



## RESOLUTION

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**Resolution number:** 22-010

**Title:** Approval of 60% Design for 325 Blake Road Restoration and Redevelopment

WHEREAS the Minnehaha Creek Watershed District (MCWD) acquired 325 Blake Road, Hopkins, MN in 2011 as a key piece of the Minnehaha Creek Greenway in St. Louis Park and Hopkins;

WHEREAS the MCWD is implementing a regional stormwater project at 325 Blake Road to treat polluted stormwater that flows into the creek from approximately 270 acres of surrounding area and to restore more than 1,000 feet of creek frontage and is planning for this work with three accompanying Cottageville Park parcels bordering the creek, collectively the 325 Blake Road Regional Stormwater and Greenway and Cottageville Park Phase II Riparian Restoration Project. The project is commonly referenced by its shortened title "325 Blake Road Restoration and Redevelopment";

WHEREAS as of March 2020, the construction of both the Powell Road and Lake Street stormwater diversion systems are complete, with the diversion structures remaining bulk-headed until the treatment facility at 325 Blake Road is constructed;

WHEREAS on August 27, 2020, the MCWD Board of Managers authorized the execution of a Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road (Res # 20-066);

WHEREAS on August 27, 2020, the MCWD Board of Managers approved the release of a Request for Proposals for Design Services for 325 Blake Road Stormwater Management and Site Restoration (Res # 20-067), which sought landscape architecture and engineering services to complete integrated stormwater management, ecological restoration, and public open space improvements at 325 Blake Road and accompanying parcels;

WHEREAS on December 3, 2020, the MCWD Board of Managers authorized final negotiation and execution of a contract for design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc. (Res # 20-091);

WHEREAS due to project complexity and uncertainty, the MCWD Board of Managers determined it was prudent to contract for a scope of services that included an additional task not solicited in the RFP to further define the public realm and potential redevelopment footprints and re-scope the later stages of the project after a schematic design (30% design) was produced;

WHEREAS the MCWD conducted an extensive stakeholder engagement campaign to establish specific project and design goals, including a series of listening sessions with the community, MCWD Board of Managers, and Hopkins City Council (January – March 2021), community open houses (June – July 2021), preference surveys in English, Spanish, and Somali, and a design charrette with regional agency and development partners (July 13-14, 2021);

WHEREAS the MCWD Board of Managers accepted the 30% design memorandum and schematic design for 325 Blake Road Restoration and Redevelopment on September 23, 2021 (Res # 21-063) upon finding that HDR had satisfactorily completed the tasks and produced the deliverables included in the contract



authorized by the MCWD Board of Managers on December 3, 2020; and that the schematic design satisfies all major project needs and accurately reflects the project goals defined in the Cooperative Agreement with the City of Hopkins for Coordinated Planning, Improvements and Development for 325 Blake Road;

- WHEREAS MCWD staff presented the schematic design to the Hopkins City Council on October 12, 2021 and the Council expressed support for the design and design direction;
- WHEREAS the MCWD Board of Managers found that it was prudent to advance all project elements from schematic design through final design and produce a construction phasing plan;
- WHEREAS on November 4, 2021, the MCWD Board of Managers authorized execution of a contract for Phase II design and engineering services for the 325 Blake Road Restoration and Redevelopment project with HDR, Inc. (Res # 21-075);
- WHEREAS the MCWD conducted further significant community engagement to inform the 60% design process, including participating in a neighborhood meeting hosted by development partner Alatus (November 15, 2021), hosting a virtual community meeting (January 24, 2022), and conducting informational session with students at Hopkins West Junior High (February 11, 2022). Surveys in English and Somali were available during the events and online for participants to express their preference for various project components;
- WHEREAS the 60% design meets MCWD's project goals and HDR has satisfied the contractual terms associated with 60% design, including the production of plans; specifications; Operations, Maintenance, and Monitory Plan; design memorandum; and opinion of probable cost;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers approves the 60% design submittal for the 325 Blake Road Restoration and Redevelopment project produced by HDR, Inc., with Board comments on the 60% design to be incorporated at the 90% design phase.

Resolution Number 22- 010 was moved by Manager Miller, seconded by Manager Hejmasi. Motion to adopt the resolution 7 ayes, 0 nays, 0 abstentions. Date: February 24, 2022.

Eugene J. Morfitt  
Secretary

Date: 4- 12- 2022