



COMMUNITY ENGAGEMENT PLAN

Project Title: Water Works Mezzanine Phase

MPRB Division: Planning

Project Manager: Kate Lamers

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 multiple 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.

Project Description

A Project of the [RiverFirst Initiative](#), [Water Works](#) is a small space of only a few acres but a pivotal riverfront park development project located at St. Anthony Falls, the birthplace of Minneapolis. The setting is a historic grain milling district chock full of stone ruins, abandoned water power canals, railroad remnants, and a partially-developed park experiencing nearly 2.5 million visits per year (and growing fast). Mill Ruins Park is a captivatingly complex cultural landscape that has become one of most iconic settings in Minnesota.

Mill Ruins Park experienced its first phase of park development through the 1990s. The work was based on a compelling park vision that, among other things, extended West River Parkway, converted the Stone Arch Bridge to a trail, and exposed some of the many existing mill ruins to interpret the water power story of Minneapolis' milling history.

Only the framework aspects of the 1990 vision were completed leaving the park somewhat disjointed, especially in light of surging park visitation. In 2013, the MPRB and Minneapolis Parks Foundation began an in-depth community engagement, conceptual design, and park programming effort for the realization of Mill Ruin's potential as a signature public space; an effort called Water Works. Two stages of Water Works analysis and design were completed; preliminary study and conceptual alternatives. Conceptual design for Water Works was formally adopted by the MPRB in September 2015

The Water Works design builds largely from the 25 year old Mill Ruin Park plan, but expands the plan to the west side of the parkway, infuses greater recreational interests, clarifies complex site circulation and historic restoration, and establishes a clear point of arrival, place of shelter, and visitor services.

The schematic design for Water Works has been informed by a robust program model. This model includes a set of objectives for the site; in summary Water Works shall:

- Serve as a landmark point of entry between downtown and the riverfront

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- Provide a place for diverse and evolving activities through all times and seasons
- Accommodate visitor needs
- Offer a depth of experience

Key tenets of the approved Water Works design include:

- Develop a park building at 1st Street South near the 3rd Avenue Bridge. The building program is anticipated to include food concession, restrooms, indoor/outdoor patio, and outfitting shop.
- Enhance pedestrian and bike connectivity under the Stone Arch Bridge in ways that depict and interpret buried mill ruins.
- Enhance and simplify the bike connectivity at the terminus of the Stone Arch Bridge. Utilize woonerf easement to provide better bike connections from downtown to the riverfront.
- Provide traffic calming features along West River Parkway that give precedence to the bicycle and pedestrian user.
- Create a mezzanine lawn elevated from the parkway as a promontory for play.
- Create an underground rainwater reuse and infiltration system.
- Establish interactive water features on either side of the historic gatehouse that can be easily shut off and drained for performance events.
- Expose elements of the stone seawall upstream from the canal inlet while still improving the ecological function of the shoreline.
- Create multipurpose outdoor “rooms” to interact with the Columbia Mill Ruins along 1st Street South that are accessible from both sides.
- Enhance pedestrian and bike connection under the Stone Arch Bridge in ways that depict and interpret buried Columbia Mill Ruins.
- Modify parkway alignment to provide a greater buffer to the 1st Street/5th Avenue intersection in a manner that also interprets and respects the location of the historic gatehouse and canal.
- Remove and historically record Fuji Ya building to expose historic ruins.
- Incorporated public art, especially within proposed outdoor play rooms along 1st Street South.
- Depict historic inlet canal from the riverbank to the gatehouse by exposing existing walls and bridge piers, using native plantings and pavement details to accurately interpret historic landscape patterns, and bridging a new trail over the mouth of the inlet pond in the location of the historic rail bridge.

Water Works is envisioned to be constructed in two phases with a \$26.8 million total budget. The \$16.6 million Mezzanine Phase is anticipated to be the first phase, with construction beginning in 2017 and concluding in 2019. The \$10.2 million Riverside Phase will follow with construction anticipated to commence in 2021 and conclude in 2023.

Project Funding Source(s)

<u>MPRB Capital Sources</u>	<u>Amount</u>	<u>Expiration</u>
2018 Parks and Trails	\$1,090,485	n/a
2019 Met Council Regional Funds	\$1,782,755	n/a

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2019 Parks and Trails	\$415,325	n/a
Future funding TBD		
<u>MPF Supplemental Sources</u>	<u>Amount</u>	<u>Expiration</u>
\$14.8 million	\$14.8 million	
<u>Potential 3rd Party Supplemental Sources</u>	<u>Amount</u>	<u>Expiration</u>
Joint MPRB and MPF team to pursue funding	Goal of \$10.2 million	

Engagement Recommendation

The anticipated level of engagement for the Water Works plan is a combination of Inform and Consult. MPRB will be presenting project development of many aspects of the plan; for others staff will be seeking public input on design and programming decisions.

