



# **Towerside District Stormwater System:**

## How a Minneapolis neighborhood set the stage for stormwater innovation

Richard Gilyard, FAIA, President, Prospect Park 2020 Inc.

Marcy Bean, PLA, Mississippi Watershed Management  
Organization

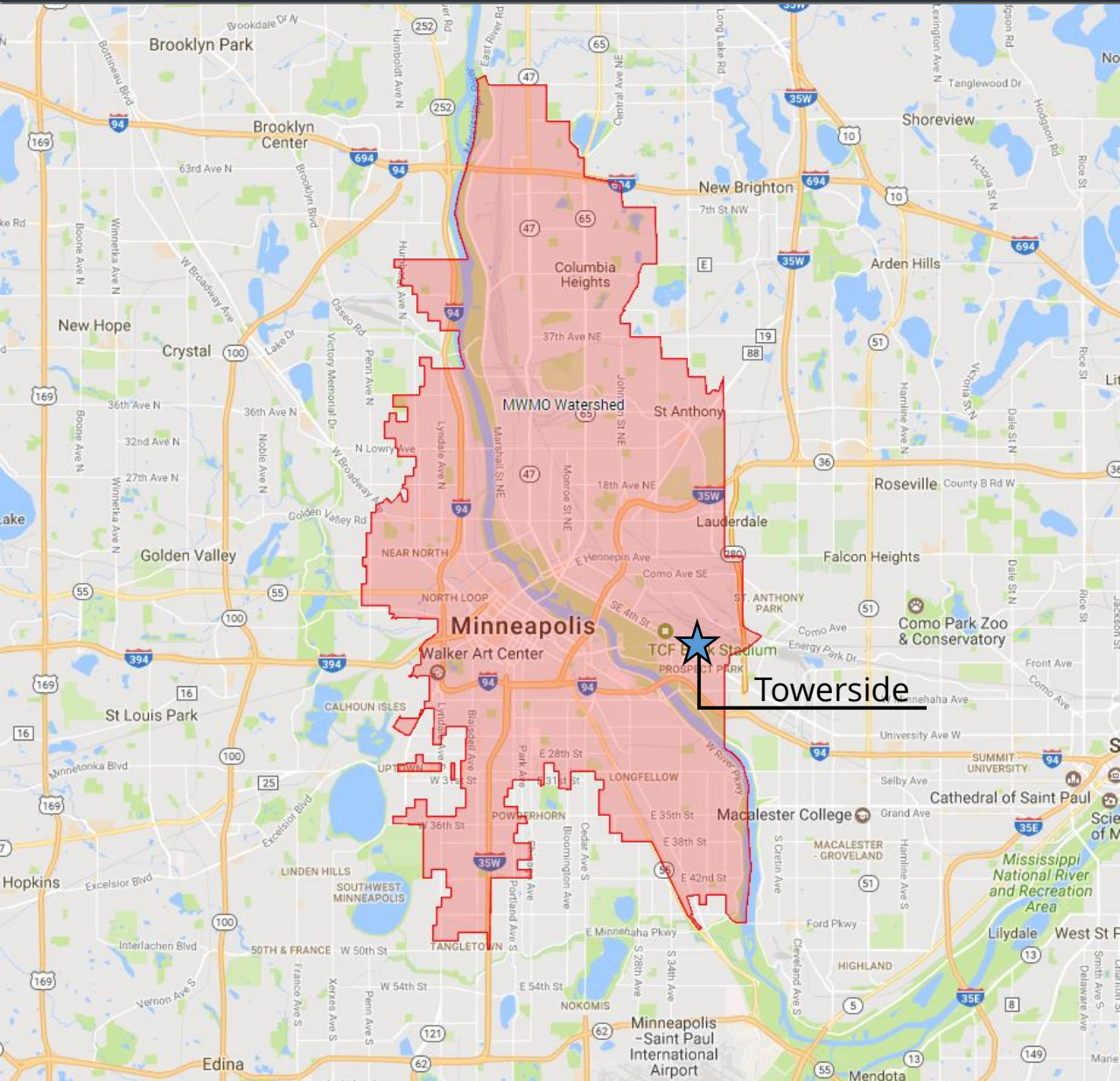
*May 9, 2019*



## Presentation Overview

- Introduction to MWMO + Prospect Park Neighborhood
- Prospect Park 2020
- Towerside Innovation District
- District Stormwater System at Towerside





