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**Title:** 325 Blake Road Final Design Status Briefing

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**Purpose:**

At the December 15, 2022 Policy and Planning Committee (PPC) meeting, Minnehaha Creek Watershed District (MCWD) staff will provide a status update on the 325 Blake Road Restoration and Redevelopment project. Significant progress was made during 2022 on MCWD's largest capital project to-date, and this end-of-year update will serve to brief the Board on the status of final design and bid documents, as well as ongoing partnerships.

**Summary:**

The 325 Blake Road Restoration and Redevelopment project encompasses greenway and regional stormwater facilities that are integrated with the adjacent Alatus redevelopment and existing Cottageville Park. Activities over the course of 2022 therefore included advancing MCWD's project design, as well as significant partnership efforts with the City of Hopkins and Alatus.

Design

In December 2020, MCWD contracted with HDR to provide Phase I schematic design and engineering services to further its stormwater and greenway project at 325 Blake Road and adjacent Cottageville Park properties in Hopkins. Phase I work was completed in September 2021 with Board acceptance of schematic designs, and a Phase II scope of work and contract were authorized in November 2021. On February 24, 2022, the Board approved HDR's 60% design submittal and provided guidance for the development of 90% design. The Board provided feedback on 90% design at the August 11, 2022 Operations and Program Committee (OPC) meeting.

HDR is currently incorporating the Board input received at the August 11, 2022 OPC meeting, as well as staff and partner review comments, into the final design. MCWD staff and HDR anticipate that a bid-ready package will be complete around the end of January 2023. Bid timing is currently being coordinated with the anticipated construction schedule of specific elements of the Alatus development. Having final construction documents in hand will give MCWD flexibility to move forward quickly once an optimal bid window is determined.

Partnerships

MCWD has continued to work closely with Hopkins and Alatus throughout 2022 to ensure that the greenway and stormwater improvements are integrated with the new Alatus development, as well as the existing Cottageville Park and Hopkins' public infrastructure. As these partnerships have continued to evolve and solidify, conversations around the remaining coordination items have commenced and will need to be memorialized in agreements in 2023.

Redevelopment agreements with Alatus will be executed to facilitate construction coordination and staging, in addition to mutual maintenance obligations. MCWD and Alatus will also continue to work through the previously executed purchase agreement to complete the remaining real estate transactions. A cooperative agreement between MCWD and Hopkins is also under development to memorialize ownership and maintenance commitments for Cottageville Park Phase II. Finally, MCWD continues to collaborate with several external agencies that have invested funds into the project, including the MN Public Facilities Authority, MN Board of Water and Soil Resources, Metropolitan Council, and Hennepin County, as well as non-funding partners such as Three Rivers Park District.

At the December 15, 2022 PPC meeting MCWD staff will provide an update on project design status, partnership efforts and agreement drafting, funding, and a schedule for project milestones in 2023 and beyond.