Level of Engagement: Inform & Consult

	Inform	Consult	Collaborate	Partner
<i>Engagement Goal:</i>	<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>	<i>To work directly with stakeholders throughout the process to ensure that perspectives are consistently understood, considered, and reflected in project decisions.</i>	<i>To partner with stakeholders in each aspect of decision making in order to develop and implement collaborative project solutions.</i>
<i>MPRB Promise to the Public:</i>	<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>	<i>The MPRB will work with stakeholders for advice and innovation in formulating solutions and incorporate recommendations to the maximum extent possible.</i>	<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>

The Water Works Mezzanine Phase design development and construction will unfold in two general phases. The timeline is approximate and subject to change. This plan is limited to identifying community engagement for the first Mezzanine Phase; further engagement will be developed before beginning future phases.

Mezzanine Phase 1:

- **Design Development and Construction Documents.** MPRB and MPF staff and consultants will develop the conceptual plan through design development and construction documents. The construction project is anticipated to go out for bid in the spring of 2018.

Because Water Works has an MPRB approved concept, any significant changes to the project during the conceptual design phase will be brought to the public and MPRB Board as proposed concept revisions. Concept revisions will include general public engagement, such as meetings, opens houses, or online surveys, as well as targeted outreach to under-represented community members. Concept revisions will be brought to the MPRB Commissioners for a public hearing and approval. Engagement during the concept design phase will generally be at the **consult** level.

Staff anticipates returning to the public and MPRB Commissioners late in the schematic design phase of work. While MPRB approval is not typical for planning projects after conceptual design is approved, Water Works is a large and unique effort. Public and MPRB review after schematic design will allow community members and commissioners to offer input on how the design has developed. Public engagement at this stage will again include general public engagement and targeted outreach. Schematic design work will be brought to the MPRB Commissioners for approval. Engagement during the schematic design phase will generally be at the **inform** level.

- **Construction Administration.** In 2017 through 2019 MPRB staff will be the contracting agent for all construction related to the Project. Community engagement during this phase will include general postings and communications about the construction process, and communications of any significant changes to the project.

Riverside Phase 2:

- The Riverside Phase is anticipated to begin in 2020 and open in 2023. As this phase begins, MPRB and MPF staff will redefine project teams as necessary, and update the project schedule. Community engagement during this phase will begin with an evaluation of how successful engagement was during the Mezzanine Phase and creating an updated community engagement plan.

Outreach Methods

An appointed Community Advisory Committee (CAC) was in place to guide the creation of the Central Mississippi Riverfront Regional Park Master Plan and the Water Works Concept Plan. Both plans, which were adopted by the Board of Commissioners, established the primary park design and programming for Water Works Park. Therefore, an appointed CAC for the remaining design and construction process is not required by ordinance or policy.

Anticipated Project Outcomes

The primary outcome will be construction of the Mezzanine Phase of the Water Works project.

The project supports the following elements of the MPRB Comprehensive Plan

- Theme: Dynamic parks that shape city character
 - Goal: Parks shape an evolving city.
 - Goal: Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.
 - Goal: Focused land management supports current and future generations.

Stakeholder Roles and Responsibilities

All stakeholders are expected to work collaboratively to create and refine research and take an active role in the education of MPRB and MPF and community members. 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.

Identification of Project Stakeholders and Advisors

Project Management Team

MPRB staff will establish a Project Management Team (PMT) to coordinate design/administration and construction processes including the work of outside professional services. The PMT will consist of staff representation from the MPRB and MPF.

General Public

MPRB staff will use the following core methods to keep the general public up to date on the project: public informational open houses, digital communications, presentations to community groups, news releases, maintaining a project website, the GovDelivery email subscription service, and other digital media as appropriate.

Project Stakeholders

MPRB staff will maintain regular contact and coordination as needed with stakeholders that may have a particular interest or involvement in the project. This group may include, but is not limited to the following:

- Adjacent property owners
- Agencies such as the City of Minneapolis, National Park Service, Mississippi Watershed Management Organization (MWMO), Minnesota Department of Transportation (MnDOT), Minnesota Historical Society (MnHS)

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- Community and advocacy groups such as the St. Anthony Falls Heritage Board, Friends of the Mississippi River, neighborhood organizations

Traditionally Under-represented Communities

- MPRB recognizes that the Native American Community has a particular connection to the Water Works area, both the land and the water, and should have a significant level of involvement in the project as it develops. MPRB staff will reach out to community leaders within the Metro area and surrounding tribes.
- MPRB staff will hire liaisons to and/or convene focus groups with traditionally under-represented communities to help create a dialogue about the project. Engagement will be about programming, communications, and operations, as well as design.

Language Translation

MPRB Planning staff will work with MPRB Community Outreach staff and community liaisons to determine translation and interpretation needs.

Project Schedule

April - May, 2017	Public engagement: Concept Design for Mezzanine Phase revisions
June, 2017	Public Hearing and Concept Design Approval for Mezzanine Phase revisions
June, 2017 – August, 2017	Schematic Design for Mezzanine Phase
August, 2017 – March, 2018	Development and Construction Documents for Mezzanine Phase
April, 2018 – Fall, 2019	Construction for Mezzanine Phase
2020	Riverside Phase initiation (community engagement plan and schedule to be updated and amended at this time)

Resources

A portion of the funding dedicated to staff time and consultant fees will be utilized for community engagement. In addition, the project budget includes costs of mailings and other notifications.

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.

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Summary Statement: *Statement pending plan completion*