

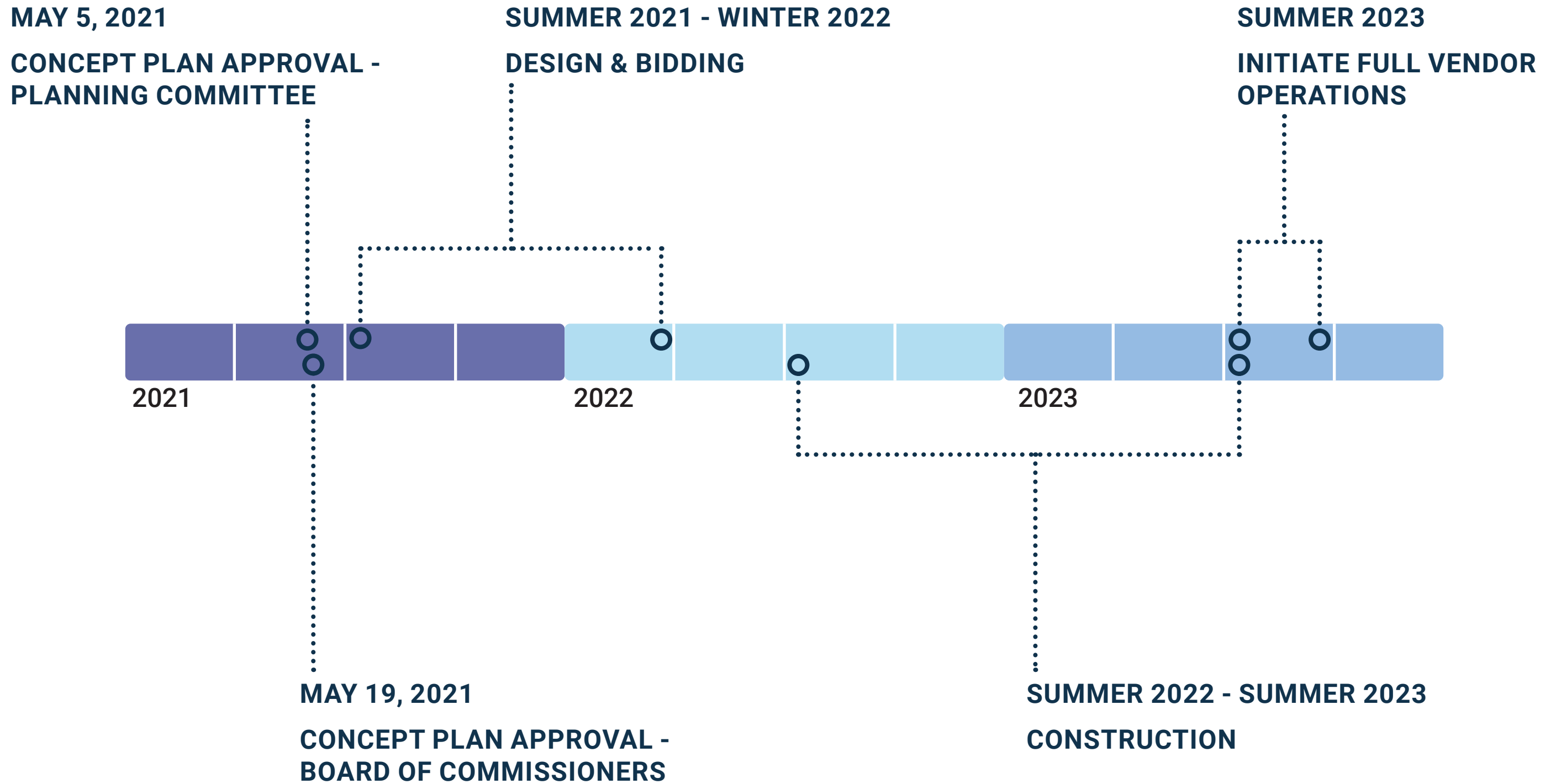


Minneapolis Park and Recreation Board BDE MAKA SKA REFECTORY REBUILD

PLANNING COMMITTEE PRESENTATION

May 5th, 2021

PROJECT TIMELINE



2021 AT NORTHEAST BDE MAKA SKA

- PILOT POP-UP VENDOR MARKET
- TWO FOOD TRUCKS - LOLA'S + ONE ROTATING



SECOND WAVE MEDIA

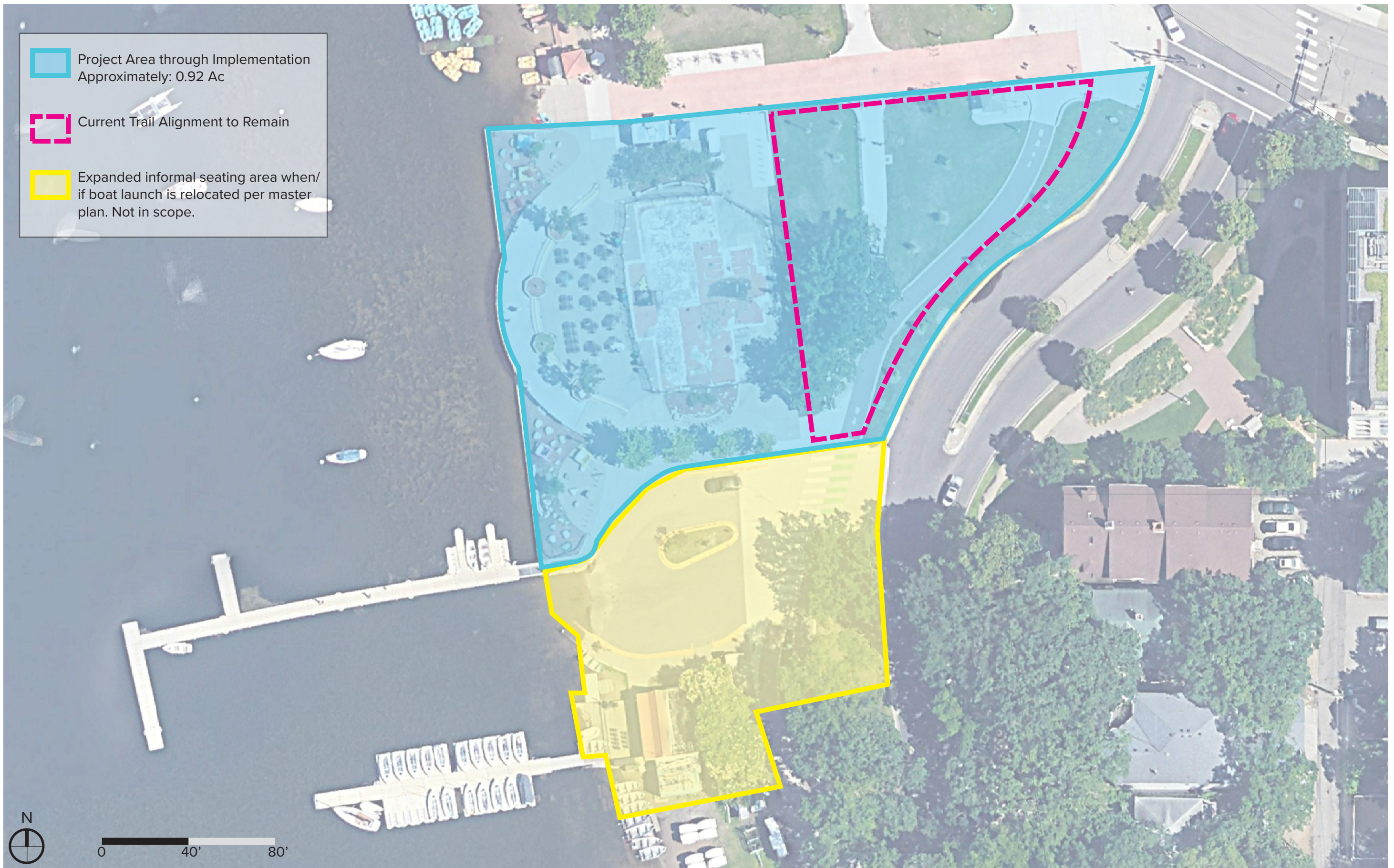


ROAMING HUNGER



BACK OFFICE STUDIO

PROJECT AREA



BDE MAKA SKA/HARRIET MASTER PLAN

Source: MPRB, 2017



Northeast Bde Maka Ska Focus Area Recommendations

Items Already Completed

- Reduce congestion and improve safety for pedestrian and bicyclists while preserving the energy and character of the area
- Add an at-grade, shared-use trail on the west side of the intersection of Lake Street and East Bde Maka Ska Parkway
- Restore historic objects and structures (WPA wall along the lagoon, Naval and Marine Corps Memorial Tablets and the World War I Memorial Mast) (WPA wall not yet restored)

Items to be Completed through Refectory Rebuild

- Construct an all-gender restroom and storage building
- Improve waterfront access for pedestrians
- Bicycle parking
- New drop-off, loading, and ADA parking

Master Plan Recommendations guiding Refectory Rebuild

- Reveal and interpret the natural and human history of the lakes - Expand interpretive programming around the lakes regarding Native American use and history of the area
