



Title: 325 Blake Road Design Charrette Update

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Purpose: At the July 22, 2021 Policy and Planning Committee (PPC) meeting staff will provide an update on the 325 Blake Road Restoration and Redevelopment design process, focusing on the results of the design charrette held the week of July 12th and the anticipated design schedule following the charrette.

Summary: At the joint meeting of the MCWD Board of Managers and Hopkins City Council on June 17, 2021, Alatus was selected as the master developer for the 325 Blake Road site. This marked an important milestone as the MCWD has intentionally managed a dual track effort for design of the regional stormwater and restoration work while seeking a development partner.

To accomplish this goal, a design charrette bringing together the selected developer's site plan with MCWD's and the community's stormwater and open space goals would serve as the culminating event in the Phase I design work with HDR and set the direction for 30% schematic design and beyond.

As such, a two-day design charrette was hosted by MCWD on July 13th and 14th, 2021 to produce conceptual designs for regional stormwater management and Greenway extension, and merge these project elements with Alatus' preliminary site design. The charrette structure was developed by the HDR team and was designed to be a fully collaborative and immersive process, bringing a multitude of experts in the fields of landscape architecture, civil engineering, urban planning and development into a real-time exercise of not only conceptual design, but technical feasibility.

The event was very well attended, including participation from the full Alatus development team, Hopkins staff, MCWD staff and regional partners from Hennepin County, Metropolitan Council and Three Rivers Park District. Each day culminated in a pin-up session presentation to stakeholders, which included representatives from the Hopkins City Council and the MCWD's Design Liaisons.

At the July 22, 2021 PPC meeting, staff will present the two conceptual site plans, including a fully integrated site plan with MCWD's project and Alatus' development merged, as well as a regional stormwater and greenway project designed for integration with a potential future development. Staff will provide more detail on the proposed stormwater management systems and detail out the comparison of the two scenarios, including preliminary cost estimates, commonalities and unique elements of the scenarios, and other project components and future ownership footprints.