

Hiawatha Golf Course Area Master Plan

An Amendment to the 2015 Nokomis-Hiawatha Regional Park Master Plan

PUBLIC HEARING – 6:30pm, February 17, 2021



Presentation Objective

- What's a Master Plan?
- Why Are We Planning?
- Planning Responsible Outcomes
- How Did We Get Here?
- Community Engagement
- The Plan
- What Does the Plan Accomplish?
- Balancing Ecology, Golf, and History
- Costs Overview
- Public Comment Period and Process for Tabulating Comments
- Comment Themes
- Modifications to the Plan Based on Low Impact Feedback
- High Impact Themes to Note
- Public Hearing

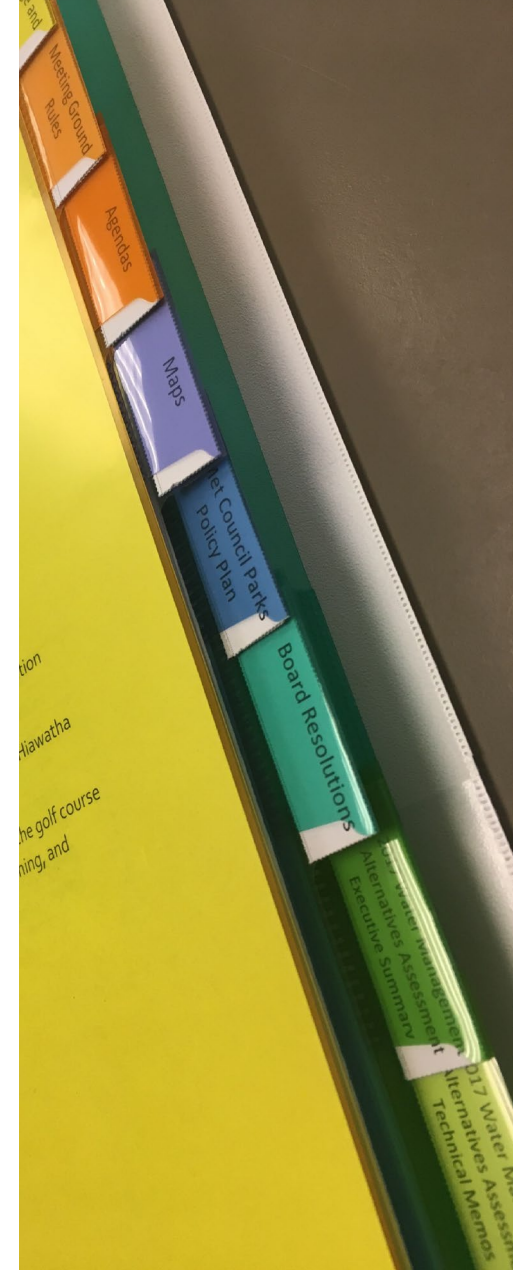


What's a Master Plan?

The Master Plan Document is a Conceptual Roadmap

- It sets the vision to guide long-term development and improvements to the park.
- It guides stewardship.
- It helps ensure park features, functions, and amenities reflect the needs of the community served.
- It strives for long-term financial and ecological sustainability.
- It is a funding tool.

We can't design a solution without first having a goal.