- Expand winter programming and recreation opportunities
- Add comfort facilities around the lakes for park users including restrooms, bicycle parking, more benches, and other flexible seating

COMMUNITY ENGAGEMENT: WHAT HAS BEEN DONE

NEIGHBORHOOD ORGANIZATION ENGAGEMENT

- a. ECCO – multiple meetings including discussions regarding Park Dedication fees
- b. East Isles
- c. CIDNA
- d. Lowry Hill East
- e. Whittier
- f. Lyndale
- g. South Uptown

ON-SITE SIGNAGE

STAKEHOLDER ENGAGEMENT

- a. Lola's
- b. Wheel Fun Rentals
- c. Minneapolis Sailing Center
- d. Sea Salt

CONCEPTS RELEASE

- a. PDF and Video Walkthrough (viewed 1,721 times)
- b. On-line Survey (565 survey responses as of March 31)
 - i. With significant data to go through, reviewed BIPOC survey respondents first
- c. Social Media Review
- d. Hosted three virtual Q&A sessions
 - i. Q&A posted to project webpage
 - ii. Comments received filtered into survey

NATIVE COMMUNITY ENGAGEMENT

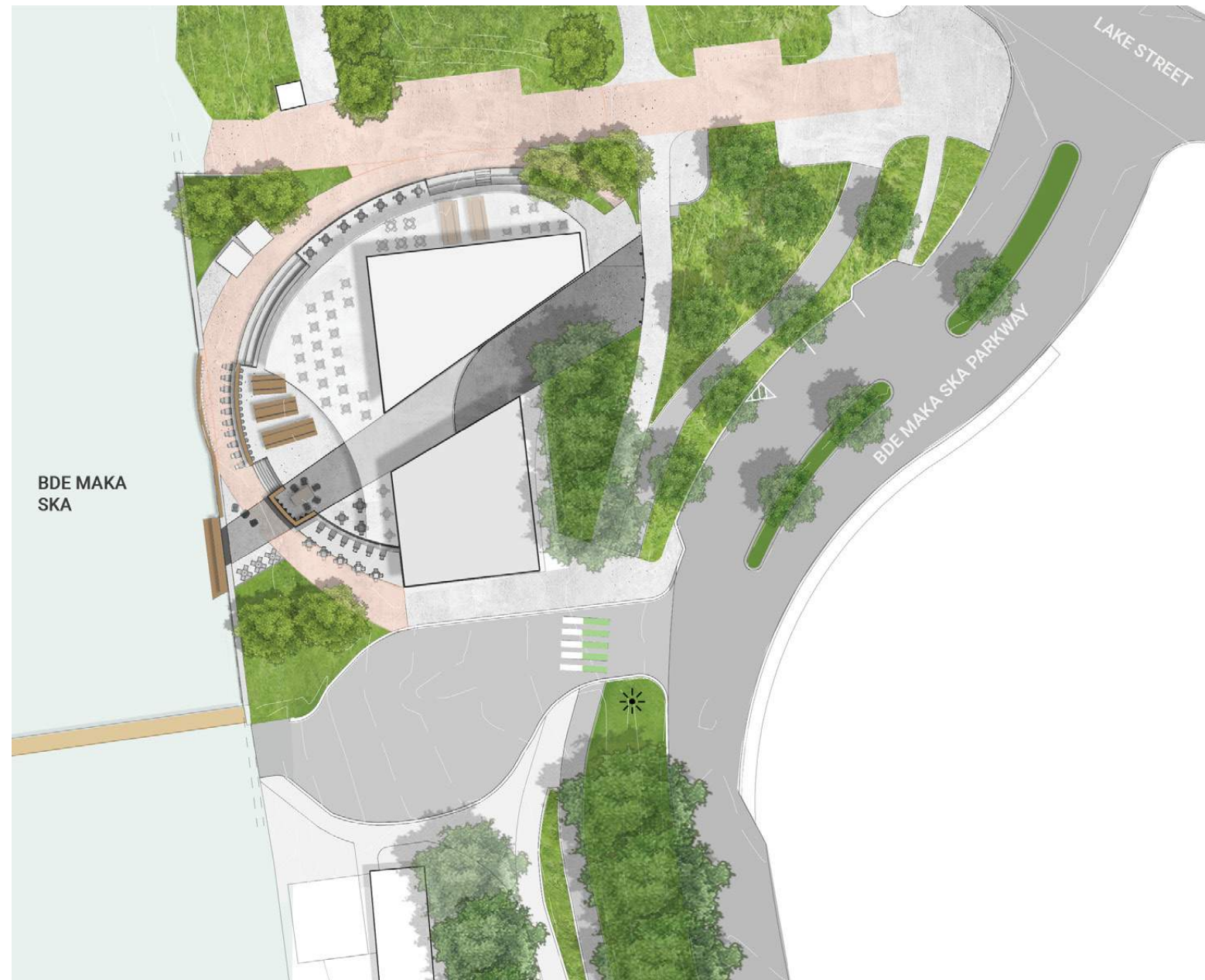
- a. Hosted two meetings with community members involved in Bde Maka Ska Name Restoration and public art project at SE Bde Maka Ska
- b. Full Circle Indigenous Planning (subconsultant to Cuningham) is working with Native organizations and individuals behind the scenes to guide culturally appropriate site and building design