## The MWMO Watershed

- ~40 square miles
- Urban, fully developed
- Special-purpose unit of local government
- Protect and improve water quality and habitat





- Research
- Planning
- Monitoring
- Grants
- Projects
- Education



- 
- Innovation
  - Water Quality Improvement
  - Creation of Habitat
  - Public Benefit



# DISTRICT CONTEXT

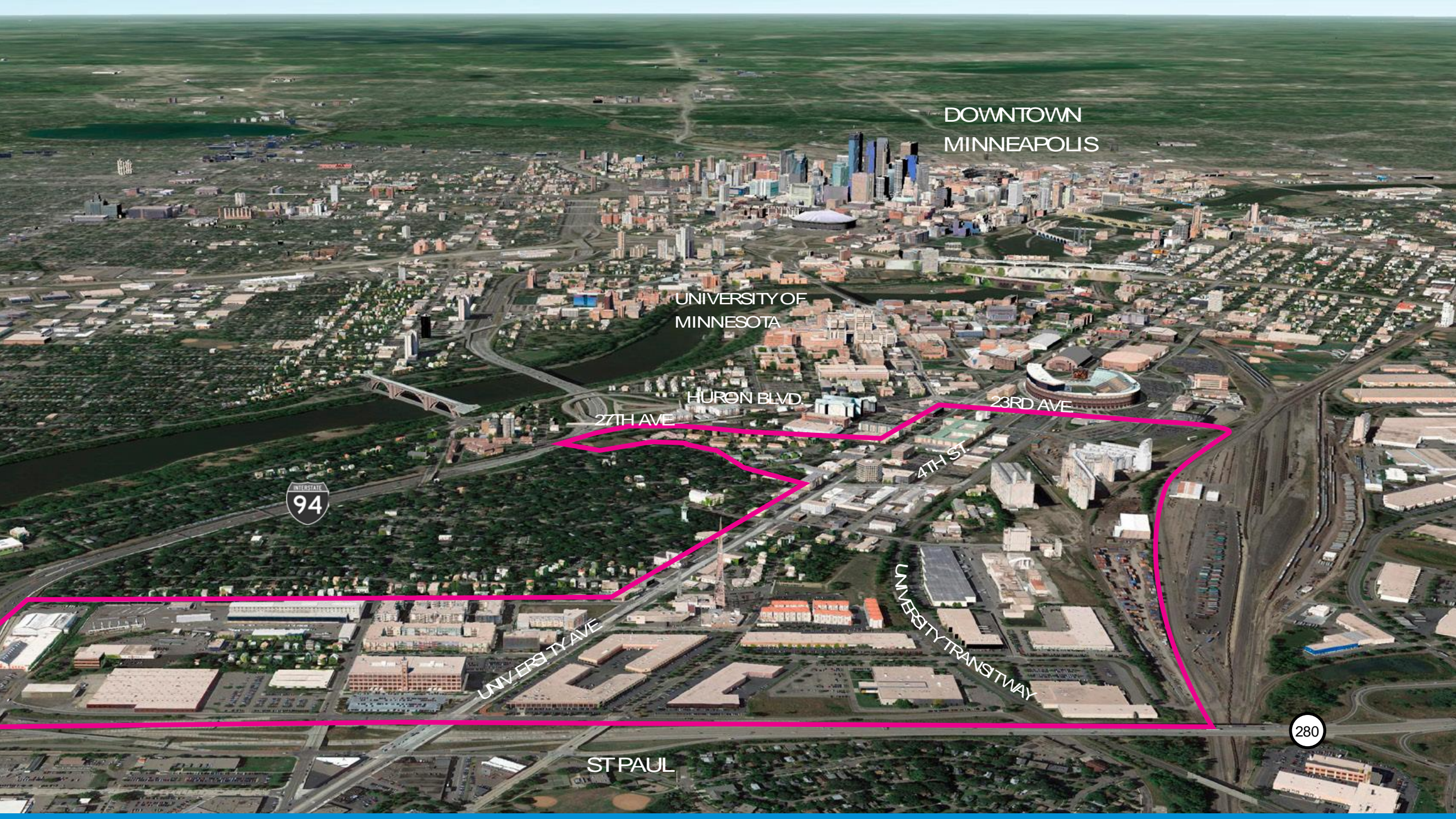




# PROSPECT PARK NEIGHBORHOOD







DOWNTOWN  
MINNEAPOLIS

UNIVERSITY OF  
MINNESOTA

HURON BLVD.