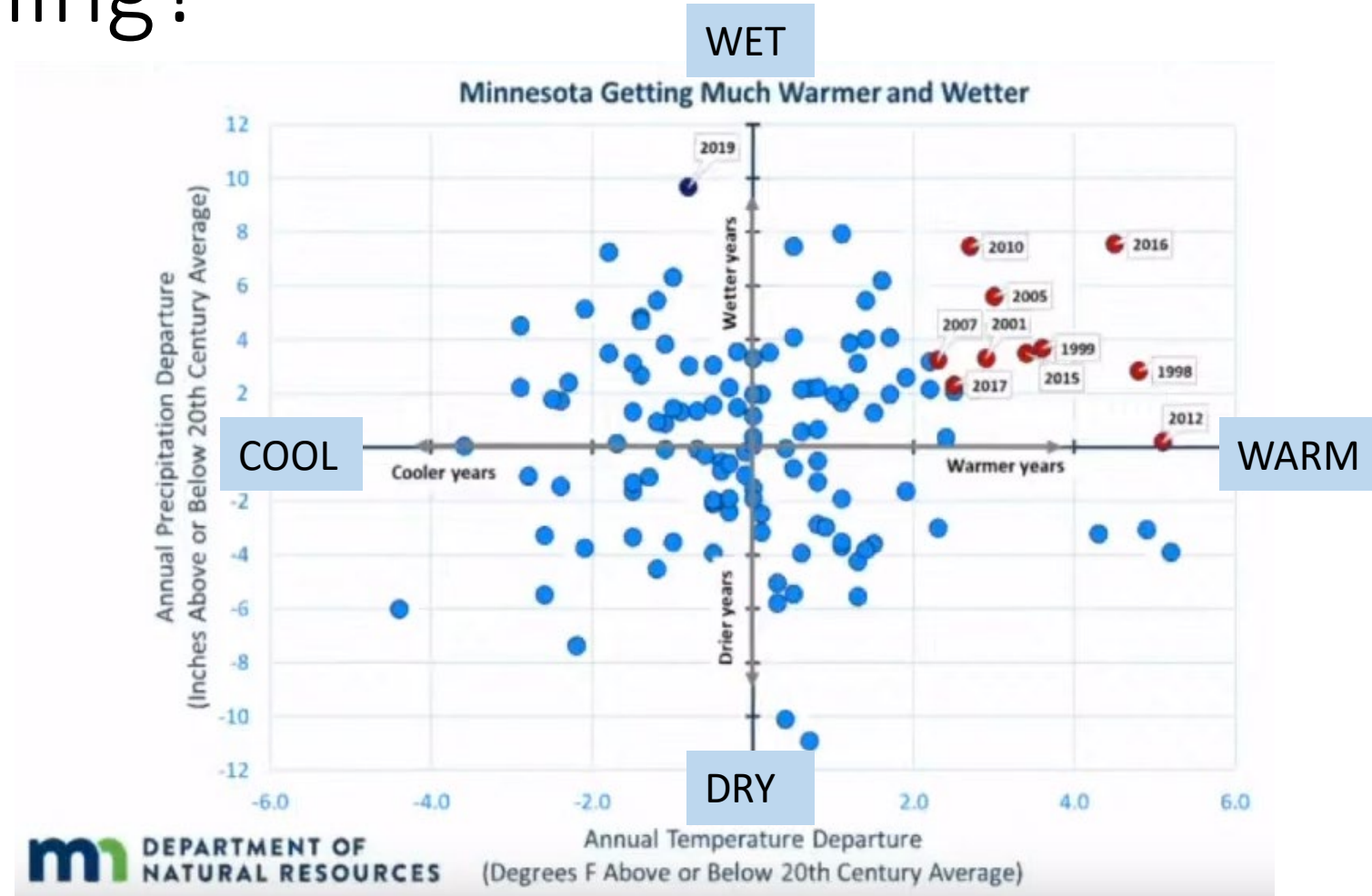


Why Are We Planning?

Obligation to Ecology

State Climatology Office Presentation Jan 6, 2021

- “unprecedented **wetness and warmth already observed**, along with **more damaging rains**.”
- “Despite increased precipitation, normal variations (“ups and downs”) will continue; drought will remain part of our climate.”
- The increase in precipitation is “not an even ramp.” “There will be variations along the way.”
- Drought possible by mid-century, 30 years from now.



Why Are We Planning?

Obligation to Ecology

The plan pushes toward a balance of golf and other activities set in a landscape guided by water management.

It necessarily bends toward ecology in its aspirations.

It recognizing that restoration of natural processes—which were significantly altered by Wirth’s dredging of Rice Lake—are a goal greater than those supporting human activities on the site.

Choices favor preservation, conservation, and restoration.

The restoration of sustainable water patterns and recreation, balanced in a new ecologically-driven landscape, form the higher-order goals inherent in the plan.



Planning Responsible Outcomes

Social Responsibility

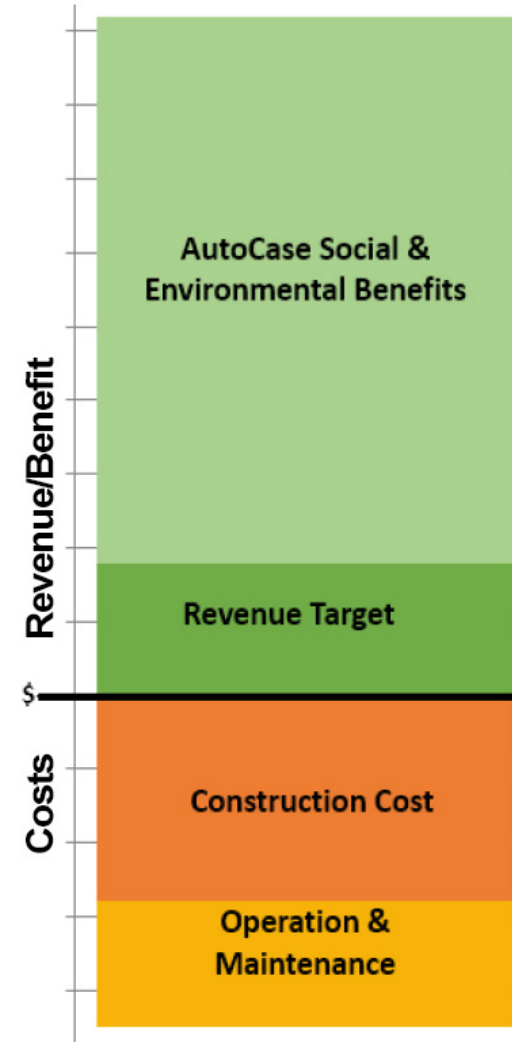
- Honoring Black history at our golf courses by:
 - Partnering with local BIPOC golfers and organizations to keep golf successful at Lake Hiawatha.
 - Creating a space for learning the game and introducing it to new golfers.
 - Creating a welcoming space where everyone feels at home.
 - Exploring opportunities for employing more people of color at the golf courses.
- Reversing urban encroachment of natural areas:
 - Introducing a new natural area to South Minneapolis.
 - Honoring water.
 - Working with local Indigenous communities to help reverse a portion of the MPRB's past destruction of nature.
 - Creating nature-first areas.
- There is much work to be done. The Master Plan is only a starting point.



Planning Responsible Outcomes

Financial Responsibility

- Introduce new revenue sources compatible with the regional park, neighborhood, and golf course.
- Create a flood resilient golf course that can bounce back in days or weeks and not months.
- Tap into dense urban population surrounding the park and seek out new park users and golfers to support the park and golf course.