TWO CONCEPTS

CONCEPT A



CONCEPT B



COMMUNITY ENGAGEMENT: SUMMARY OF THEMES

- STRONG SUPPORT FOR THE PROJECT VISION AND GUIDING PRINCIPLES
- SLIGHT PREFERENCE FOR THE SITE LAYOUT AND FLOW ON CONCEPT B
- DESIRE FOR THE SITE TO FEEL MORE INCLUSIVE FOR ALL PARK USERS, NOT JUST RESTAURANT PATRONS
- MAXIMIZE GREEN SPACE, NATIVE PLANT AREAS, AND TREE CANOPY
- FIND WAYS TO REDUCE HARDSCAPE
- SUPPORT FOR MULTIPLE COMMUNITY SPACES AND SEPARATE AREAS FOR GATHERING
- MAXIMIZE VIEWS AND CONNECTION TO THE LAKE
- PRIORITIZE CIRCULATION THROUGH AND AROUND THE SITE
- SUPPORT FOR LARGE SHADE FEATURES AS WELL AS AREAS WITH FULL SUN
- CONCERN FOR THE CONTEMPORARY AESTHETIC IN BOTH OPTIONS, NOT REPRESENTATIVE OF MINNEAPOLIS
- DESIRE FOR CULTURAL INTEGRATION AND STORYTELLING
- ENSURE HIGH LEVEL OF ACCESSIBILITY IN SEATING AND PATHWAYS

PROJECT VISION

Using the community visioning of the Bde Maka Ska-Harriet Master Plan as a guide, this project seeks to build a new Refectory building and adjacent shoreline site to elevate the site's rich history and cultural significance; support the contemporary communities' interests and well-being; be a steward to this unique landscape; and to be inclusive to all while celebrating the diversity of lived experiences of this space.

GUIDING PRINCIPLES



REVEAL THE LEGACY

Provide space for performance, storytelling, art and interpretation focused on revealing the untold stories of this site's cultural history and connecting to the current and future cultural landscape of the region.



SUPPORT LOCAL ECONOMIES

Provide economic opportunity for Black, Indigenous and People of Color communities.



HONOR LAND AND WATER

Protect Mature Vegetation. Support the health of the lake and promote native plant species throughout the site.



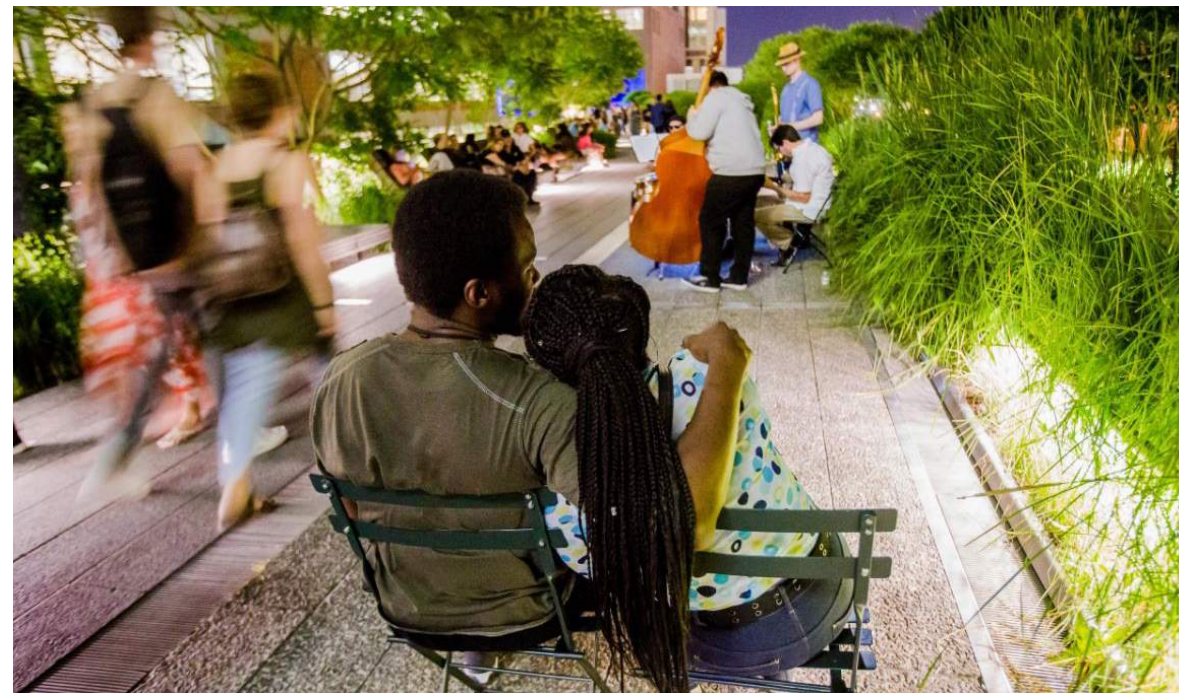
FOSTER HUMAN CONNECTION

Enhance the user experience by designing for physical, mental, and emotional well-being. Provide the opportunity for people to connect with nature and one another.



