THREE RIVERS PARK DISTRICT

LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING
Cleary Lake Regional Park – Visitor Center
18106 Texas Avenue, Prior Lake, MN

Thursday, December 7, 2017
Estimated Time: 10:45 – 11:45 a.m.

Committee Chair: John Gibbs

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Board members who wish to delete or add any item(s) to the agenda shall do so at this time.

Superintendent’s Recommendation:
MOTION TO APPROVE THE AGENDA OF THE DECEMBER 7, 2017, LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING.

3. APPROVAL OF COMMITTEE REPORT OF NOVEMBER 2, 2017

Superintendent’s Recommendation:
MOTION TO APPROVE THE REPORT OF THE NOVEMBER 2, 2017, LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING.

4. BUSINESS ITEM(S)

A. Murphy-Hanrehan Park Reserve: Proposed Land Exchange

Superintendent’s Recommendation:
MOTION TO RECOMMEND THAT THE BOARD AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE A NO-COST LAND EXCHANGE AGREEMENT BETWEEN THREE RIVERS PARK DISTRICT AND THE OWNER OF 15770 MURPHY LAKE ROAD, SAVAGE, MN TO RESOLVE A LONG-STANDING ENCROACHMENT AT MURPHY-HANREHAN PARK RESERVE.

B. Mississippi Gateway Regional Park: Building Discussion

Superintendent’s Recommendation:
MOTION TO REMOVE FROM TABLE: MISSISSIPPI GATEWAY CENTER BUILDING DISCUSSION.

5. ADJOURNMENT

MOTION TO ADJOURN.
LONG-RANGE STRATEGIC INITIATIVES COMMITTEE
REQUEST FOR ACTION

Meeting Date: 12/07/17  Business Item: Report  Item Number: 3

Division: Superintendent's Office  Originating Source: Boe Carlson, Superintendent

Agenda Item: November 2, 2017, Long-Range Strategic Initiatives Committee Report

Superintendent’s Recommendation:

MOTION TO APPROVE THE REPORT OF THE NOVEMBER 2, 2017, LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING.

Background:

Report attached.
THREE RIVERS PARK DISTRICT
LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING

November 2, 2017

Commissioners Present: John Gibbs, Chair; Steven E. Antolak, Jennifer DeJournett, Daniel Freeman, John Gunyou, Gene Kay and Penny Steele

Staff Present: Boe Carlson, Superintendent; K. Grissman, H. Koolick, J. McGrew-King, E. Quiring, J. Vlaming, A. Whiteside and L. Ziegler

1. CALL TO ORDER

The Long-Range Strategic Initiatives Committee meeting was called to order by Chair John Gibbs at the Administrative Center, Board Room, 3000 Xenium Lane North, Plymouth, MN at 11:14 a.m.

2. APPROVAL OF AGENDA

MOTION by Gunyou, seconded by Steele, TO AMEND THE AGENDA TO CONSIDER ITEM 4B. PRIOR TO ITEM 4A. AND FURTHER, TO APPROVE THE AGENDA OF THE NOVEMBER 2, 2017, LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING AS AMENDED.

MOTION CARRIED

3. APPROVAL OF COMMITTEE REPORT OF OCTOBER 5, 2017

MOTION by Kay, seconded by Steele, TO APPROVE THE REPORT OF THE OCTOBER 5, 2017, LONG-RANGE STRATEGIC INITIATIVES COMMITTEE MEETING.

MOTION CARRIED

4. BUSINESS ITEM(S)

Item 4B. was considered at this time.

B. Mississippi River Regional Park Master Plan Release for Public Comments

MOTION by DeJournett, seconded by Kay, TO RECOMMEND THAT THE BOARD APPROVE THE DRAFT MISSISSIPPI RIVER REGIONAL PARK MASTER PLAN AND AUTHORIZE THE SUPERINTENDENT TO:

1. RELEASE THE DRAFT MASTER PLAN FOR REVIEW AND COMMENT BEGINNING ON NOVEMBER 20, 2017; AND

2. SOLICIT MASTER PLAN APPROVAL AND RESOLUTION OF SUPPORT FROM CITIES AND PUBLIC AGENCY PARTNERS; AND

3. SOLICIT MASTER PLAN APPROVAL FROM THE METROPOLITAN COUNCIL.

MOTION CARRIED
Item 4A. was considered at this time.