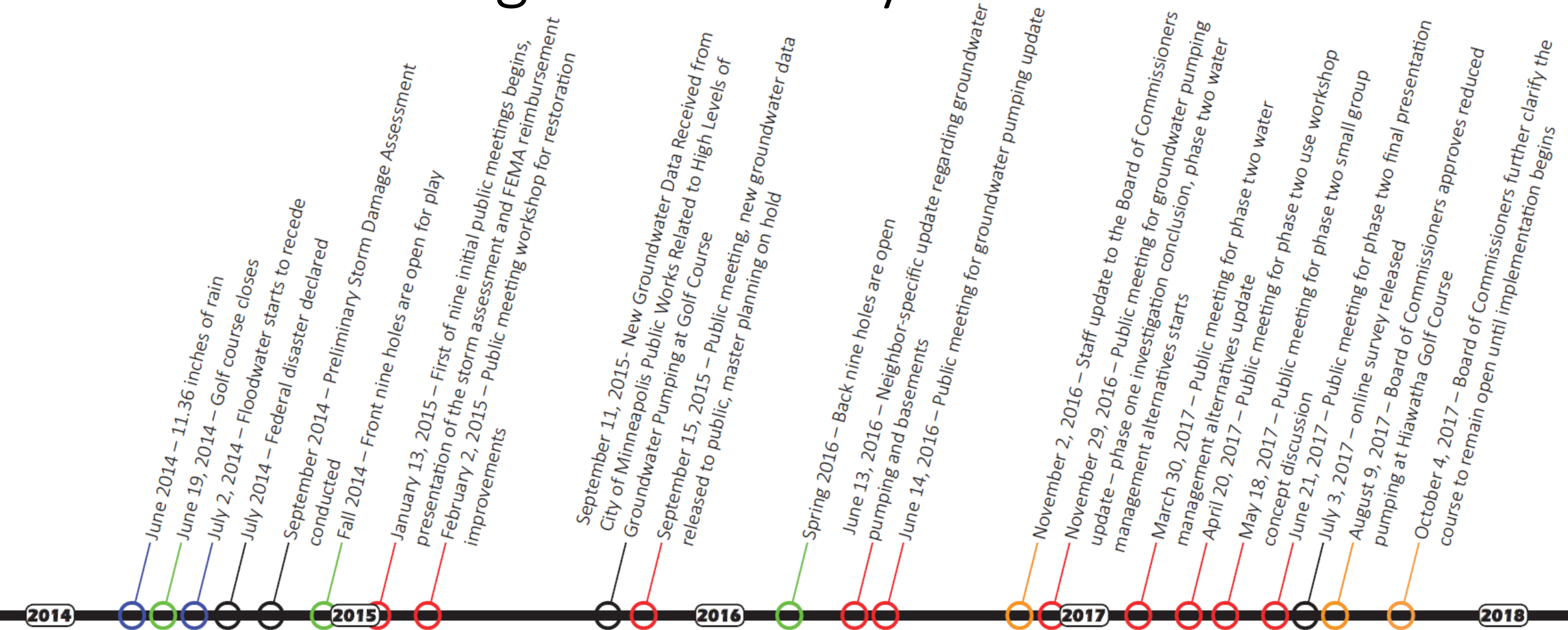


How Did We Get Here?

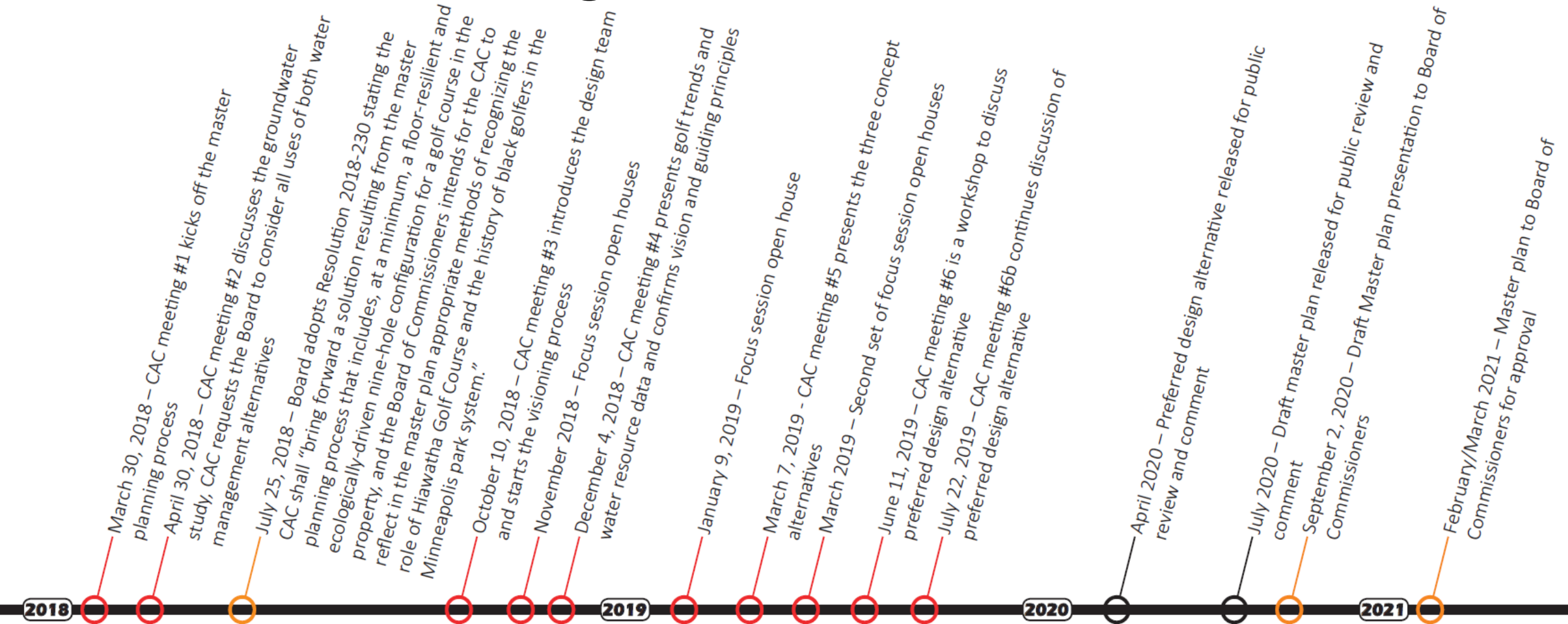
- Site floods in 2014, front nine open in fall, back nine opens the following spring.
- We've been master planning and studying the site since 2015.
- Planning was interrupted in September 2015 when we learned the course was being dewatered – No permit to dewater, only to irrigate.
- The initial study concluded pumps were dewatering (removing groundwater) a large basin within the golf course at a rate of 263 MGY, over 400 MGY in 2019, and over 333 MGY in 2020.
- These pumps were designed to transfer stormwater to the lake, no permit required.
- Several water management alternatives were developed from no pumping, to reduced pumping to continuing pumping at current rates.
- Water Management Alternative B was approved in August 2017 and clarified in October 2017.
- Master planning resumed in March 2018, following the Board's guidelines.
- Board re-affirms the direction of master planning guidelines in Resolution 2018-230 on July 2018.
- Three concepts were created in March 2019.
- Preferred Alternative created April 2020.
- Draft Master Plan assembled and released for public comment July 2020.
- Comment period closes in September 2020 and comments tabulated and final changes to the Draft Plan are made.
- Final Master Plan to Board for consideration.



