EAST BANK PARK IMPLEMENTATION STRATEGY

June 2021
• Central Mississippi Riverfront Regional Park Master Plan (including East Bank & Nicollet Island) was adopted in 2016.

• Master planning process included robust community engagement.

• The resulting plan directs years of improvements / investments.

• Expresses a vision but only hints at the magnitude of investment demand.

• First park capital investment (Father Hennepin Bluff and the Seam with 2020 Park Dedication Fees allocation to MPRB CIP) since master plan scheduled for this year.
THE EAST BANK PARK IMPLEMENTATION STRATEGY – WHAT IS IT?

A 10-year rehabilitation and reconstruction strategy for Minneapolis Park & Recreation Board assets on the East Bank of the Mississippi River + Nicollet Island between the Stone Arch Bridge and BF Nelson Park.

It is not “a plan” the way we traditionally think of one… it is a strategy (a how-to) for implementing a plan.

Includes:

- Asset Inventory
- Project Scoping & Budgeting
- Prioritization
- Phasing
- Capital Sources & Uses Strategy
- Operating Model

Funded through a St. Anthony Falls Heritage Board grant.
MPRB owns and manages an extra-ordinary collection of public assets (both built and natural) on the East Bank + Nicollet Island.

Over 3 million (and growing) park visits to the downtown riverfront each year.

- one of the most visited parks in Minnesota –
  - a beloved landscape –
  - a resident and tourist destination –
- host to some of the largest & most diverse festivals / events in the region –

Main Street / Nicollet Island business district relies on Park Board infrastructure and amenities for their livelihoods.

The East Bank is “critical infrastructure” to the identity of the region.
THE EAST BANK PARK IMPLEMENTATION STRATEGY – WHY DO IT?

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All of this, and yet…

Assets have reached the end of their useful life and many are becoming unsafe, structurally unstable, or need major capital repair / replacement.

Reconstruction needs are substantial, operating costs are demanding, and many sensitive historic assets must be carefully treated.

Investment demands are far beyond standard Park Board sources of $$$.
1. Existing assets are inventoried / condition assessed

2. Engagement with stakeholders

3. Master Plan is mined for capital investment recommendations

4. Individual investments are scoped into projects (based on proximity, construction logistics)

5. Project development budgets (hard and soft costs) are prepared

6. Priority projects are identified (based on plan recommendations, urgency, community input, logistics)

7. Projects are clustered into phases or “campaigns”

8. Capital sources & uses strategy is developed as an implementation roadmap (link potential funding sources with project costs, sequencing, timing)

9. An operating model is created to understand and prepare for the lifetime resource implications of what is built
13 projects

"The Seam" Trail Improvement Project
Father Hennepin Bluffs Phase 1 Project:
Father Hennepin Bluffs Phase 2 Project
East Falls Restoration Project
Hennepin Island Rehabilitation Project
Historic Main Street Rehabilitation Project
Nicollet Island Bank Stabilization Project
Nicollet Island East Bank Trail Project
Nicollet Island Street Rehabilitation Project
Wilder Street Parking Lot Project
Nicollet Island Pavilion Transition Project
Nicollet Island South Loop Project
Merriam Bridge Rehabilitation Project

$60 million total project budget
**PHASING & IMPLEMENTATION**

**The “What”** - Five stages of project implementation.

**Catalyst Projects:** Projects underway with already-dedicated funding streams. Can tap the small amount of available Park Board funding sources for critical spending needs
- 2020/21 Design
- 2021/22 Construction

**Campaign #1:** Relatively lower-cost, spot investment in facilities in critical condition.
- 2023 Design
- 2025 Construction

**Campaign #2:** Projects focused largely on rehabilitation of Nicollet Island.
- 2025 Design
- 2027 Construction

**Campaign #3:** Projects focused largely on rehabilitation of Main Street.
- 2027 Design
- 2029 Construction

**Opportunistic Projects:** Additions to park / natural assets beyond what exists.
- No timeline

**The “Why”**

Why such a complicated and drawn out implementation picture?

East Bank reinvestment demands are extraordinary within the Minneapolis park system and far beyond the standard funding sources of the Park Board. Without a strategy like this, the work will not get done.

Why the order?
- Safety
- Technical concerns
- Community input
- Funding: Early campaigns are smaller $ values and campaigns 2 & 3 will take time and constant dedication to secure third-party funding.

What is in the opportunistic project category?

In current drafts, only the East Falls Restoration Project.
THE EAST BANK PARK IMPLEMENTATION STRATEGY – HOW

MPRB Regional Sources
• Legacy Parks & Trails
• Regional O&M
• Met Council bonding

MPRB Local Sources
• Park Dedication
• MPP20

Third Party Sources
• MWMO
• State Bonding
• Vendor Capital
• Investment
• MHS/SHPO
• National Park Service
• Federal Transportation
• Other Federal Allocation
• City of Minneapolis
• Hennepin County
• Non-profit Partners
• Special Assessment
• Special Service District
• Philanthropic Campaign
HENNEPIN AND 1ST: PROJECT AREA

- 7 block stretch from Main St to 8th St
- “Gateway” to NE Minneapolis and northern suburbs
- Intersection of local, regional, and statewide transportation needs
- The Seam
1ST AND HENNEPIN: ENGAGEMENT STRATEGY AND SCHEDULE

Listening session #1 – December 2020

**December 2020**
- Online open house #1
- Online engagement
- Summaries and feedback

**Winter 2021**
- Develop goals based on feedback
- Targeted group meetings
- Online engagement options

**Summer 2021**
- Open house #2 – alternatives
- Pop up arts-based engagement
- Online survey
- Stakeholder meetings

**Fall 2021**
- Open house #3 – recommendation
- Online survey
- Stakeholder meetings
- Pop up engagement
1st and Hennepin: Project Goals

Safety and Accessibility

Multimodal Connectivity

Active Living and Environmental Health

Support Land Use Context & Business District
1st and Hennepin: Project Schedule

Planning: 2020-2021
Design: 2021-2022
Construction: 2023
Complete: 2023
HENNEPIN AND 1ST PROJECT CONTACTS

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