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**Title:** 325 Blake Road Restoration and Redevelopment Design Scope Discussion

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**Purpose:** At the October 21, 2021 Policy and Planning Committee (PPC) meeting staff will provide an update and foster a discussion around the scoping and budgeting process for the second phase of design for the 325 Blake Road Restoration and Redevelopment project.

**Summary:** At the September 23, 2021 Board of Managers meeting, the Board accepted the schematic design (30% design) for the 325 Blake Road Restoration and Redevelopment project as presented by staff and MCWD's design consultant, HDR. This schematic design was the final deliverable of MCWD's Phase I design contract with HDR. The Board's acceptance of the schematic design, along with its comments, were intended to set the direction for the next design milestone (60%) as well as the Phase II scope of work necessary to advance those designs through completion. Staff also presented the schematic design to the Hopkins City Council on October 12, 2021. The Council similarly expressed support for the schematic design and overall project direction.

As MCWD staff and HDR continue to refine a draft Phase II scope and develop the associated budget, there are several strategic decision points that have scope and budget implications. As outlined during the September 23, 2021 Board meeting, the overall project is actually a series of interconnected but distinct project elements that each have an associated construction and design cost. MCWD's core project consists of the stormwater pond and pipe diversion connections, the Minnehaha Creek Greenway trail connection from Cedar Lake LRT Regional Trail to Cottageville Park, and restoration of the riparian area along Minnehaha Creek. Project enhancements include the trailhead at the Cedar Lake LRT Regional trail intersection, the landing area on Minnehaha Creek, nature-based play area and pedestrian bridge, and gateway improvements at Blake Road and Lake Street.

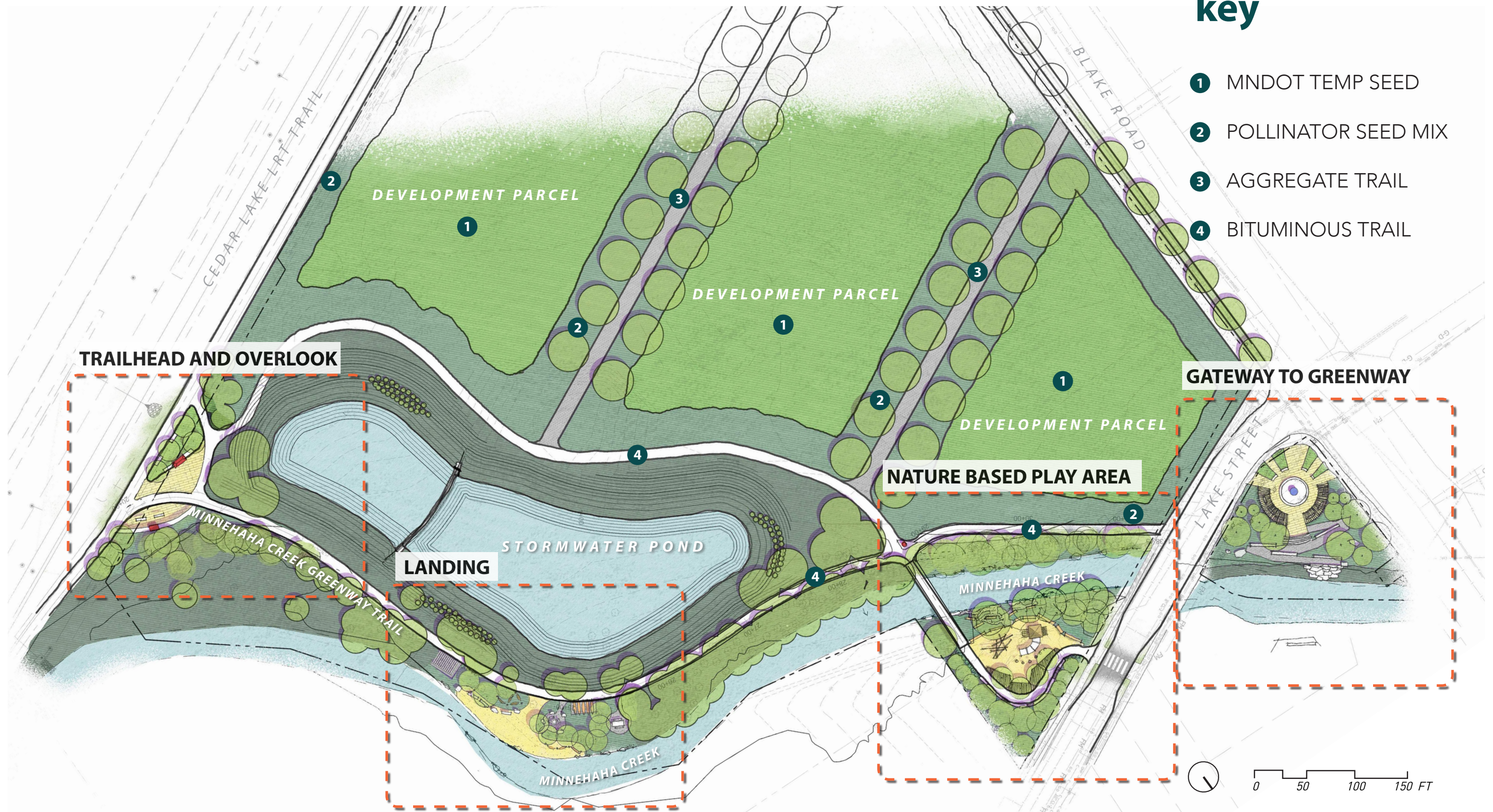
The existing project budget accounts for design and construction of the core project elements, while the project enhancements add to the base construction and design costs. Staff intends to present options and receive direction from the Board on which project elements to prioritize for design and construction, potential phasing of project enhancements to spread capital costs over multiple years, and possible funding mechanisms for interim and full build out of the project. Staff will also seek direction from the Board on immediate scoping needs to advance the core project on a timeline driven by external grant deadlines, with a discussion around the cost efficiencies and design continuity achieved by bringing the entire schematic design through final design, even if construction is phased.

**Supporting documents (list attachments):**

- 1) Schematic Design – Baseline
- 2) Schematic Design – Developed



# SD Site Design - Baseline Alternative





# SD Site Design - Developed