Water Management Study 2014 to 2018



Master Planning 2018 to Present



Community Engagement

- 9 public meetings from 2015 to start of master planning restart in 2018
- 1 neighbor-specific meeting regarding basements, plus measuring of several basements
- Dozens of email updates between 2014 and 2020
- 7 CAC meetings
- 10 focus session open houses
- 4 surveys and a general comment form, hundreds of handwritten and emailed comments, and several in-person meetings
- A video presentation of the plan that was viewed by more than 2,700 people
- 345 surveys collected during the 45-day comment period producing 1181 comments and 468 comment themes



Vision

The Hiawatha Golf Course Area is:

“A **unique destination** providing a **welcoming and equitable park experience** for both the **surrounding community** and **regional park users** that is **ecologically-responsible**, addresses **water management needs**, and **respectful** of the **site’s natural** and **cultural history**. **Park development** will have a **long-term focus** for **year-round passive and active recreation**, where **golf and other recreation** will **interface** with **ecology** and **art** to provide for a **flood-resilient** design that is **accessible, connected**, and **celebrates the spirit of Minneapolis.**”

Categories:

- Natural Resources
- Community & Equity
- Recreation
- Connectivity & Circulation



Vision:

The Hiawatha Golf Course Area is:

“A unique destination providing a welcoming and equitable park experience for both the surrounding community and regional park users that is ecologically-responsible, addresses water management needs, and respectful of the site’s natural and cultural history. Park development will have a long-term focus for year-round passive and active recreation, where golf and other recreation will interface with ecology and art to provide for a flood-resilient design that is accessible, connected, and celebrates the spirit of Minneapolis.”



Guiding Principles: Natural Resources

- **HONOR WATER** and realize its significance at the site, in our lives, and our cultures.
- **PROVIDE A FLOOD RESILIENT DESIGN** within the park area.
- **PROTECT NEARBY HOMES** from groundwater intrusion to the same degree they are protected today.
- **REDUCE FLOOD IMPACTS** in the neighborhood to the north and west of the site.
- **REDUCE THE VOLUME OF TRASH** entering Lake Hiawatha.
- **ENHANCE ECOLOGICAL BENEFITS** on the site, including consideration of existing habitat and creation of more varied habitat to support wildlife.
- **IMPROVE WATER QUALITY** including treatment of runoff to improve Lake Hiawatha.
- **REUSE PUMPED GROUNDWATER** for the betterment of the site and environment.

Categories:

- Natural Resources
- Community & Equity
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Guiding Principles: Community and Equity

- **CREATE EQUITABLE EXPERIENCES and SPACES** that promotes community with multi-generational, family-friendly, fun opportunities that are interactive and respectful for all park users.
- **CELEBRATE HISTORY** in a meaningful way on the site.
- **SUPPORT SUSTAINABILITY** in all aspects of the site, including environmentally, culturally, and economically.
- **REDUCE BARRIERS AND ENCOURAGE ACCESS** to a broader set of park users
- **MINIMIZE NEGATIVE IMPACTS TO THE ADJACENT NEIGHBORHOOD**, including consideration of impacts to traffic, parking, and noise

Categories:

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Guiding Principles: Recreation

- **ENVISION GOLF AS A CENTRAL ACTIVITY** of the site, ensuring safety as a priority when looking at integration with other uses.
- **PROVIDE GOLF AND GOLF LEARNING OPPORTUNITIES** equitably to youth and other underrepresented community members.
- **DIVERSIFY RECREATION** and **CREATE UNIQUE EXPERIENCES** on the site to meet the goals of the MPRB park system, including year-round activities.
- **ENHANCE GATHERING SPACES** on the site to be welcoming and fun for all community member and be fiscally and environmentally responsible.