27TH AVE

23RD AVE

4TH ST

UNIVERSITY AVE

UNIVERSITY TRANSWAY

INTERSTATE  
94

ST PAUL

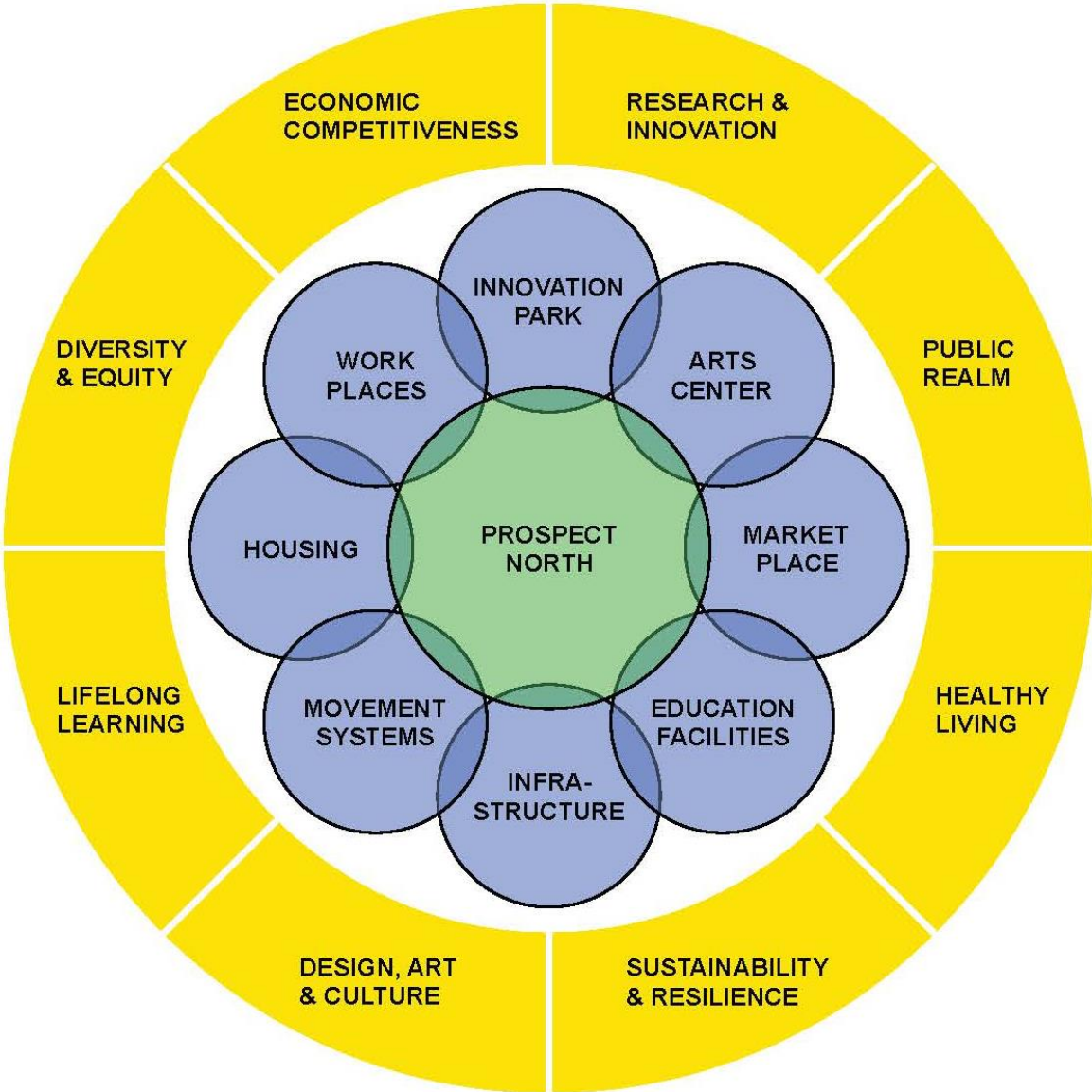
280



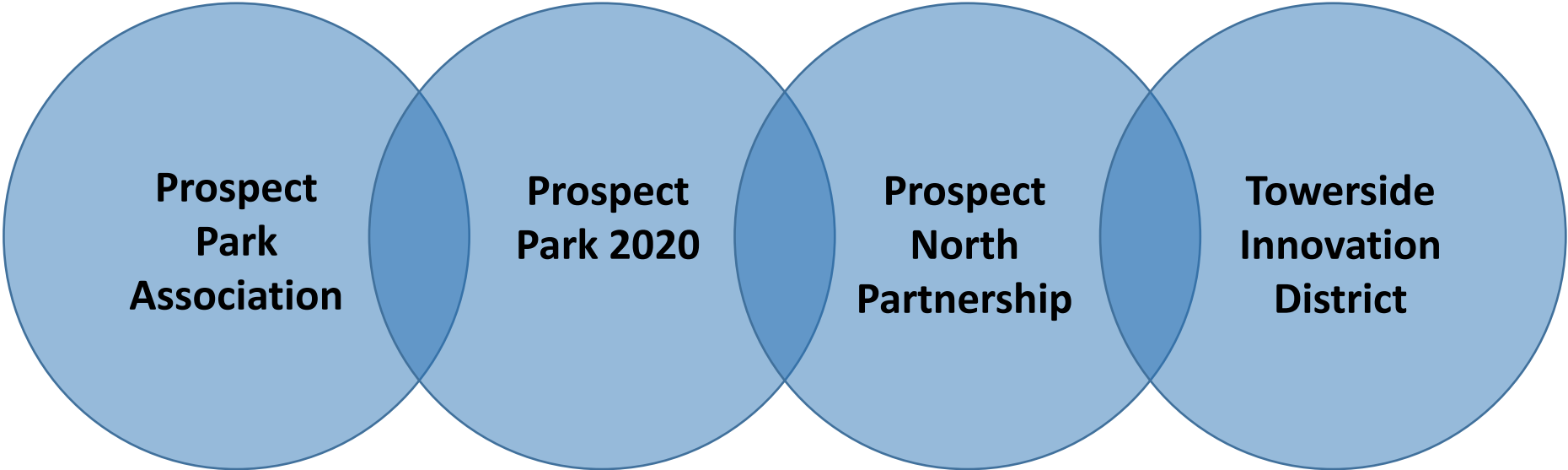
THE VISION













# PROSPECT PARK 2020 PARTNERS



REAL ESTATE ADVISORS

## Prospect Park 2020

A clear vision and framework to guide development around Minneapolis' Prospect Park light rail station