A. Superintendent’s Update: Proposed Change in Governance Structure

No action required; this item was prepared by John Gunyou, Board Chair, and Boe Carlson, Superintendent, for information and discussion.

5. **ADJOURNMENT**

MOTION by Steele, seconded by Kay, TO ADJOURN THE NOVEMBER 2, 2017, MEETING OF THE LONG-RANGE STRATEGIC INITIATIVES COMMITTEE. **MOTION CARRIED**

The meeting was adjourned at 11:52 a.m.
Meeting Date: 12/07/17

Division: Planning, Design & Technology

Originating Source: Jonathan Vlaming, Assoc. Supt.

Agenda Item: Murphy-Hanrehan Park Reserve: Proposed Land Exchange

Superintendent’s Recommendation:

MOTION TO RECOMMEND THAT THE BOARD AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE A NO-COST LAND EXCHANGE AGREEMENT BETWEEN THREE RIVERS PARK DISTRICT AND THE OWNER OF 15770 MURPHY LAKE ROAD, SAVAGE, MN TO RESOLVE A LONG-STANDING ENCROACHMENT AT MURPHY-HANREHAN PARK RESERVE.

The following information was prepared by Stephen Shurson, Landscape Architect and Heather Kuikka, Planning Administrative Specialist.

Background:

The property owner of 15770 Murphy Lake Road, Savage MN, Linda Mueller, approached Three Rivers Park District requesting to resolve a long-standing encroachment issue at their property in Murphy-Hanrehan Park Reserve (Reference 4A-1). Three small sheds and a portion of a large machine shed are encroaching on park land. The owners had incorrectly assumed the location of the property line as they developed their property in the 1960s and 1970s and are coming forward now to resolve it.

To rectify the long-standing encroachment, the owner is proposing a land exchange with Three Rivers, giving up a portion of their land adjacent to parkland in exchange for the parkland that has been encroaching upon. Approximately 5,686 SF of land owned by Mrs. Mueller next to Murphy Lake Road would be transferred to Three Rivers in exchange for the identical amount of land owned by Three Rivers near the southwest corner of the Mueller property (Reference 4A-2). The subject land owned by Mrs. Mueller is grassy low-lying land (not wetland), while the subject land owned by Three Rivers is upland, has no existing trees and has been graded to be relatively flat. Two small sheds located within the subject land to be transferred to Mrs. Mueller would be demolished or relocated further onto the Mueller property to be in compliance with City of Savage Ordinance setback requirements. In addition, Mrs. Mueller has also agreed to correct their newly discovered fence encroachment along their south lot line.

Per our request, Mrs. Mueller has commissioned a land exchange consultation report by a Three Rivers approved appraiser which asserts that the relative land value of each of the two areas being exchanged is effectively equal. From a natural resource and recreation value perspective, the Mueller land to be exchanged is undisturbed and similar in natural resource and recreation value to the adjacent land in the Park Reserve. The existing Three Rivers land to be exchanged has very limited natural resource and recreation value because its development prior to Three Rivers ownership.
Next steps include:
1. Enter into Land Exchange Agreement
2. City of Savage Administrative Lot Subdivision/Consolidation approval
3. Metropolitan Council action to shift the Restrictive Covenants from the existing parkland to the new parkland in the exchange. No Master Plan Amendment would be required because the overall park boundary is not changing, only a minor change to internal property lines.
4. Record new property lines and Restrictive Covenant with Scott County.

**Relationship to the Vision Plan**
The Request for Action supports the following element(s) of the Vision Plan:
- Collaborate Across Boundaries

**Relationship to the Policy Statement**
The Request for Action supports the following element(s) of the Policy Statement:
- Policy XII – Diversions/Adjacent Lane Use/Interim Uses/Divestment
  A. Diversions of Parkland
MOTION TO REMOVE FROM TABLE: MISSISSIPPI GATEWAY CENTER BUILDING DISCUSSION.