Categories:

- Natural Resources
- Community & Equity
- Recreation
- Connectivity & Circulation



Guiding Principles: Connectivity and Circulation

- **CREATE CONNECTIONS** between the site and the community, the regional park and trails, and the lake and creek.
- **CREATE COHESIVE AND COMPLEMENTARY SOLUTIONS** for site issues and design ideas.
- **REDUCE BARRIERS AND ENCOURAGE ACCESS** to a broader set of park users

Categories:

- Natural Resources
- Community & Equity
- Recreation
- Connectivity & Circulation



26 CAC Prioritized Elements

Top priority: Protect homes from groundwater intrusion, including engineering analysis

1. Provide pollution mitigation coordinated by the City of Minneapolis and MPRB, including trash, sediment, and dissolved pollutant removal
2. Maintain First Tee program
3. Ensure more purposeful interpretation and presence of African American and Indigenous history, art, and culture
4. Include stormwater best management practices
5. Balance natural and recreational spaces with appropriate plantings (vegetation that reduces maintenance needs while optimizing land use experience, water management, and wildlife)
6. Enhance winter activities on the property
7. Keep costs low (capital and maintenance)
8. Explain why the MPRB wants to reduce pumping
9. Revise/Improve clubhouse with winter activity hub, a pet-friendly patio, and local business oriented
10. Provide a plan to retain the 18- hole golf course with alternate ways to reduce pumping
11. Protect existing wildlife habitat
12. Enhance communal golf practice facilities
13. Provide a plan for memorials to people
14. Support wildlife connectivity
15. Provide a safe walking path around the lake, not necessarily directly adjacent to lake
16. Remove fence strategically to increase accessibility to park and water
17. Reuse existing infrastructure
18. New parking and traffic analysis
19. Push Audubon Certification levels further
20. Create public art opportunities
21. Maintain and expand, where appropriate, biking path locations
22. Provide opportunities for non-golf interaction on property
23. Create passive and active areas
24. Create an event venue
25. Explore what each park facility building does and how its use could be expanded, i.e., event facility at southwest maintenance building



CAC Priorities

All CAC Priorities met except for one:

10. Provide a plan to retain the 18- hole golf course with alternate ways to reduce pumping

- A flood resilient and ecologically driven 18-hole golf course cannot fit within the site. It contradicts the Board's Direction outlined in 2018-230.
- Elevating 18-holes above the elevation of the lake will reduce floodplain volumes and push floodwaters to the next lowest areas, the neighborhoods.

Key Components of the Plan

- Built-in flood resiliency and quicker to recover
- Ecologically driven
- 9 holes of golf
- Golf learning center
- Community building
- Clubhouse
- Lake house
- Connectivity within the park and to the neighborhood
- Ecologically and environmentally responsive design
- Strives to restore the ecologic function of Rice Lake while balancing recreation activities, including golf, and the history of golfers at Hiawatha Golf Course
- Nine experiences throughout the property



What Does the Plan Accomplish?

Balance!

- Ecology – Recreation – Golf – History
- Balance of golf and other activities is set in a landscape guided by water management

Ecological Sustainability

- Phosphorus reduction
- Added biodiversity
- Trash removal
- Balance people-centric spaces with nature-centric spaces

Financial Sustainability

- Flood resiliency
- Added revenue sources
- Costs and benefits are shared
- Re-uses pumped water

Minimizes Risk

- Golf course revenues cannot keep up with losses, or threats or major losses due to flooding
- FEMA might not fund restoration a second time
- New plan specifically pumps to protect nearby homes from groundwater intrusion to the same degree they are protected today; currently, the pumping is not designed to protect homes



Balancing Ecology

- The original design of the site dominated nature. Theodore Wirth dredged Rice Lake placing 1.25 million cubic yards of dredged material over a wetland and created “new land” where he situated a golf course.
- Nature has been reclaiming the site as fill material subsides and wet weather continues



Balancing Golf

- Redesigning the course for 9 holes and learning facilities.
- Introduce new players to the sport. Meaning growth, not even or declining trends in participation.
- Introduces golfers to a balanced park experience; significant areas are reshaped for nature and habitat.
- Nine holes recognizes the more limited amount of time people have to play golf. The golf industry is adjusting to these trends “The game takes too long, the game is too hard and it’s too expensive.” J. Nicklaus