REVEAL THE LEGACY

Provide space for performance, storytelling, art and interpretation focused on revealing the untold stories of this site's cultural history and connecting to the current and future cultural landscape of the region.





SUPPORT LOCAL ECONOMIES

Provide economic opportunity for Black, Indigenous and People of Color communities.





HONOR LAND AND WATER

Protect Mature Vegetation.
Support the health of the
lake and promote native
plant species throughout
the site.





FOSTER HUMAN CONNECTION

Enhance the user experience by designing for physical, mental, and emotional well-being. Provide the opportunity for people to connect with nature and one another.





REVEAL THE LEGACY

Current funding exists for interpretation around Bde Maka Ska

- This is a separate project
- Staff will work with community to select location for interpretation

Building and site design features will be built in such a way to allow for cultural interpretation to be embedded within the completed project

- Additional/future funding will be necessary for this project to integrate cultural interpretation

Performance space will be a balance of cultural programming and performance managed by MPRB

- Performance space will be small, programmed to engage park patrons on-site, not a destination within itself
- Similar to efforts at Water Works, staff may hire a curator that could curate a series of art activations at the Bde Maka Ska performance area
- If successful, this model would be expanded to the broader MPRB system
- Look at partnerships within the local cultural/arts community

Programming would be guided by Guiding Principle “Reveal the Legacy”

Dedicated budget needed by 2023



SUPPORT LOCAL ECONOMIES

A pop-up vendor market will be piloted at Bde Maka Ska in 2021 focused on Durables and Takeaway Consumables

If fully implemented at NE BMS, the vendor market would:

- Have a consistent summer schedule
- Focus on BIPOC vendors by considering a partnership with an organization that could identify vendors, do outreach
- MPRB would staff the market and have an info booth

Dedicated budget needed by 2023



HONOR LAND AND WATER

Protection of mature heritage oak trees is prioritized

A series of site features will capture and treat stormwater run-off before it is discharged into Bde Maka Ska

- These features will be designed to maximize vegetative cover, offer educational opportunities, and heighten sensory experience
- Site materials to highlight the movement of water through the site
- This could include rain chains, decorative scuppers, grated trench drains, use of plantings that show water movement, and interpretation near stormwater BMP's



FOSTER HUMAN CONNECTION

Site design allows for movement through space by general park users

Concept design provides a welcoming space for those not purchasing from the restaurant

Seating includes community tables throughout site

- Community tables are envisioned as a furnishing to be built by the local community through a partnership with a local youth organization or through a community build event

YOUTH ENGAGEMENT/EDUCATION OPPORTUNITIES

Youth employment (ages 14-24) on-site through vendor or partnership

- Barista training, food prep, entrepreneurial skills, etc.
- Could be summer season only, shoulder seasons, or one week boot camp
- Additional discussions necessary internally and with vendor

Connections to other MPRB programs

- Urban agriculture
 - Youth at JD Rivers or other sites grow produce for use at Refectory
- Environmental education
 - Youth educators on-site to engage with park visitors



