



Minneapolis Park and Recreation Board BDE MAKA SKA REFECTORY REBUILD

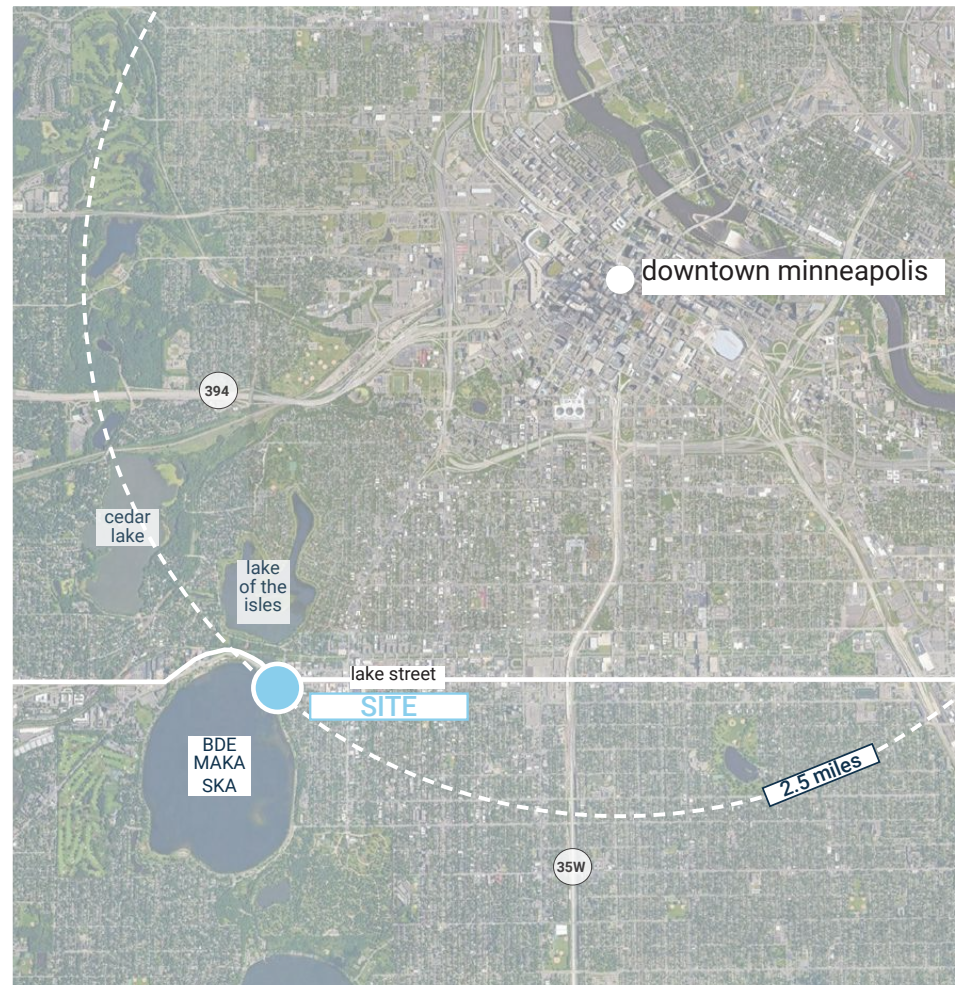
CONCEPT PLAN PUBLIC HEARING
May 5th, 2021

PROJECT NARRATIVE

Located at the intersection of East Bde Maka Ska Parkway and West Lake Street, the Bde Maka Ska Refectory site is a major entrance to the Minneapolis Chain of Lakes Regional Park and one of the most highly visited locations in the Minneapolis Park and Recreation Board park system.

In 2016, a Facilities Assessment of the former historic Bde Maka Ska Refectory Building was conducted to identify deficiencies and provide the background needed to develop priorities for future planning work. The architecture, mechanical, electrical and plumbing systems of the existing facility were all assessed at that time, as well as the surrounding site conditions.