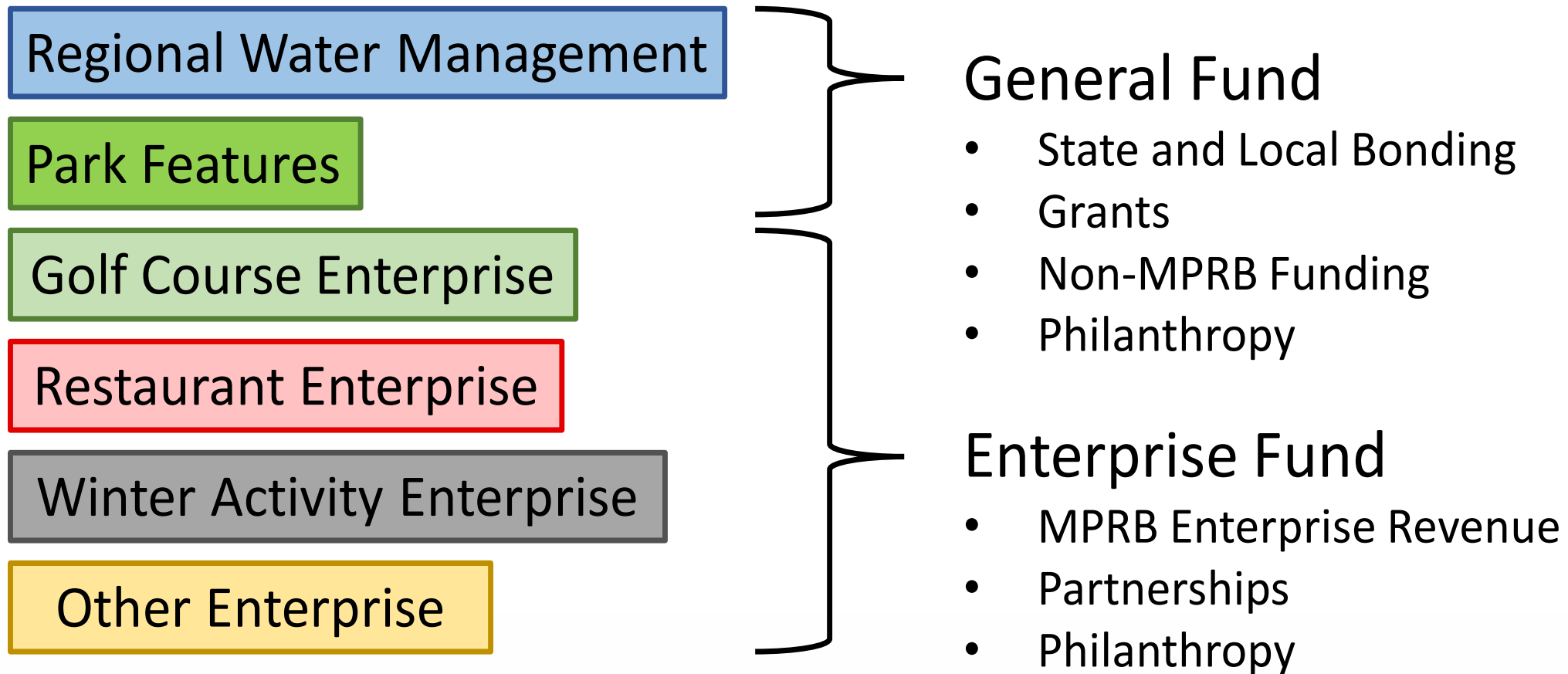
Balancing Histories

- Hiawatha's history of supporting people of color is significant. It brought the game of golf and its comradery to many people unwelcome in so many other spaces.
- The area is a part of Dakota history. It is Bdote. Treaties were erased and Dakota were violently pushed from their homeland. But they are still here.



Costs, Revenue, Funding

Six Budget Categories Managed in Two Funds:



Capital Costs

<i>Budget Category</i>	<i>Subtotal</i>	<i>Mobilization</i>	<i>Contingency</i>	<i>Design/Permit/Etc</i>	<i>Total</i>
Regional Water Management	\$3,025,000	\$150,000	\$795,000	\$990,000	\$4,960,000
Park Features	\$9,880,000	\$490,000	\$2,600,000	\$3,300,000	\$16,270,000
Golf Course Enterprise	\$6,800,000	\$350,000	\$1,750,000	\$2,300,000	\$11,200,000
Restaurant Enterprise	\$3,870,000	\$190,000	\$1,020,000	\$1,270,000	\$6,350,000
Winter Activity Enterprise	\$2,300,000	\$115,000	\$600,000	\$755,000	\$3,770,000
Other Enterprise	\$272,000	\$14,000	\$73,000	\$91,000	\$450,000
				TOTAL	\$43,000,000



O+M Costs, Revenue, and Profit

<i>Budget Category</i>	<i>Annual O+M</i>	<i>Annual Revenue</i>	<i>Net</i>
Regional Water Management	\$60,500	\$60,500	\$0
Park Features	\$232,500	\$232,500	\$0
Golf Course Enterprise	\$513,500	\$513,500	\$0
Restaurant Enterprise	\$184,000	\$435,000	\$251,000
Winter Activity Enterprise	\$130,000	\$130,000	\$0
Other Enterprise	\$5,000	\$35,000	\$30,000



Costs, Revenue, and Funding

Key Takeaways:

- Master planning is a tool to get funds, improvement dollars are almost never in hand at time of master planning.
- There are many ways to pay for these improvements. Regional parks receive regional funding.
- Budget categories in the Enterprise Fund are run like a business; net revenues are put back into the fund or reinvested in the operation.
- This plan is a starting point.
- Implementation will be incremental.
- Partnerships are essential!



Review of Public Comment Period

- July 15, 2020 to September 15, 2020.
- 345 individual surveys
- 26 emails from the public
- Email from partners

PUBLIC COMMENT LOG	
Hiawatha Golf Course Area Master Plan Public Comment Period Open: July 15, 2020 Public Comment Period Close: September 15, 2020	
Survey Date	Feedback Method
2020-09-09 07:49:44	Online Survey
2020-09-09 20:59:06	Online Survey
2020-09-01 09:18:35	Online Survey
2020-09-11 09:12:51	Online Survey
2020-09-11 22:28:39	Online Survey
2020-09-08 18:45:14	Online Survey
2020-09-14 22:50:16	Online Survey
2020-09-11 09:12:51	Online Survey
2020-09-11 22:28:39	Online Survey
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COMMENT THEME SUMMARY	
Hiawatha Golf Course Area Master Plan Public Comment Period Open: July 15, 2020 Public Comment Period Close: September 15, 2020	
Theme ID	Theme
G_003	9 Holes is OK if Required, But Plan for Another 18 Hole Course
DP_002	Add Bike Lanes Around Park
G_006	Add Youth Golf Programs
DP_004	Address the Trash Problem to help Zebra Mussel Problem
DP_005	Allow for Bikes to Enter the Site from the North
WM_004	An Environmental Worksheet Must be Completed Before Plan Approval
WET_001	Avoid Critical Areas of Existing Habitat
DP_010	Clarify the Time when the Golf Course Might be Closed
CGA_001	Community Space Should Take Priority over Golf
DP_036	Create a Direct Trail Connection to the Development at Cedar/Park
WET_004	Create Island Areas Where Humans are Not Allowed
DP_039	Describe the Implementation Timeline Better
G_021	Distance Between Holes is Too Great
WET_005	Do not Impact Existing Animals or Habitat
DP_041	Do What's Best for Everyone
WET_006	Edit Regarding Habitat
DP_043	Edit Regarding Indigenous History/People
DP_044	Edit Regarding Invasive Species
WET_008	Enforce Off-Leash Dog Rules
G_025	Expand the Free Putting and Chipping Learning Areas
CRP_014	Expedite Trash Mitigation Infrastructure
G_026	Fix the Fence
DP_047	Follow MPRB-Approved Planning Guidelines
WM_028	Further Study of Water is Needed
G_047	Hire Someone Else to Manage Golf Course
WR_006	Host Minnesota Youth Ski League Clubs
DP_050	Include a Traffic and Parking Study
WR_007	Include as Many KM of Ski Trails as Possible
WR_008	Include Indoor Warming Space
WR_009	Include Signage During Winter to Differentiate Walk/Ski/Parade
WR_010	Include Winter Walking Trails
WM_034	Install Rain Gardens Along Fairways
WET_011	Invest in Natural Resources
DP_051	Invest in Universal Usability