The following information was prepared by Kelly Grissman, Director of Planning.

Background:

At the November 16, 2017 Board meeting, the Board requested additional information regarding the size and cost of the proposed Mississippi Gateway Center as part of the Mississippi Gateway Regional Park master plan. Staff have compiled the requested background and will present the information at the Committee Meeting (Reference 4B-1).

To meet the desired program as discussed with the Board in September 2017, the proposed building is approximately 13,375 square feet with an estimated cost of $5.8 million and a square foot cost of $200-$350.

If the additional building background is satisfactory to the Board, staff will bring the draft master plan forward for preliminary approval to release for public comment and governmental approval at the December Board meeting. The December 21, 2017 Draft Master Plan will include:

- Removal of the Estimate of Probable Development Cost and Targeted Funding Sources and Partners Table and replacement with:
  - A revised cost estimate broken down by park area rather than specific development components
  - Additional narrative on potential implementation partners based of the anticipated service area and regional impact of the proposed plan rather than the targeted funding source table.
- Correction of typos and formatting improvements
- Any additional information requested by the Board as a result of the building discussion.

Relationship to the Vision Plan
The Request for Action supports the following element(s) of the Vision Plan:
- Inspire people to recreate
- Connect people to nature
- Create vibrant places
- Collaborate across boundaries
Relationship to the Policy Statement
The Request for Action supports the following element(s) of the Policy Statement:
- Policy VI (B.) – System/Master/Project Planning
MISSISSIPPI GATEWAY CENTER
the merger of the nature and visitor center experiences

### Building Program Components

<table>
<thead>
<tr>
<th>Gateway Components</th>
<th>Trailhead</th>
<th>Visitor Center</th>
<th>Nature Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Function:</td>
<td>Hopkins Depot, Orig. Elm Creek</td>
<td>Hyland, French</td>
<td>Eastman, Richardson, Lowry</td>
</tr>
<tr>
<td></td>
<td>Sq Ft: 1,900 – 2,900</td>
<td>Sq Ft: 6,400 – 6,500</td>
<td>Sq Ft: 10,700 – 14,000</td>
</tr>
<tr>
<td>Provides:</td>
<td>✓ Basic services and information</td>
<td>✓ A welcoming experience</td>
<td>✓ Environmental and recreation education</td>
</tr>
<tr>
<td></td>
<td>✓ Trailhead Services</td>
<td>✓ Transition to the outdoors</td>
<td>✓ Indoor space for 100-125 participants, with 4 breakout spaces</td>
</tr>
<tr>
<td></td>
<td>✓ Restrooms</td>
<td>✓ Learn about nature and outdoor recreation</td>
<td>✓ Transition to the outdoors</td>
</tr>
<tr>
<td></td>
<td>✓ Water</td>
<td>✓ Enhanced Exhibit Space</td>
<td>✓ 2 Education Classrooms</td>
</tr>
<tr>
<td></td>
<td>✓ Information</td>
<td>✓ Equipment Rental</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>✓ Recreation Classroom</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>✓ Public Spaces: indoor gathering space, deck</td>
<td></td>
</tr>
</tbody>
</table>

Reference 4B-1
KEY BUILDING AND COST CONSIDERATIONS

FORM, FUNCTION AND FINISHES

- 100-125 program participants
- 2 story walkout with River access
- Bathrooms on each level
- Visible connection to nature/Mississippi
- Handsome, yet durable and practical level of finish