### STAFF:

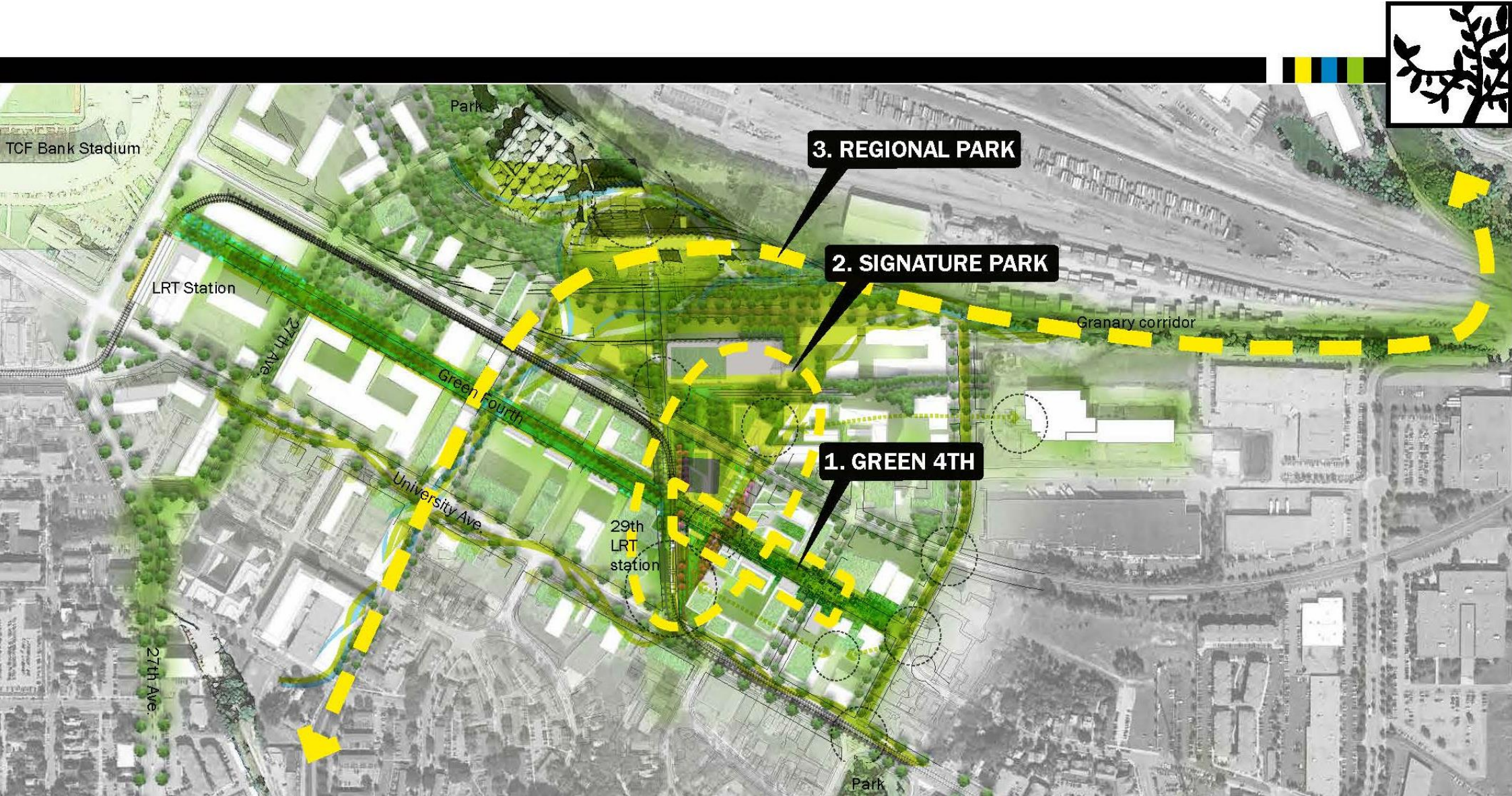
- University of Minnesota Foundation Real Estate Advisors (Partnership)
- Kimble Consulting (Implementation)