Project Location



The need for improved accessibility and circulation were major findings of the assessment. This included regrading at the visitor drop-off location and other areas around the former building to meet Minnesota Accessibility Code requirements for slope and cross-slope. Significant site circulation challenges occur just south of the project area, where several site functions are served by a common drive aisle, which itself crosses both pedestrian and bicycle pathways serving the Grand Rounds. This drive aisle functions as the main boat launch, drop-off point for the Minneapolis Sailing Center, watercraft inspection point for the Aquatic Invasive Species program, delivery and waste management access to the Refectory, emergency vehicle access to the site, and for any on-lake emergencies. Increased bicycle parking, increased shade, and improved restroom facilities were also included in the assessment recommendations.

The Master Plan for this site was approved as part of the larger Bde Maka Ska-Harriet Master Plan by the MPRB Board of Commissioners in 2017. The vision and guiding principles identified in the Plan include:

Stewardship Care for what exists before introducing new things. Use current funding to resolve existing problems, while recognizing the need to accommodate future changes.

Identity Recognize Bde Maka Ska and Lake Harriet as part of a regional destination and of the urban fabric of Minneapolis. Acknowledge that each park has a unique character and energy.

Ecology Invest in practices that improve the environmental health of the lakes and parkland.

Balance Mitigate the long-term impact of human use on park resources and consider use impacts on park resources as new improvements are planned.

Memory Reveal untold stories and share collective memories as a defining experience of the lakes.

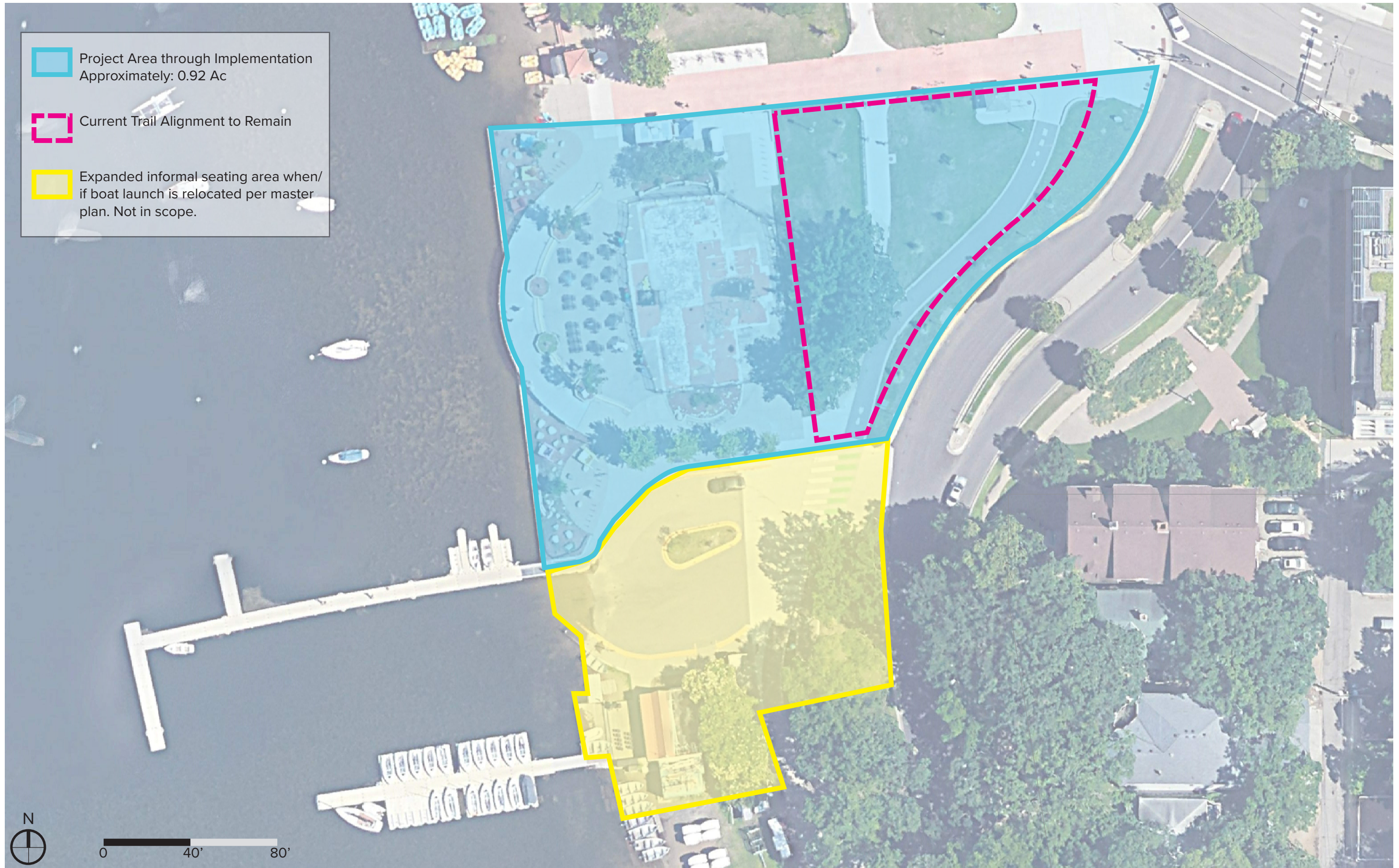
Equity Provide a comfortable experience for people with diverse abilities and needs and for all races and ethnicities.