LEVEL OF FINISH: 3 TIERS

<table>
<thead>
<tr>
<th>Tier 1:</th>
<th>Description</th>
<th>Examples</th>
<th>Planning SF/Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Exposed mechanical equipment/structural support</td>
<td>Gale Woods Farm:</td>
<td>$215 to $240</td>
</tr>
<tr>
<td></td>
<td>Simple, durable materials</td>
<td>Pavilion, Farm Education Building</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tier 2:</th>
<th>Description</th>
<th>Examples</th>
<th>Planning SF/Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Partially hidden mechanical equipment/structural support</td>
<td>Hyland Chalet, Hyland Visitor Center, Richardson Nature Center, Elm Creek Chalet, Eastman Nature Center</td>
<td>$250 to $290</td>
</tr>
<tr>
<td></td>
<td>Combination of building materials (wood, stone, drywall, glass, masonry, etc.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tier 3:</th>
<th>Description</th>
<th>Examples</th>
<th>Planning SF/Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hidden mechanical equipment/structural support</td>
<td>Silverwood Visitor Center</td>
<td>$300 to $325</td>
</tr>
<tr>
<td></td>
<td>Highly finished, integrated and decorative lighting</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TIER 1 EXAMPLES

TIER 2 EXAMPLES
## Tier 3 Examples

### Cost Breakdown

<table>
<thead>
<tr>
<th>Building Component</th>
<th>Size (Sq Foot)</th>
<th>Unit Price ($)</th>
<th>Estimated Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restrooms (ADA/Family/Multi-stall)</td>
<td>1,000</td>
<td>350</td>
<td>$350,000</td>
</tr>
<tr>
<td>Privacy Room</td>
<td>125</td>
<td>280</td>
<td>$35,000</td>
</tr>
<tr>
<td>Park Information/Reception/ Gathering Area</td>
<td>900</td>
<td>300</td>
<td>$270,000</td>
</tr>
<tr>
<td>Deck Overlooking River</td>
<td>450</td>
<td>200</td>
<td>$90,000</td>
</tr>
<tr>
<td>Nature Interpretation and Programming Space</td>
<td>1,500</td>
<td>300</td>
<td>$450,000</td>
</tr>
<tr>
<td>Exhibit Space with Live Animals and Care Area</td>
<td>1,750</td>
<td>300</td>
<td>$525,000</td>
</tr>
<tr>
<td>‘Dirty’/Working Classroom</td>
<td>1,000</td>
<td>225</td>
<td>$225,000</td>
</tr>
<tr>
<td>Gear Library</td>
<td>400</td>
<td>200</td>
<td>$80,000</td>
</tr>
<tr>
<td>2 Nature Education Classrooms</td>
<td>1,500</td>
<td>280</td>
<td>$420,000</td>
</tr>
<tr>
<td>Staff Offices/Break Room</td>
<td>1250</td>
<td>300</td>
<td>$375,000</td>
</tr>
<tr>
<td>Exhibit/Classroom Storage</td>
<td>2,000</td>
<td>200</td>
<td>$400,000</td>
</tr>
<tr>
<td>Mechanical/Elevator/Fire/ Circulation</td>
<td>1500</td>
<td>350</td>
<td>$525,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>13,375</strong></td>
<td><strong>280</strong></td>
<td><strong>$3,745,000</strong></td>
</tr>
<tr>
<td>Design (20%)/Contingency (15%)</td>
<td></td>
<td></td>
<td>$1,310,000</td>
</tr>
<tr>
<td>Incidentals</td>
<td></td>
<td></td>
<td>$775,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$5,830,000</strong></td>
</tr>
</tbody>
</table>
### INCIDENTAL COST BREAKDOWN

<table>
<thead>
<tr>
<th>Work</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exhibit Construction</td>
<td>$250,000</td>
</tr>
<tr>
<td>Landscaping/Site Work</td>
<td>$75,000</td>
</tr>
<tr>
<td>Demo Existing Building</td>
<td>$40,000</td>
</tr>
<tr>
<td>City Sewer/Water Service</td>
<td>$160,000</td>
</tr>
<tr>
<td>Electrical Services Upgrade</td>
<td>$30,000</td>
</tr>
<tr>
<td>Construction Testing/Printing/Advertising</td>
<td>$40,000</td>
</tr>
<tr>
<td>Building Security/Card Access/Data Wiring Systems</td>
<td>$80,000</td>
</tr>
<tr>
<td>Fixtures/Furnishing/Equipment</td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$775,000</strong></td>
</tr>
</tbody>
</table>

### QUESTIONS AND DISCUSSION