# PROSPECT PARK/ PLANNING + ENGAGEMENT







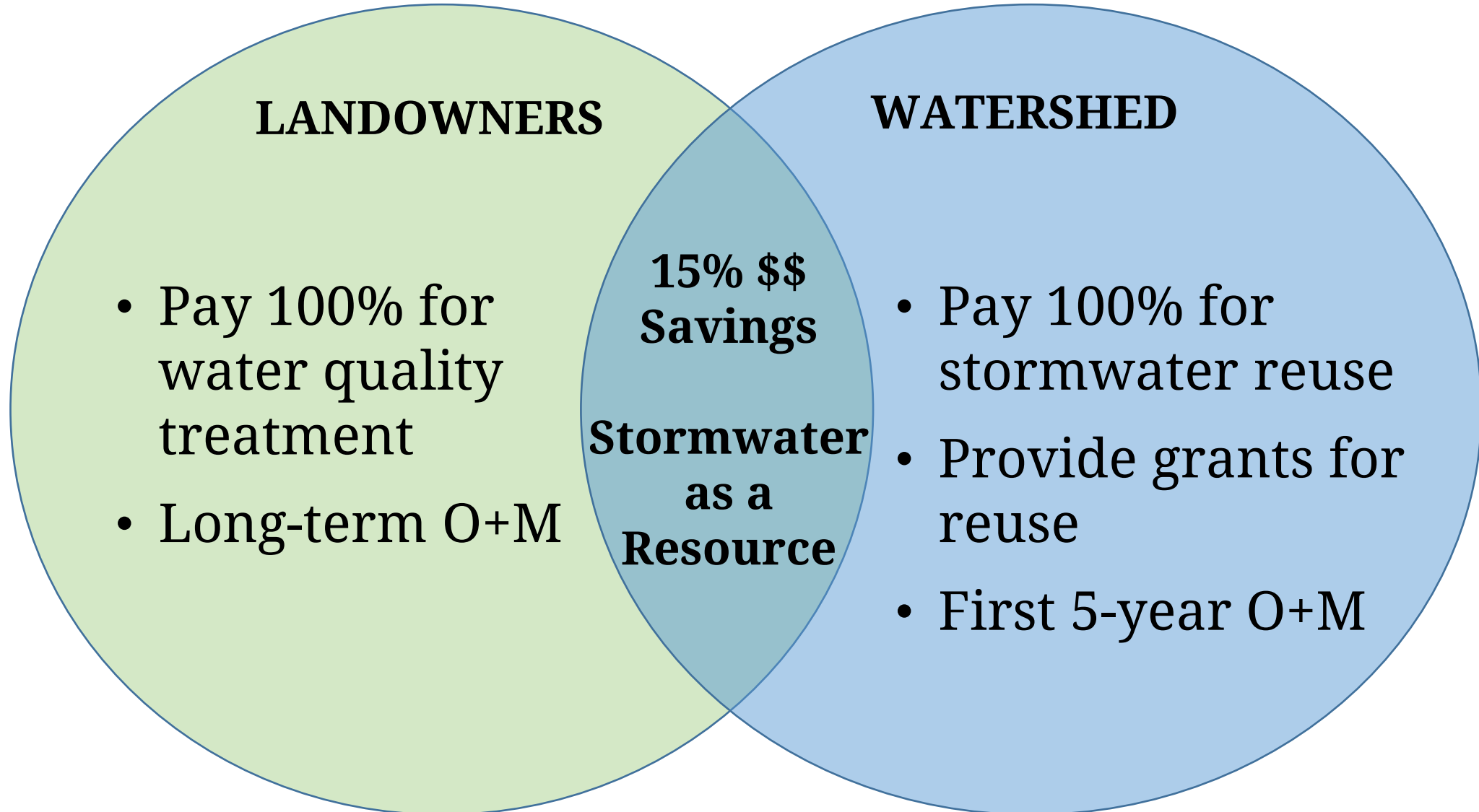




## Towerside Innovation District

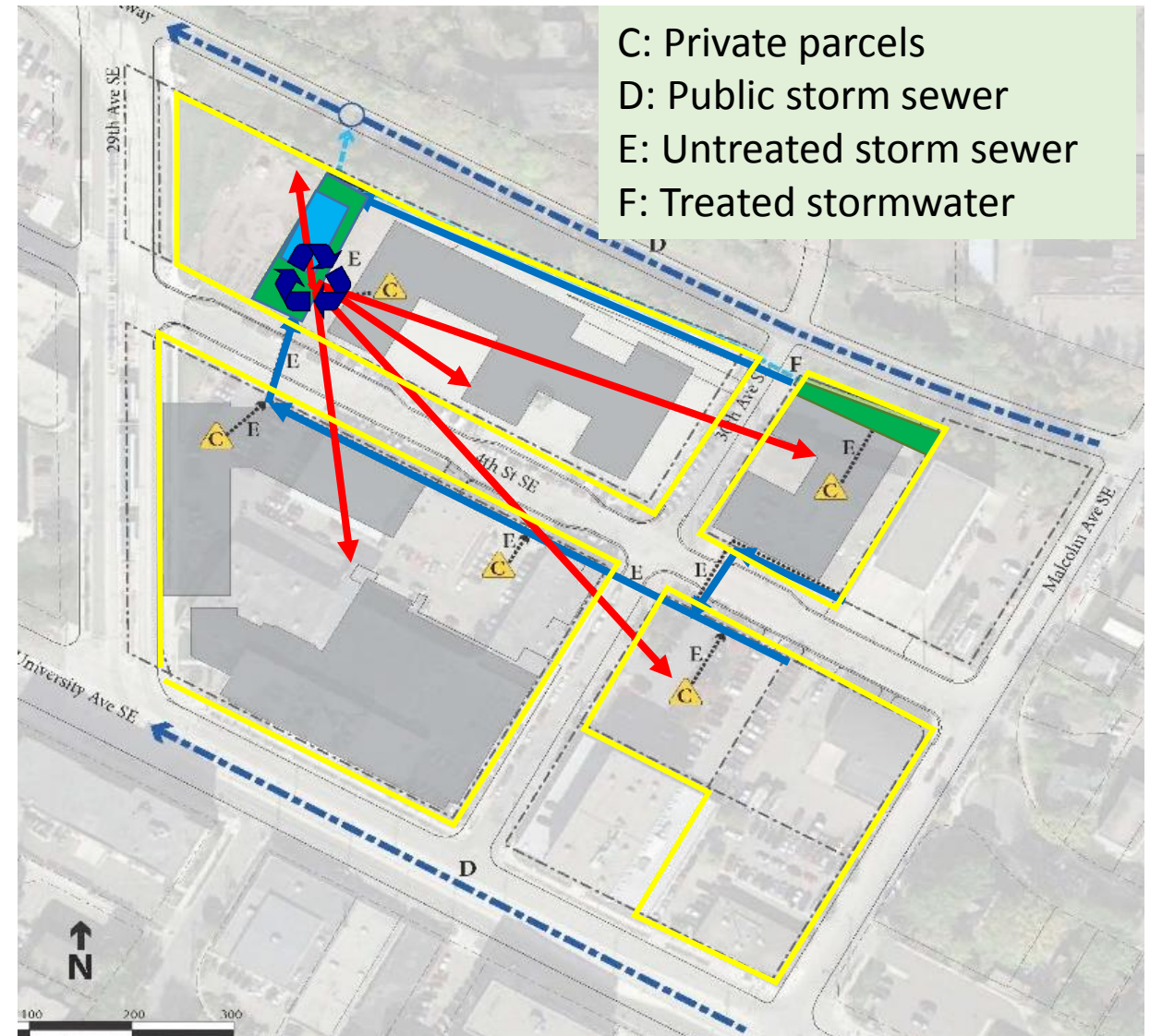
- ~370 acres
- District stormwater ~9 acres
- Green Line Light Rail Transit
- Crossing property lines to manage water more effectively