MPRB



Fresh Grounds



MPRB



Fresh Grounds

CONCEPT PLAN

additional bike parking
Wheel Fun rentals

social seat steps

stormwater/indigenous plantings

performance space

interpretive walk

solar ready
shade structure

railing table top seating

community tables

social gas fireplace

seating and
steps to water

boat launch
existing dock

Minneapolis Sailing Center

BDE MAKA
SKA

crossing improvements at
31st St with sidewalk access

LAKE STREET
existing drinking
fountain

ada/assigned
parking

vendor area







drop-off zone

existing oaks
stormwater/
native plantings

reduced width
ped/bike
crossing

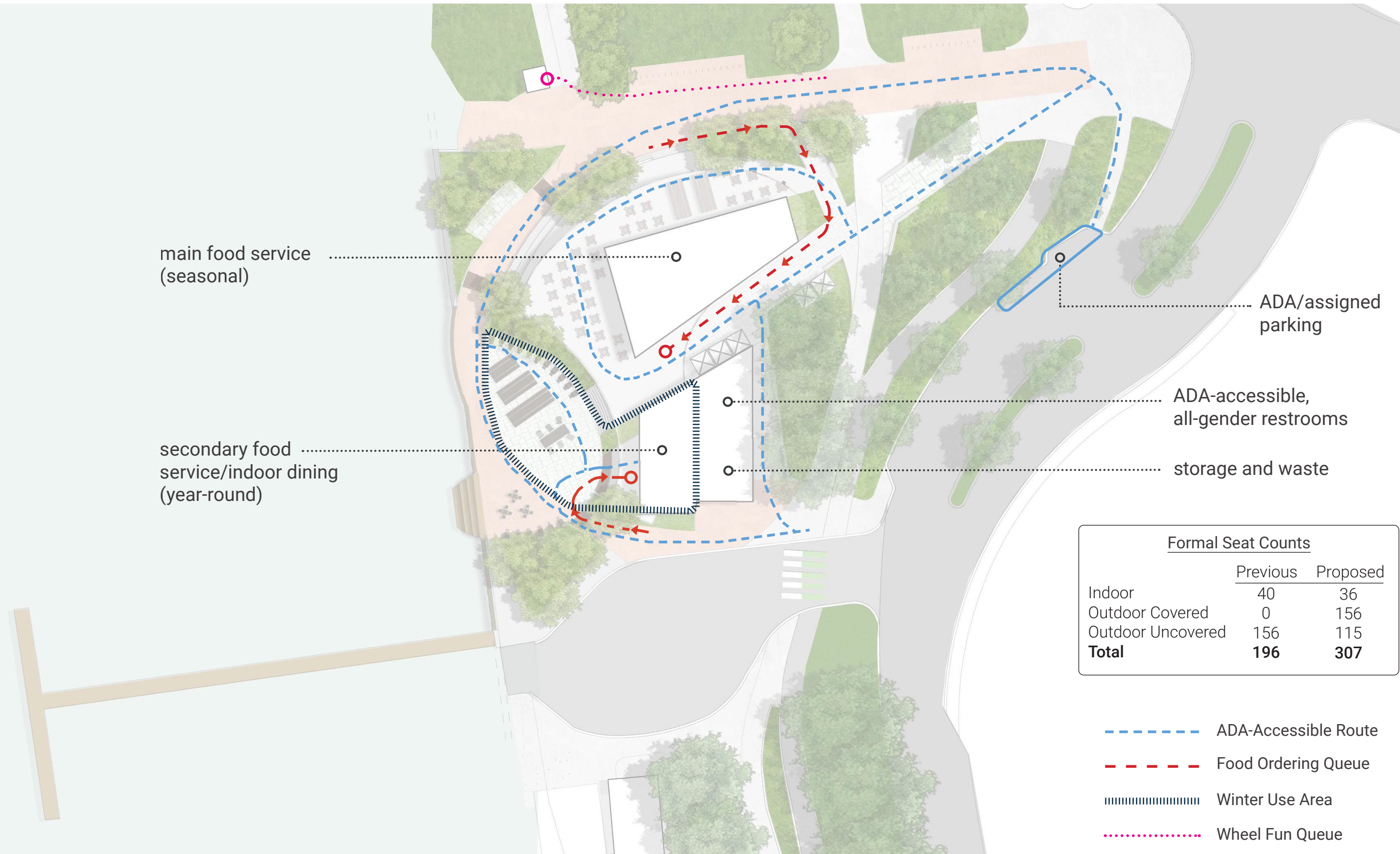
additional
parkway lighting

LEGEND:

-  FOSTER HUMAN CONNECTION
-  REVEAL THE LEGACY
-  SUPPORT LOCAL ECONOMIES
-  HONOR THE LAND AND THE WATER
-  Lake Access Point
-  Former Building Footprint



PROGRAM PLAN



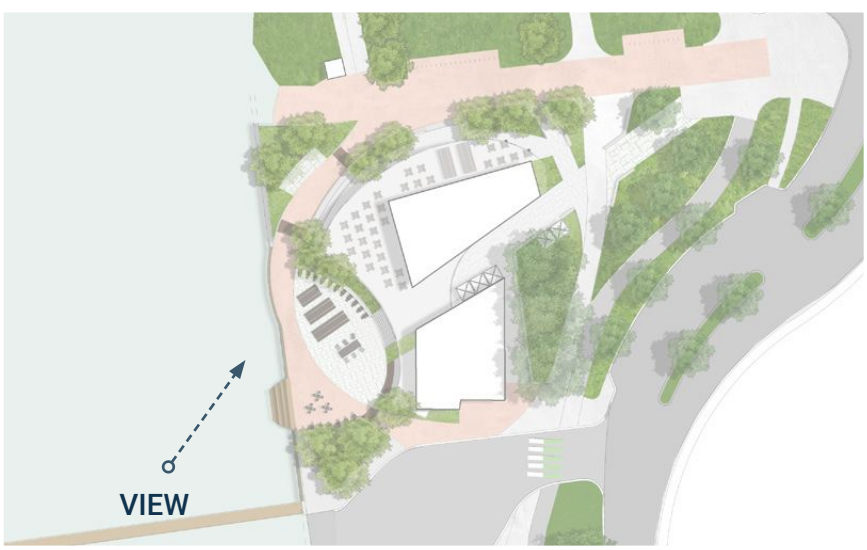
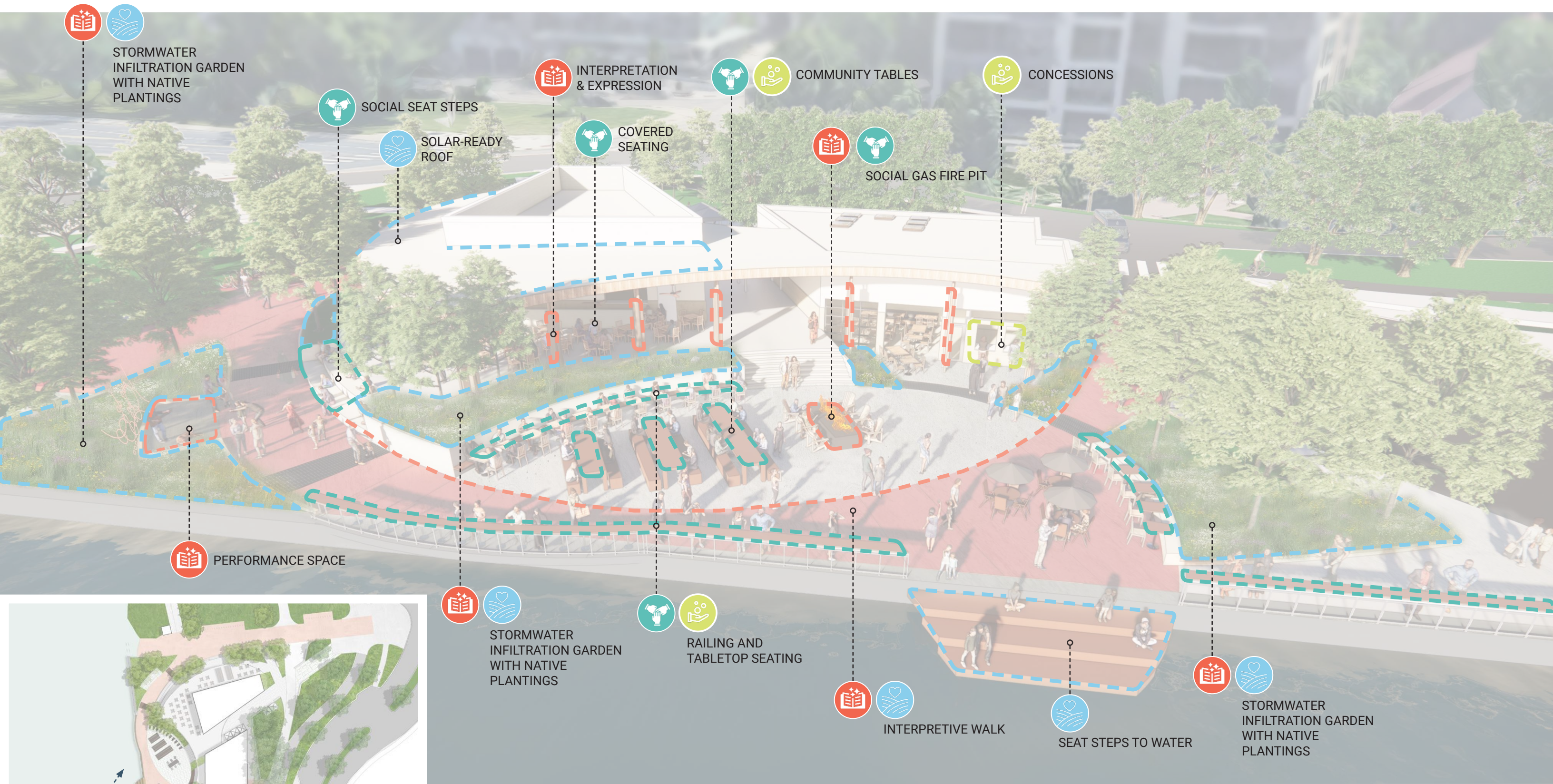
Formal Seat Counts		
	Previous	Proposed
Indoor	40	36
Outdoor Covered	0	156
Outdoor Uncovered	156	115
Total	196	307



