyndale Farmstead Park Recreation Center with regards to safety, life safety, accessibility, building envelope, mechanical, electrical, and communications, while considering opportunities to improve use of space to support planned programming.

The project is supported by the MPRB Comprehensive Plan:

**Vision Theme:** *Dynamic Parks that shape city character*

**Goal:** *Parks shape an evolving city.*

### **Stakeholder Roles and Responsibilities**

All stakeholders are expected to provide input toward final project recommendations for approval by the Board of Commissioners. Participants are expected to engage in the process in a manner that promotes respectful civil discourse and enhances mutual understanding of all stakeholder viewpoints. Any requests for public or project information should be directed to the Project Manager.

### **Project Stakeholders**

East Harriet Farmstead Neighborhood Association

### **Elected Officials**

MPRB Commissioner Brad Bourn

City Council Member Lisa Bender

County Commissioner Marion Greene

Minnesota State Senator Scott Dibble

Minnesota State Representative Paul Thissen

Minneapolis School Board Director Ira Jourdain

### **Communications**

Stakeholders above

Elected Officials above

Southwest Journal

Southwest Metro Magazine

### **Project Advisory Committee (PAC)**

MPRB staff has and will continue to convene a PAC of MPRB staff, including representatives from Recreation, Environmental Stewardship, Community Outreach, Communications, Park Police, and Planning. The PAC will meet regularly throughout the project to advise on operational and public access issues.

### **Outreach and Research Methods**

1. Scoping / PAC meetings
2. Project website/email subscriptions
3. Neighborhood organization direct communication
4. Posting
5. Informational Open House
6. Public Hearing

**Project Schedule**

Nov 2016 – Jan 2017	Project scoping with MPRB departments
July 2017	Engage design consultants
March-May 2018	Design development
May 14, 2018	Informational Open House
May 16, 2018	Public Hearing, design approval
June 2018	Finalize construction documents
July 2018	Bidding and construction award contract
September 2018	Estimated start of construction, building closure TBD

**Evaluation Summary**

Following project completion, the project manager will analyze the effectiveness of the engagement process from both stakeholder and organization points of view and will provide a brief summary statement. The summary statement will indicate how the process advances policy goals, and will assist the Board and staff in evaluating and informing an ongoing community engagement process.

**Summary Statement:** *Statement pending plan completion.*