



ATF Phase I dedication, 2008

# SECTION 12

## Implementation, Costs and Funding

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## IMPLEMENTATION PRIORITIES

Since the 2000 ATF Master Plan was adopted, MPRB and the City of Minneapolis have accomplished much to implement the plan. As shown in Figure 12.1, this includes new park land, infrastructure and community redevelopment. Within ATF Regional Park, successes include the extension of West River Road North extension and riverfront trails, acquisition of the Scherer Brothers site and other properties along the east bank, and development of Edgewater Park. Successes also include the additional community engagement and planning completed in RiverFirst, the City's ATF Master Plan Update and this 2013 ATF Park Plan.

Future implementation phases will depend on project readiness, land acquisition opportunities, funding availability and partnerships. For purposes of this Regional Park master plan, the projects identified in **Section 6: Park Development Concept** have been categorized into near-term and long-term projects. Longer-term projects may be accelerated as opportunities arise. Similarly, funding or partnership opportunities may move a project from the long-term vision into a near-term implementation priority.

Property acquisition for parkland is an ongoing priority for MPRB. Recently, staff capacity was expanded to increase focus on planning and executing property acquisitions within Above the Falls Regional Park.

## NEAR-TERM PRIORITIES

MPRB will focus resources in the near term on properties it already owns, including the following:

- Programming and stewardship of existing parkland and riverbank within the Regional Park
- Park development on the Scherer Bros. site including restoration of Hall's Island (Island and beach completed in 2018)
- Improvements to Sheridan Park by 2014, including a veteran's memorial and East Bank Trail connections (Complete)
- Riverbank access improvements at Marshall Terrace Park, as funding allows; following the City's planned closure of the Upper Harbor Terminal, phased development of West River Parkway with connections to existing city streets;
- Continued development of public water access points and public park amenities
- Continued coordination with the City and County to explore connections from Marshall Street NE to ATF Regional Park and the river
- Development of the first phase of public park amenities at Upper Harbor Terminal

In the near term, MPRB will focus Regional Park resources on properties it already owns.

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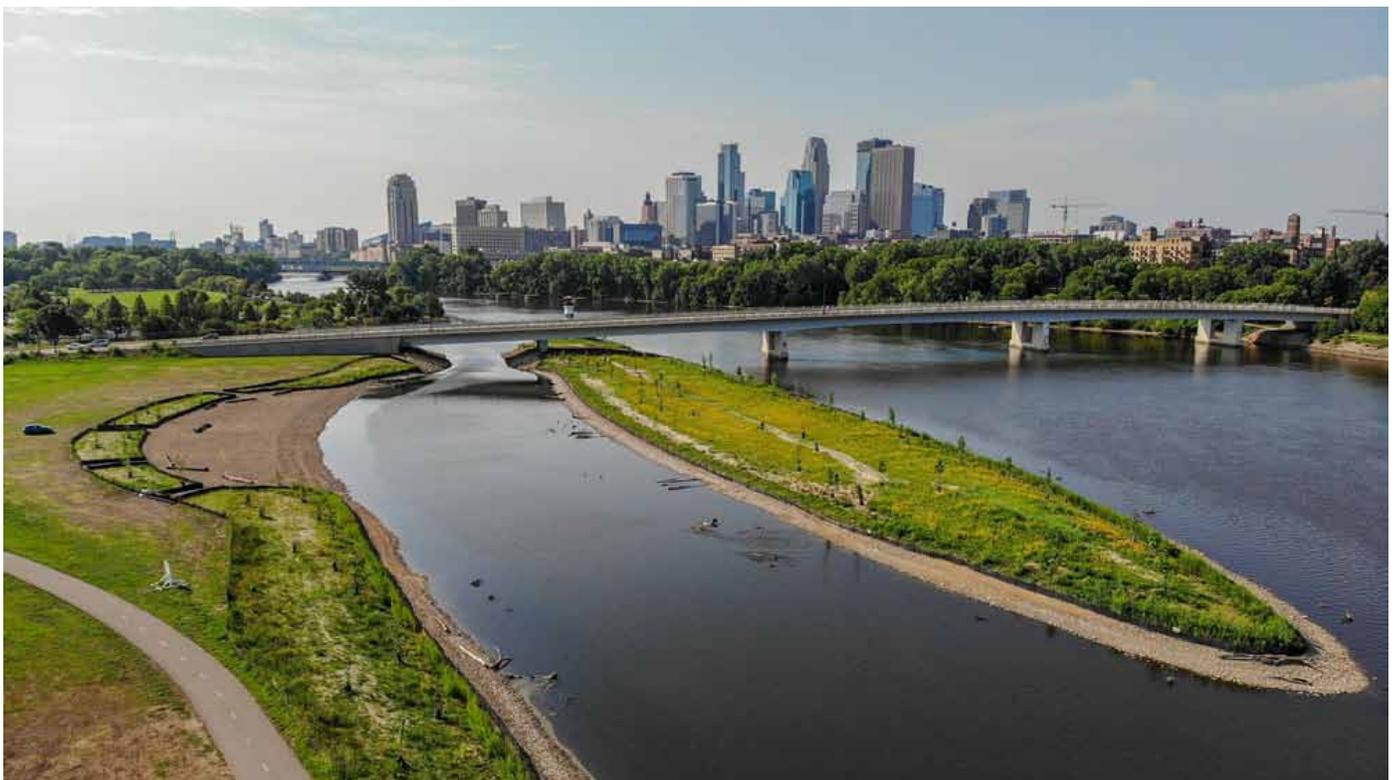
## LONG-TERM PRIORITIES