MODERATE IMPACT AMENDMENTS			
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Potential Amendments			
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A	G_008	Build 2-3 Short Practice Holes	Revise the plan to suggest practice holes be inserted and 9-hole course reduced in par/length to make room. Revise plan, cost estimate, and any associated text.
B	G_024	Expand the Current Clubhouse	Revise the plan to utilize the existing clubhouse structure to the extent possible, including full interior remodel to align with current clubhouse trends, ADA improvements throughout building, expanded square footage to include dining/event/multiuse area, and make exterior improvements. Provide exterior covered parking shelter for golf carts. Expand patio space outside. Revise plan, cost estimate, and any associated text.
C	WET_013	Lake Hiawatha Should be Dredged	Revise the plan to include language around dredging sediment from Lake Hiawatha for water quality purposes (dredging will not solve flooding). Revise plan, cost estimate, and any associated text.
D	DP_063	MPRB and City Must Remove Trash from Lake in the Interim	Revise plan to suggest the MPRB allocate staff/funding to manually clean trash from lake until mechanical solution is constructed. Revise plan, cost estimate, and any associated text.
E	WET_014	Not Enough Area is Being Restored	Revise the plan to shrink park/turf/golf areas to expand natural restoration areas where appropriate. Revise plan, cost estimate, and any associated text.
F	EXP_001	Opposition to an Experience	Remove the experience from the plan. Revise plan, cost estimate, and any associated text.

1	Low	The plan calls for large investments in natural resources.
1	Low	The project creates more diverse recreation opportunities.



Process for Tabulating Public Comment

1. Staff read each commenter's survey response
2. Various comments in each response are separated and put into a spreadsheet
3. Comments are grouped into themes
4. Themes assigned categories based on impact to the master plan
 - Low
 - Moderate
 - High
 - None

This is not an opinion of what's good or bad.

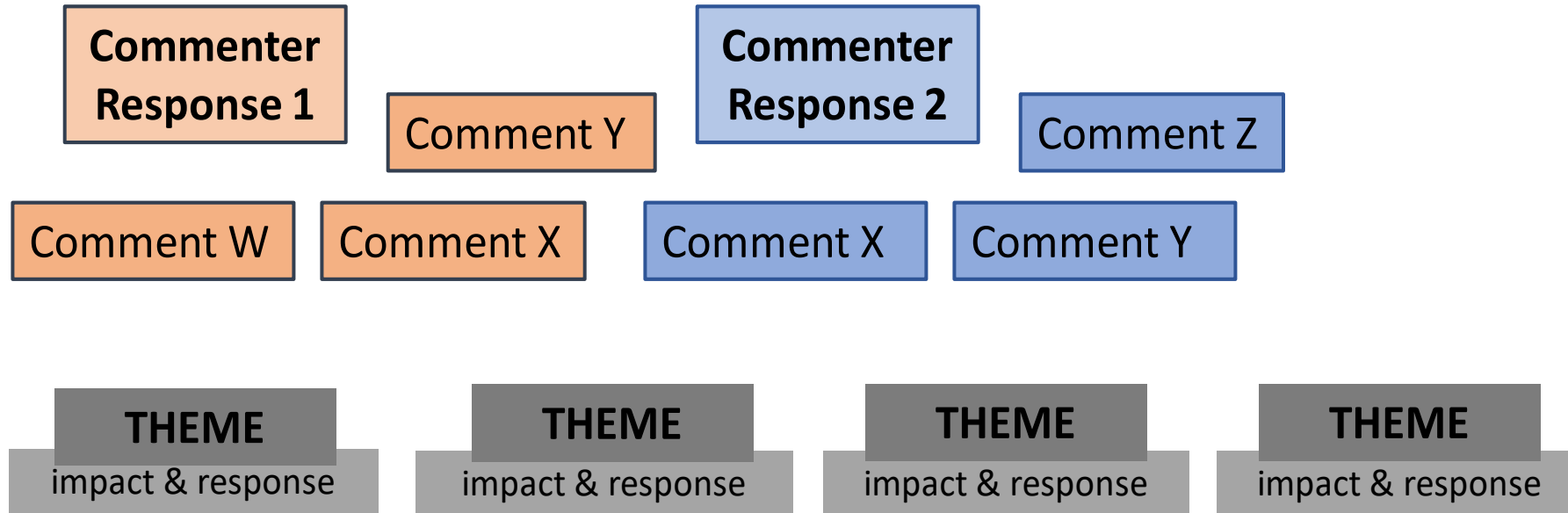
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DP_051	Invest in Universal Usability	Low	The project creates more diverse recreation opportunities.