VIEW OVER LAKE



VIEW OVER LAKE



REVEAL THE LEGACY

SUPPORT LOCAL ECONOMIES

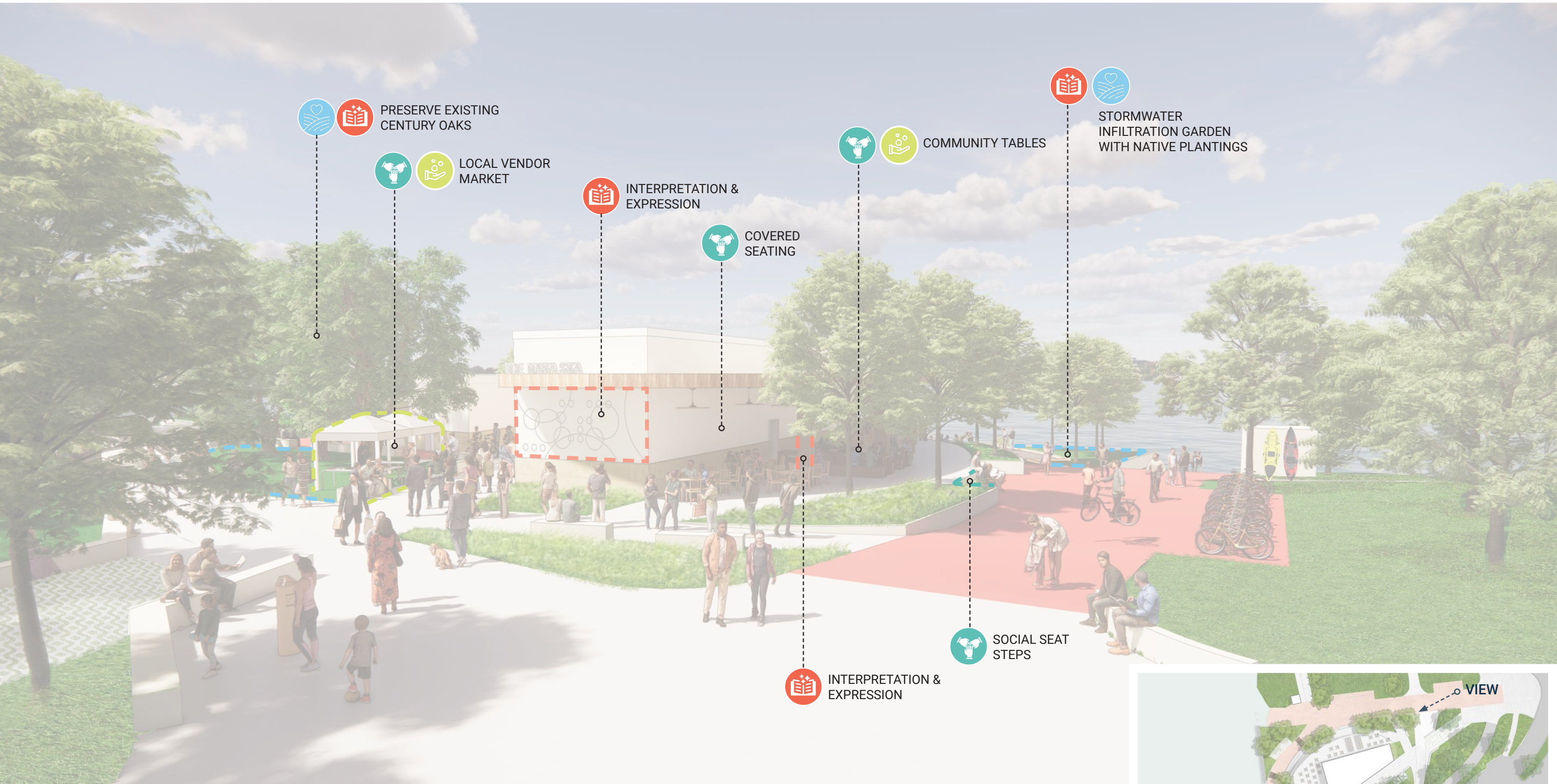
HONOR THE LAND AND THE WATER

FOSTER HUMAN CONNECTION

VIEW FROM PROMENADE



VIEW FROM PROMENADE



 REVEAL THE LEGACY

 SUPPORT LOCAL ECONOMIES

 HONOR THE LAND AND THE WATER

 FOSTER HUMAN CONNECTION

VIEW FROM PAVILION



VIEW FROM PAVILION



COVERED SEATING



NATURE VIEWS



INTERPRETATION & EXPRESSION



REVEAL THE LEGACY



SUPPORT LOCAL ECONOMIES



HONOR THE LAND AND THE WATER



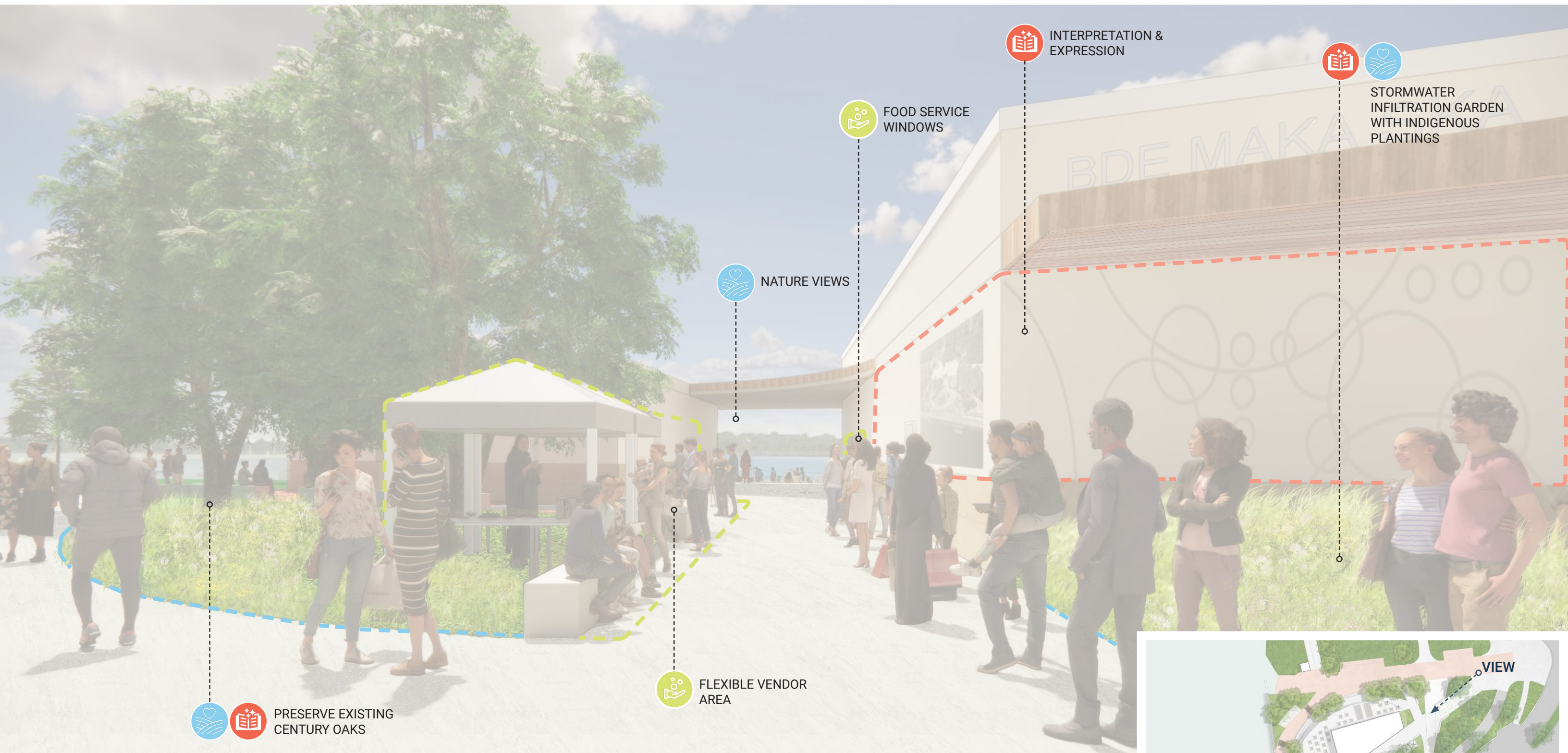
FOSTER HUMAN CONNECTION






VIEW FROM SITE ENTRANCE





VIEW FROM SITE ENTRANCE






  PRESERVE EXISTING CENTURY OAKS

 FLEXIBLE VENDOR AREA

 NATURE VIEWS

 FOOD SERVICE WINDOWS

 INTERPRETATION & EXPRESSION

  STORMWATER INFILTRATION GARDEN WITH INDIGENOUS PLANTINGS

 REVEAL THE LEGACY

 SUPPORT LOCAL ECONOMIES

 HONOR THE LAND AND THE WATER

 FOSTER HUMAN CONNECTION



VEGETATION

Existing Conditions

The site's currently consists of areas of turf, tree plantings, eight smaller planting beds, and impermeable pavements.

Trees There are currently 23 trees located within the site. The trees located on south and west of the site show signs of stress attributed to an insufficient growing area. Three mature oaks located east of the previous building footprint are estimated to be over 100-years old and provide cooling, character, habitat, and other ecological values to the site. Other trees located on the eastern edge of the site were planted in 2018 during the construction for the trail realignment. The tree canopy of the site is estimated at 11%.

Planting Beds The planting beds on site are currently in poor condition. The majority of shrubs and ground cover in these areas did not survive and were replaced with rock mulch. Trees located in these planters show signs of stress attributed to insufficient growing area and soil compaction.