Resiliency and Responsiveness Build resiliency and flexibility into improvements to respond to climate change and changes in the demographics of the region. Use technological innovations to address issues and improve communication with the public.

Master Plan recommendations specific to this site include accessible all-gender restroom facilities, improved water front access for pedestrians, improved multimodal circulation, and improved drop-off and ADA parking.

In 2019, the historic Refectory building, a central site feature and park destination, was lost to fire. With the Facilities Assessment and Bde Maka Ska-Harriet Master Plan as a guide, this project will rebuild the Refectory to include the amenities lost during the 2019 fire, in addition to the aforementioned recommended improvements. The project began in January 2021 with the development of site concepts and is anticipated to continue through final construction in mid-2023.

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

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.



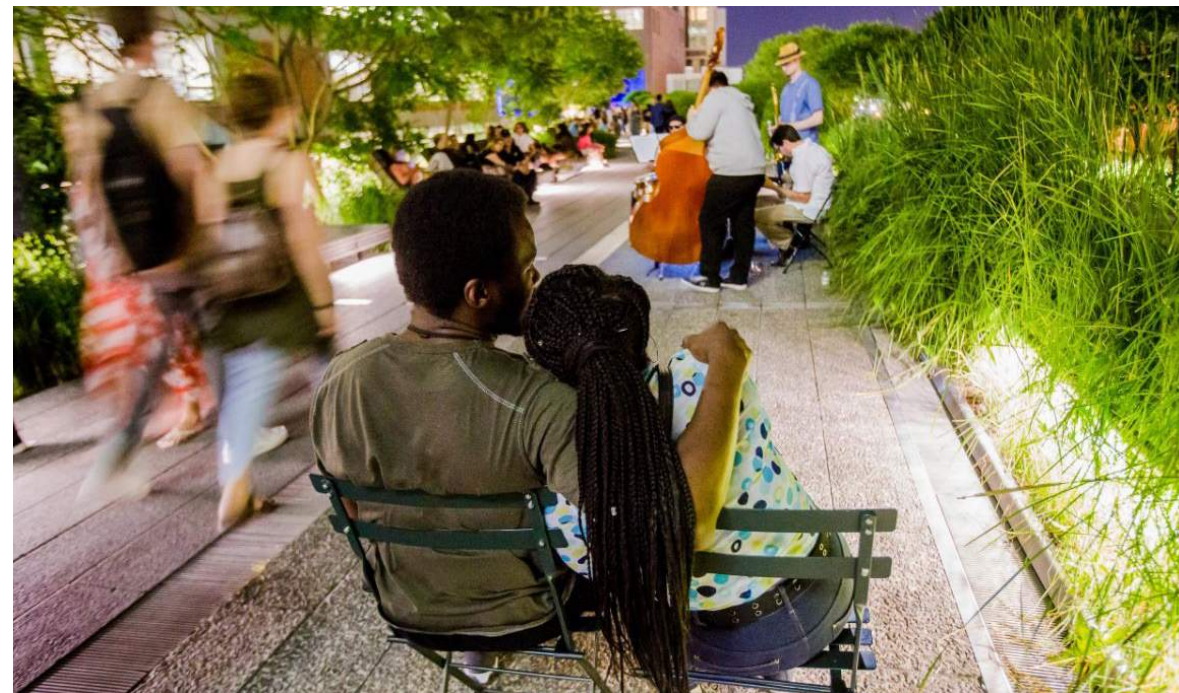
FOSTER HUMAN CONNECTION

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.