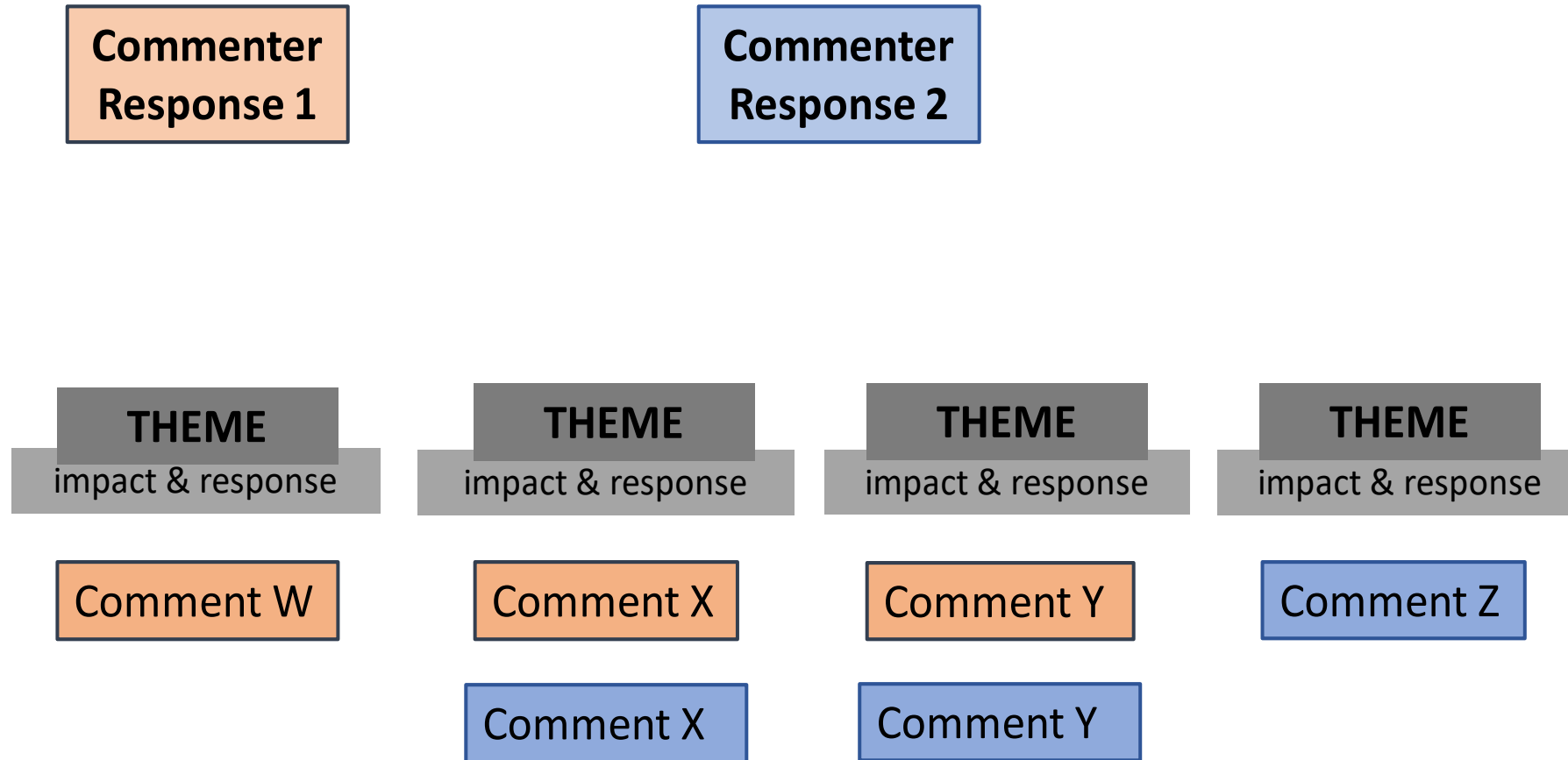
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Process for Tabulating Public Comment



Process for Tabulating Public Comment



Theme Impact on Plan

- **No Impact:** Supports the plan, refers to something too detailed for a master plan, or is outside plan scope
- **Low Impact:** Minor changes or clarifications of the draft plan that can be made without diverging from CAC priorities recommendation
- **High Impact:** Would fundamentally change the underpinnings of the plan, go against Resolution 2018-230, and likely requiring additional community engagement.
- **Moderate Impact:** Would require CAC recommendation change,
Plan amendments provided to the Board in Attachment E



Theme Statistics

- **372** responses making 1181 comments
- **463** total comment themes
 - **336** of the themes were **No Impact** themes
 - **70** of the themes were **Low Impact**, and led to minor plan modifications/clarifications
 - **46** of the themes were **High Impact** themes
 - **11** of the themes were **Moderate Impact** themes
- **127** Comments were supportive of some plan aspect



Plan Modifications Based on Low Impact Feedback

- Clarification of how and where snowmaking will happen.
- Additional groundwater pumping info for 2020 (333 MGY)
- Clarification and enlargement of the Backyard Neighborhood Area in the northwest corner of the property
- Clarification of funding/revenue sources
- Additional 2021 golf outlook regarding pandemic impacts
- Expansion of golf rounds sold at MPRB courses to include 2019 and 2020 totals.
- Inclusion of areas of potential city-wide high groundwater concern.



High Impact Themes to Note

- Keep 18 Holes of Golf
- Remove Golf Altogether



High Impact Themes to Note

Both items are “High Impact” themes because they contradict the Board’s direction stated in Resolution 2018-230.

- Keep 18 Holes of Golf
 - 18-holes of golf will not physically fit into the site while following Resolution 2018-230’s requirement: **Pursue a reduced-pumping scenario as conceptualized in [Water Management] Alternative B.**
- Remove Golf Altogether
 - Removal of the golf course altogether contradicts Resolution 2018-230’s requirement: **At a minimum, providing a flood-resilient and ecologically driven 9-hole configuration for a golf course.**



Thank You

Public Hearing