Long-term priorities in this Regional Park master plan are those that fall outside park lands currently owned by MPRB, will require much more stakeholder engagement, and/or will rely on partnerships and resources still in cultivation. These include:

- Extension of West River Parkway and trails between 22nd Ave North and 41st Ave North, which will require acquisition of many large industrial parcels
- Development of the later phases of park amenities at Upper Harbor Terminal
- Development of Northeast Riverfront Parks and trails as land acquisitions and funding allow
- With the City of Minneapolis and Hennepin County, pursuit of acquiring and converting the BNSF rail bridge as a non-motorized trail connection across the river

## HALL'S ISLAND

As discussed in **Section 6: Park Development Concept**, the recreation of Hall's Island faced many technical and regulatory challenges. In 2012, MPRB invested in schematic design of the park at the Scherer Bros. site, including the proposed park, Hall's Island and the inner channel. The design team tested various design options and engaged with staff from regulatory agencies and partner organizations. The resulting design meets the intent of MN-DNR public water regulations and was constructed in 2018.



*Hall's Island in 2018 (MWMO)*

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## ESTIMATED COSTS

It is difficult to estimate project budgets for many of the park development concepts in this Regional Park plan because they are long-term goals, the designs are conceptual, and the projects are sited on land yet to be acquired. One example is the Upper Harbor Terminal park area at the City-owned Upper Harbor Terminal. The Northside Wetlands Park concept, shown in the RiverFirst vision document, has an estimated budget of \$53 million. This budget is highly speculative, and includes significant contingencies but does not include land-acquisition costs.

## SCHEMATIC DESIGN BUDGET ESTIMATES

In 2012, MPRB invested in schematic design of several projects within the RiverFirst vision. This process tested the projects' technical feasibility, identified implementation steps and estimated project budgets. Using the 2012 estimates as a guide, MPRB allocated funding and worked to secure funds from outside sources to implement some early projects.

MPRB, or partner agencies, have completed initial project work as noted in Table 12.1 below.