Proposed Conditions

The proposed site improvements include a series of planting areas designed to maximize stormwater benefits, plant diversity, support of tree health, and interpretation potential. The site plan includes the replacement of stressed or dying trees with new tree plantings located in areas with sufficient growing area



and companion under-story plantings. The plan proposes a net increase of 2 trees to increase tree canopy coverage and provide naturally shaded areas for users. The three mature oaks will be protected.

STORMWATER

Existing Conditions

Currently, all stormwater from the site is collected into an existing storm sewer on site and discharged directly into the lake without any treatment or filtration. The eight planting beds located on the western edge of the site have stormwater infiltration potential. Although the lack of vegetative cover in these areas limited stormwater benefits.

Proposed Conditions

The proposed site improvements identify a series of stormwater Best Management Practices (BMP's) to capture and treat stormwater run-off from the site before stormwater is discharged into Bde Maka Ska.

As the current conditions discharge the water directly into the lake, the proposed BMP's would be a significant improvement for stormwater management on site. The proposed plan will require

an estimated 7,000-10,000 cubic feet of storage. This load will be shared between BMP's on site and could include permeable paving, bio-filtration planting beds and raised bio-filtration planters. With the volume of stormwater on site, it is expected that underground storage BMP systems – steel pipe, hdpe pipe or a vault - will be needed. The shallow ground water on site will prevent the use of infiltration BMP's.