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CONCEPT PLAN



BDE MAKA SKA

LAKE STREET

BDE MAKA SKA PARKWAY



--- Former Building Footprint

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

seating and
steps to water

BDE MAKA
SKA

boat launch
existing dock

Minneapolis Sailing Center

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

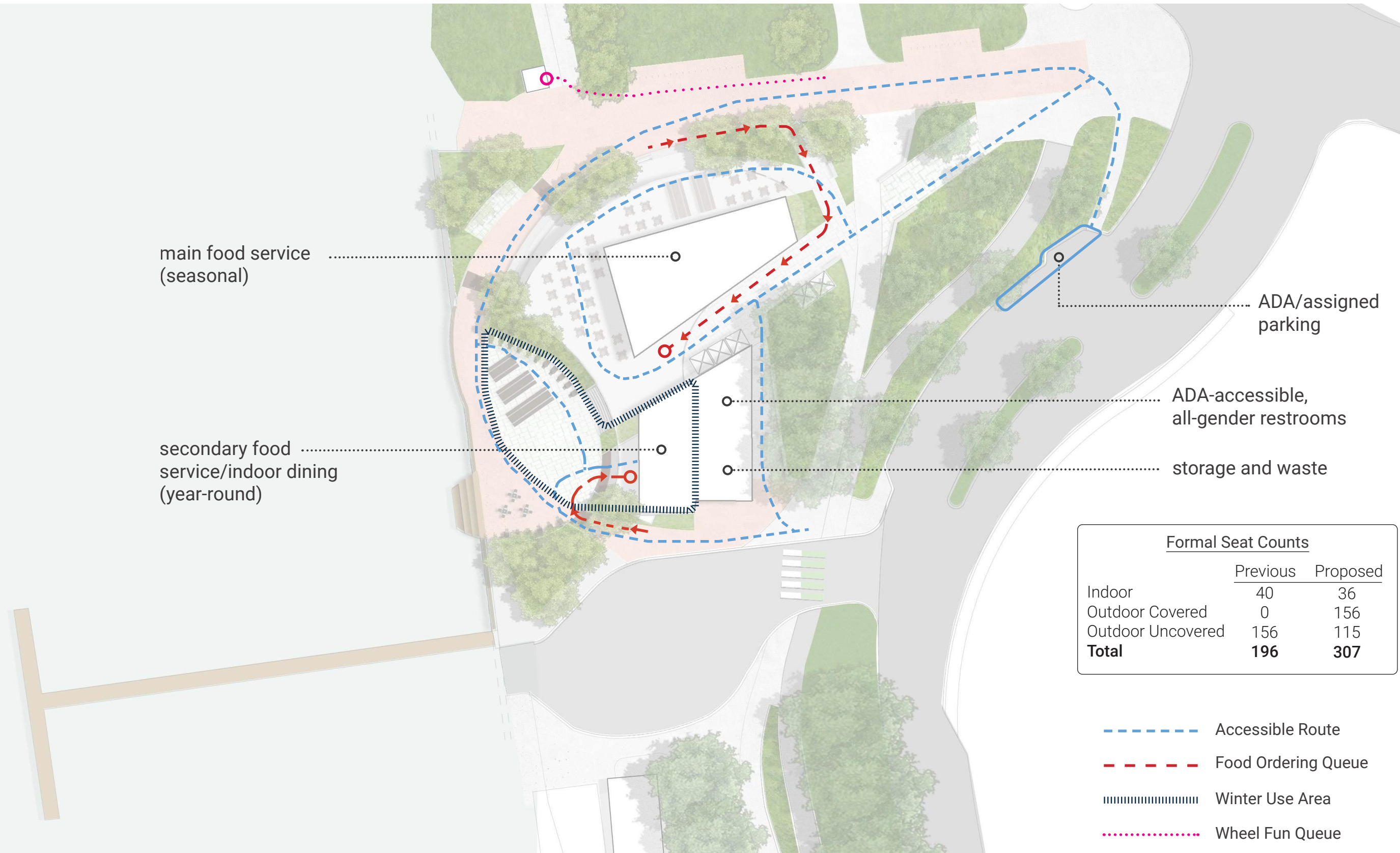
additional
parkway lighting

LEGEND:

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



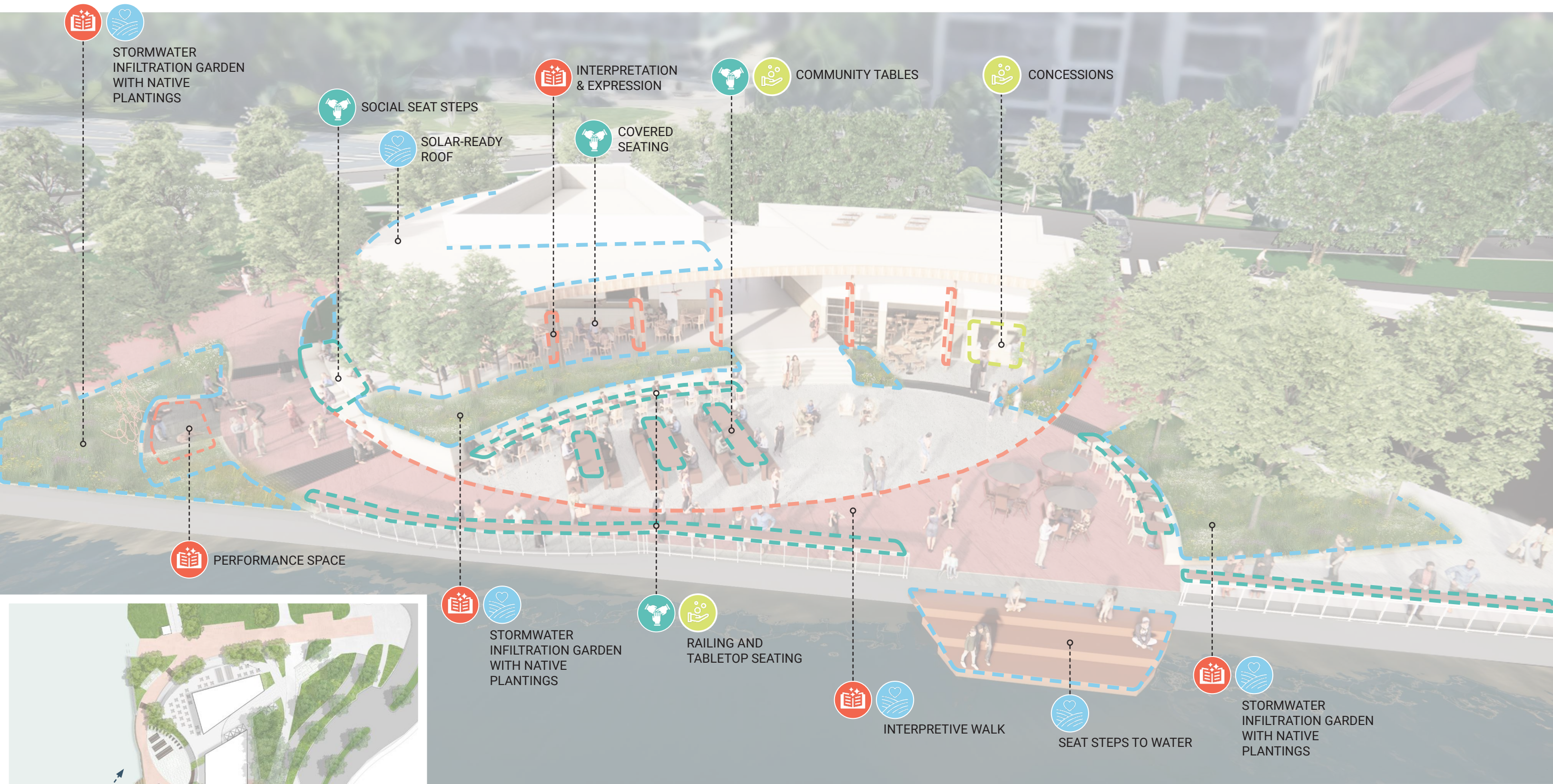
PROGRAM PLAN



VIEW OVER LAKE



VIEW OVER LAKE



REVEAL THE LEGACY

SUPPORT LOCAL ECONOMIES

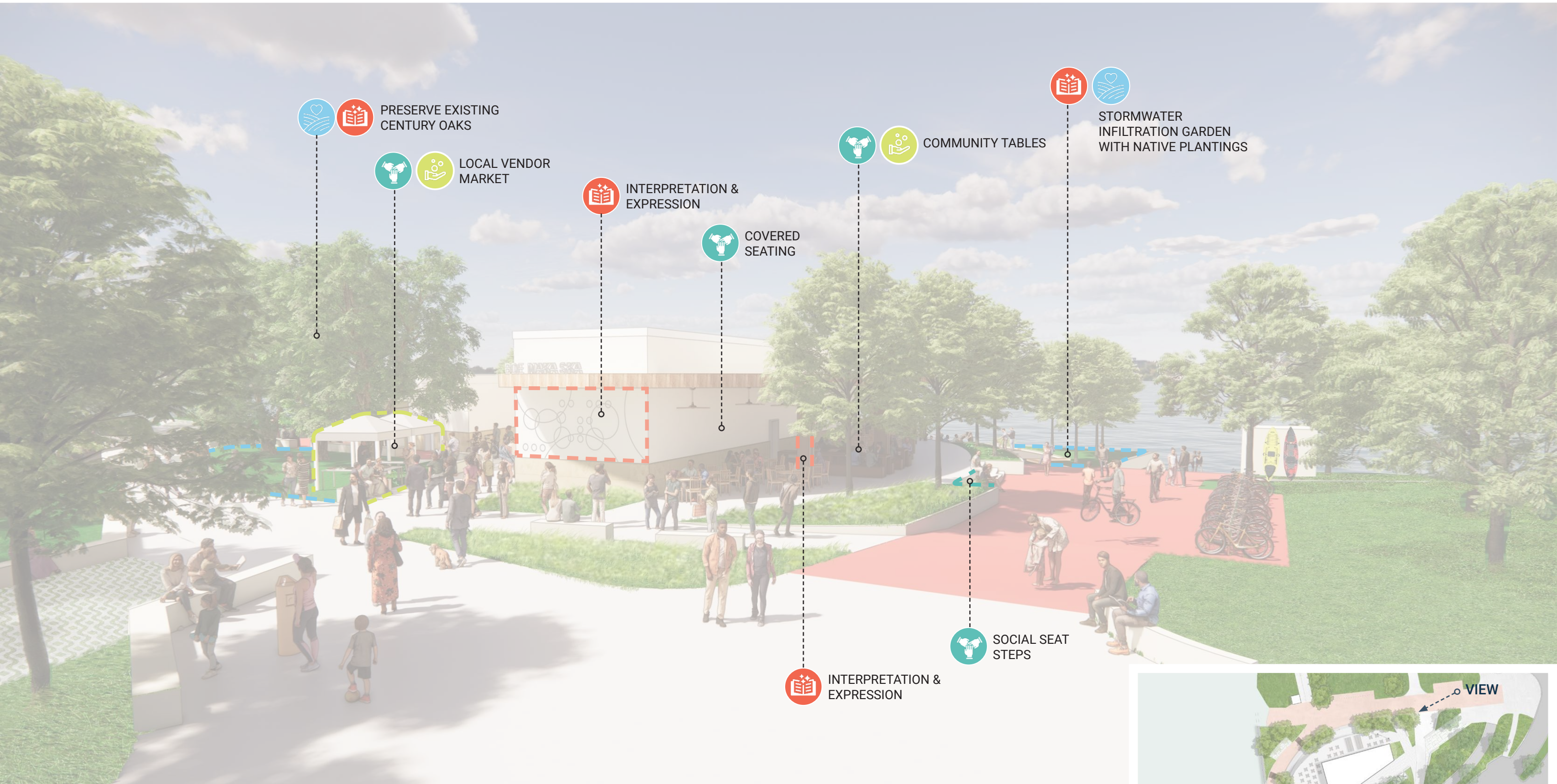
HONOR THE LAND AND THE WATER

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



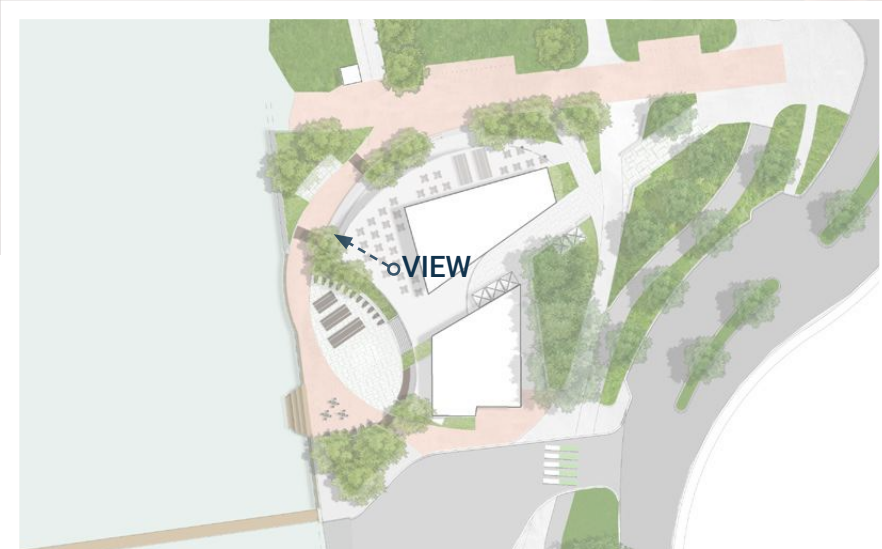