*Table 12.1 Completed ATF Projects*

Project	Budget	Status
<b>Sheridan Memorial Park Phase 1</b> <i>Soil remediation, shoreline restoration, trails, Veterans Memorial, visitor amenities</i>	\$1,400,000	Completed in 2015
<b>Plymouth Bridge</b> <i>Limited to protected bikeways</i>	N/A	
<b>Hall's Island</b> <i>Island construction and restoration</i>	\$5,400,000	Completed in 2018
<b>East Bank Trail</b> <i>Trail segment from Plymouth Avenue to Sheridan Memorial Park</i>	\$1,300,000	Completed in 2016

MPRB has updated budgets for several projects that are underway or planned for the near future as noted in Table 12.2.

**Table 12.2 Planned or In-process ATF Projects**

<b>Project</b>	<b>Budget</b>	<b>Status</b>
<b>Sheridan Memorial Park Phase 2</b> <i>Shelter, playground, multi-purpose field, pathways, landscape and visitor amenities</i>	\$1,600,000	Construction started in 2018, completion planned for 2019.
<b>26th Avenue North Overlook</b> <i>Overlook and plaza construction, shoreline restoration</i>	\$1,000,000	Estimated construction start in 2019, completion planned for 2020.
<b>Upper Harbor Terminal</b> <i>First phase of improvements, details are to be determined but likely include a connection to the river along Dowling Avenue, shoreline restoration and river edge treatments, initial visitor amenities, and circulation.</i>	\$12,000,000	Planning for concept design and phase 1 improvements planned for 2019, construction planned to begin in 2020 or 2021.
<b>Graco Park</b> <i>First phase of improvements: details are to be determined but include bridges to Hall's Island, connections to Boom Island Park, and park amenities.</i>	\$4,000,000	Schematic and final design will occur in 2019, construction will be completed in 2022 according to the donation agreement.
<b>Plymouth Bridge</b> <i>Project development by the City of Minneapolis</i>	\$1,300,000	Timeline uncertain

The projected budgets will cover project costs including administration, design and engineering, surveying and testing, construction, and contingencies. Property acquisition and site remediation costs are not included. All budgets are approximate, and may change as internal allocations may be adjusted, and staff seek additional funding.

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## FUNDING SOURCES

MPRB's development of Above the Falls Regional Park will rely on extensive partnerships. For example, at the Scherer Bros. site, the land purchase was by funded by Metropolitan Council regional sources as well as MPRB capital. Site demolition and clean-up was funded by Hennepin County Emergency Response Funds, US American Recovery and Reinvestment Act funds and MPRB capital. Hennepin County has been a strong partner in funding soils remediation at Gluek Park, Edgewater Park, BF Nelson Park, and many other sites in the MPRB system. MPRB has received several grants to assist with park development. In 2012, MPRB received a Federal grant of \$1 million towards the development of the East Bank Trail. In 2014, the Land and Water Conservation awarded a \$500,000 grant for additional park amenities at Sheridan Memorial Park.

The Mississippi Watershed Management Organization has been a substantial partner, supporting Hall's Island, Sheridan Memorial Park, and others with significant grant funds. MWMO supports MPRB with vegetation restoration, stormwater management, innovative water treatment systems, technical help, communications, and more throughout the watershed.

The Minneapolis Parks Foundation (MPF) is a significant funding partner for MPRB. In 2015, MPF and MPRB signed the first fund raising agreement for RiverFirst for two projects. Water Works, a downtown project in former industrial area addresses high existing community needs in the heavily used Mill District. Through this first agreement, MPF is also funding the first stage of improvements to build the 26th Avenue North Overlook (sometimes referred to as the Great Northern Greenway Riverlink). In addition to significant help with capital projects, MPF raises awareness of the combined efforts along the river and elevates community engagement and programming for park projects.

These partners continue to contribute funding to land acquisition, remediation, and park development within ATF Regional Park:

- Metropolitan Council
- Mississippi Watershed Management Organization (MWMO)
- Hennepin County
- City of Minneapolis
- US Department of Transportation grant programs
- Minneapolis Parks Foundation
- Federal and State Agencies that assist with land and water conservation and park development