This project will meet City of Minneapolis Ordinance Chapter 54 stormwater requirements. This includes rate control to meet existing conditions for the 2-, 10-, and 100-year storm events; water quality to remove 70% total suspended solids for the 1.25" storm event; and volume control to infiltrate or use a volume of water equal to 1" over the newly constructed impervious areas.

In addition to stormwater management, these BMP's will be designed to maximize vegetative cover, offer educational opportunities, and heighten the sensory experience of the users of the site. This can be done through the use of materials to highlight the movement of water through the site. This could include rain chains, decorative scuppers, grated trench drains, use of plantings that show water movement, and interpretation near stormwater BMP's.

native understory and stormwater plantings



bio-filtration planting beds



underground storage



permeable pavers



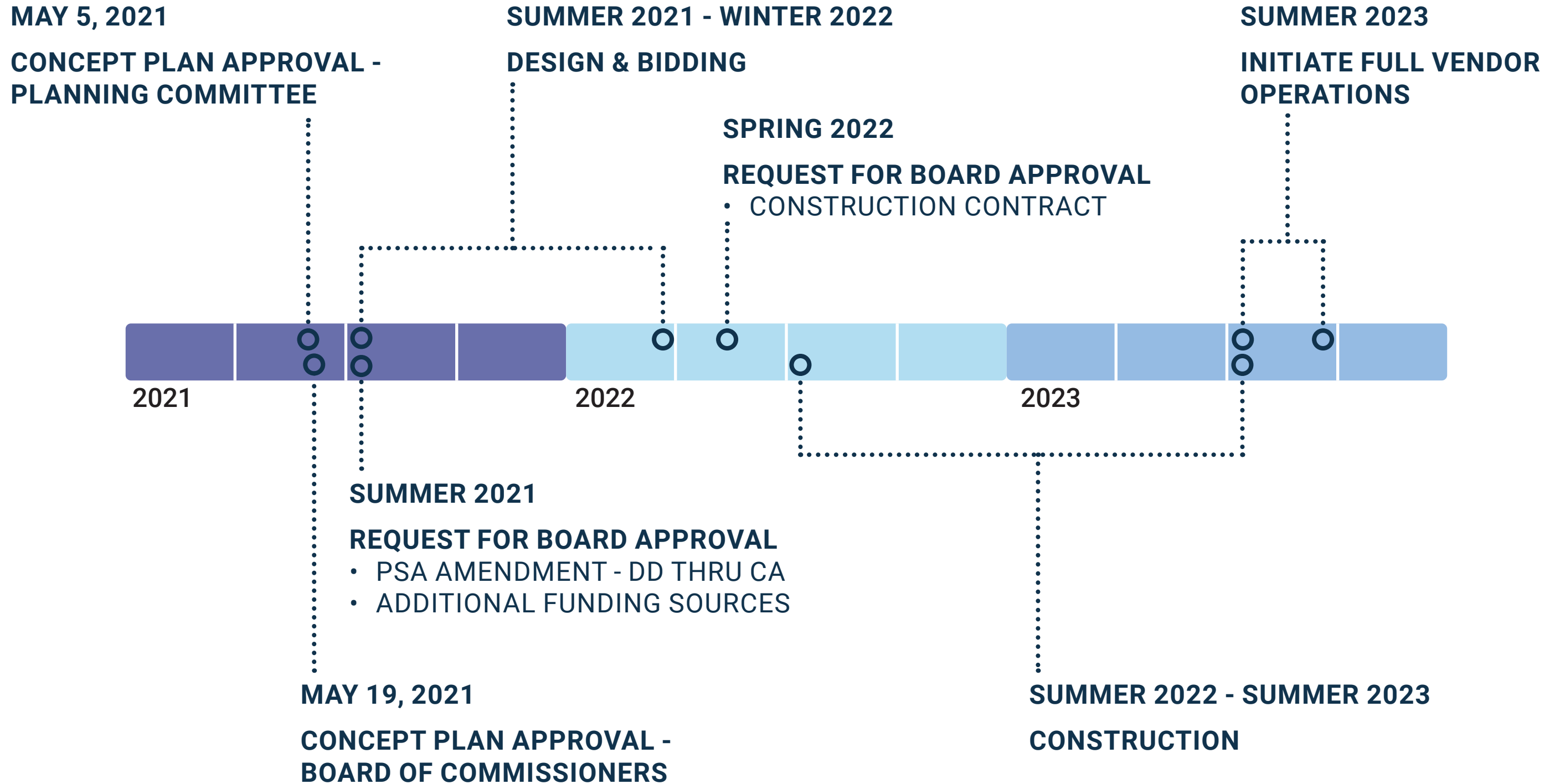
decorative water pathways



PROPOSED PROJECT BUDGET

SOURCES		\$5,412,155.56
Insurance Claim - Advance	\$38,580.18	
Insurance Claim - Loss/Structure Replacement	\$637,901.52	
Insurance Claim - Holdback	\$175,000.00	<i>pending future Board approval</i>
2022 MC Parks and Trails - Current Total Allocation to Minneapolis Chain of Lakes Regional Park	\$1,100,000.00	<i>pending future Board approval</i>
ECCO Park Dedication - Total Currently Available	\$440,673.86	<i>pending future Board approval</i>
Other Sources	\$2,500,000.00	<i>pending future Board approval</i>
Regional Park O&M Funding	\$520,000.00	<i>pending future Board approval</i>
USES		\$5,162,524.78
PSA - Cuningham - Concept Design and Schematic Design - COM3153	\$216,895.00	
PSA - Cuningham - Design Development through Construction Administration	\$450,000.00	<i>pending future Board approval</i>
Estimated Construction Contract based on Concept Design Construction Cost Estimate	\$3,400,000.00	<i>pending future Board approval</i>
Estimated Construction Contingency	\$340,000.00	<i>pending future Board approval</i>
Total Other Construction (FFE, Owner-provided Kitchen Equipment, Data/Security, Card Access, SAC/WAC)	\$649,000.00	
Total Other Architecture and Engineering	\$9,535.10	
TOTAL Community Engagement and Marketing	\$2,658.00	
Topographic Survey	\$4,436.68	
MPRB Staff Time	\$90,000.00	
REMAINDER		\$249,630.78

REVISIT PROJECT TIMELINE - UPCOMING BOARD ACTIONS



THANK YOU

QUESTIONS