SUPPORT LOCAL ECONOMIES



HONOR THE LAND AND THE WATER



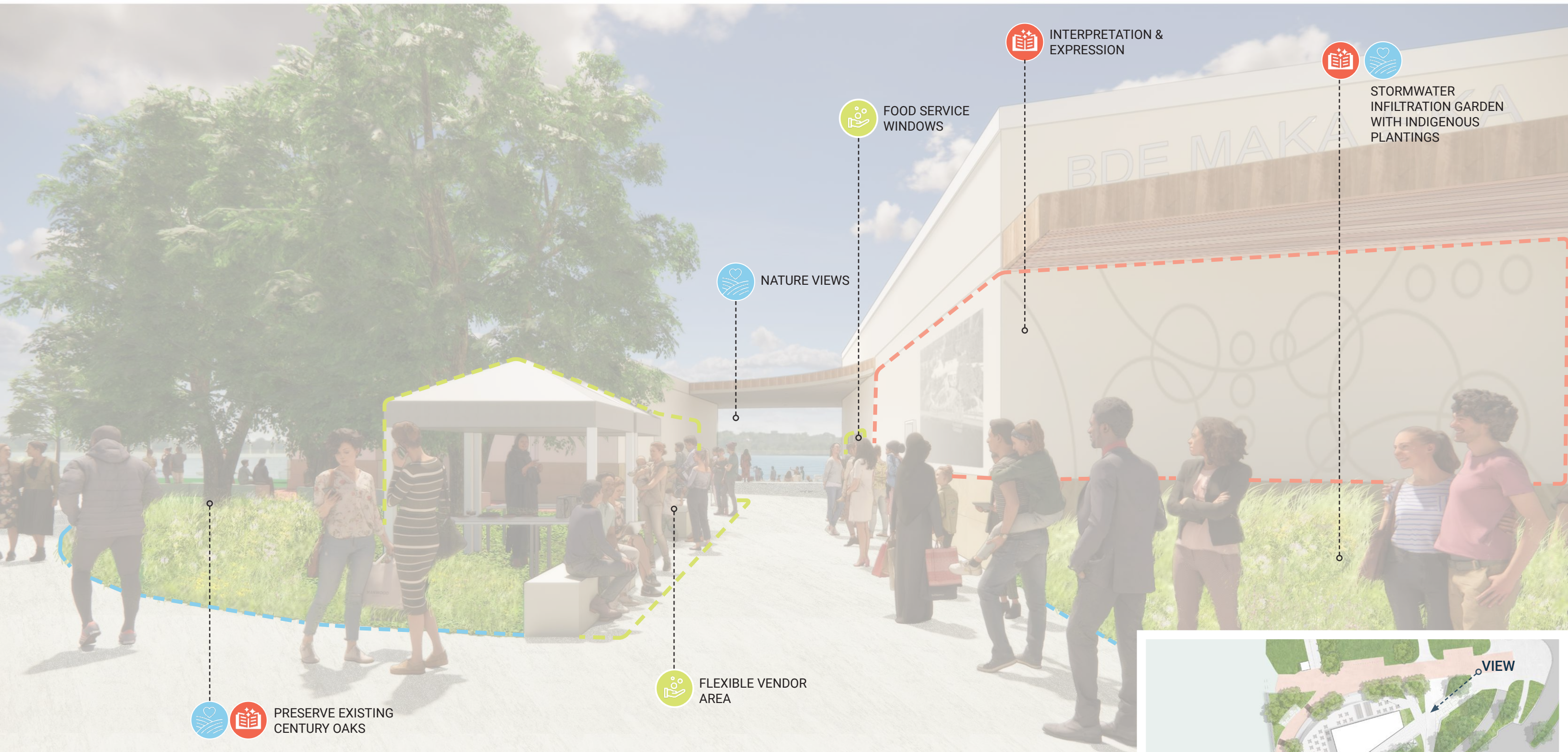
FOSTER HUMAN CONNECTION






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

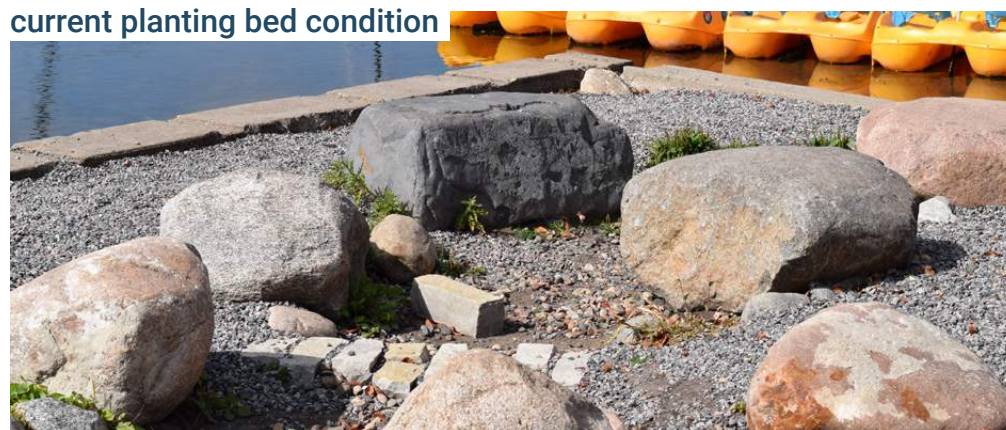
The site's currently consists of areas of turf, tree plantings, eight smaller planting beds, and impermeable pavements.

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. This project will meet City of Minneapolis Ordinance Chapter 54 stormwater requirements. These requirements include 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.

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 stormwater load will be shared between BMP's. Potential BMP's on site 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.

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 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.

native understory and stormwater plantings



bio-filtration planting beds



underground storage



permeable pavers



decorative water pathways