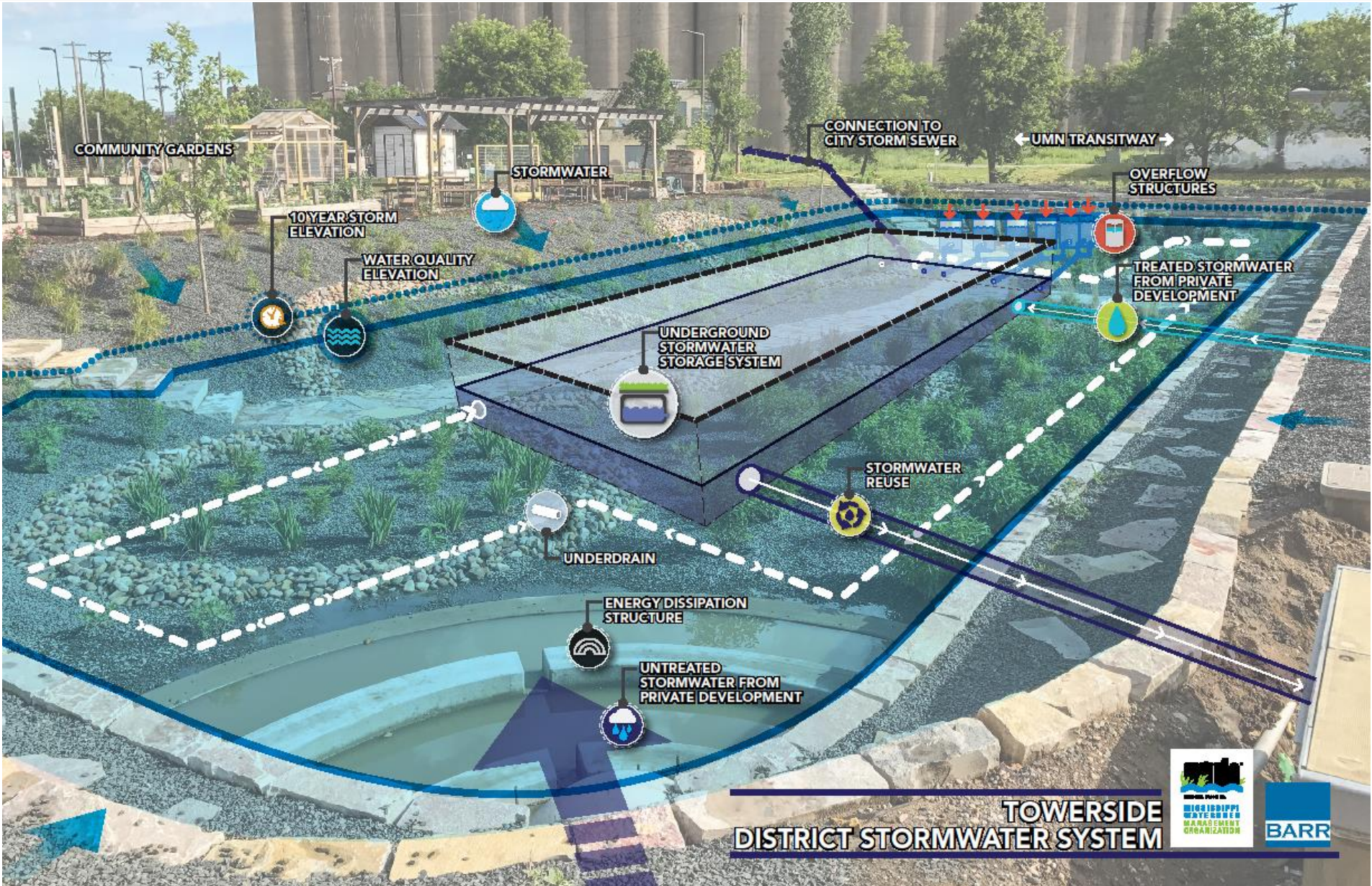


1. Conveyance
2. Treatment to City standard (2 filtration basins)
3. Underground Storage (1.1 inches off impervious surfaces)
4. Reuse System





TOWERSIDE/ DISTRICT STORMWATER







## Conveyance

**1,600 lineal feet of pipe** conveys stormwater from four parcels to district stormwater system.



## Treatment: Biofiltration

**Two basins** capture and treat runoff from 8 acres, cleaning to city standard. Creation of a **stormwater park**.





## Underground Storage

StormTrap system holds 207,000 gallons of filtered water for use by future development.



## Reuse System

Reuse system delivers stormwater back to parcels for irrigation and possible industrial use.



## Pillars of Prospect Park

Senior Housing, Independent Living, Assisted Living, Memory Care, + Childcare Center  
283 units  
~\$85 million  
Opens Spring 2020

## The Link

Market Rate + Luxury Housing  
Ground level Grocery  
336 units  
~\$71.3 million  
Opened Spring 2018

## Towerside District Stormwater Park

Green Line Light Rail Transit

## Green on 4th

Affordable + Market Rate Housing  
243 units  
~\$54.7 million  
Opens Summer 2019

## The Louis

Affordable + Market Rate Housing  
70 units  
~\$XX million  
Opens Fall 2019

Future Development in Contract phase, potential to tie into District Stormwater System











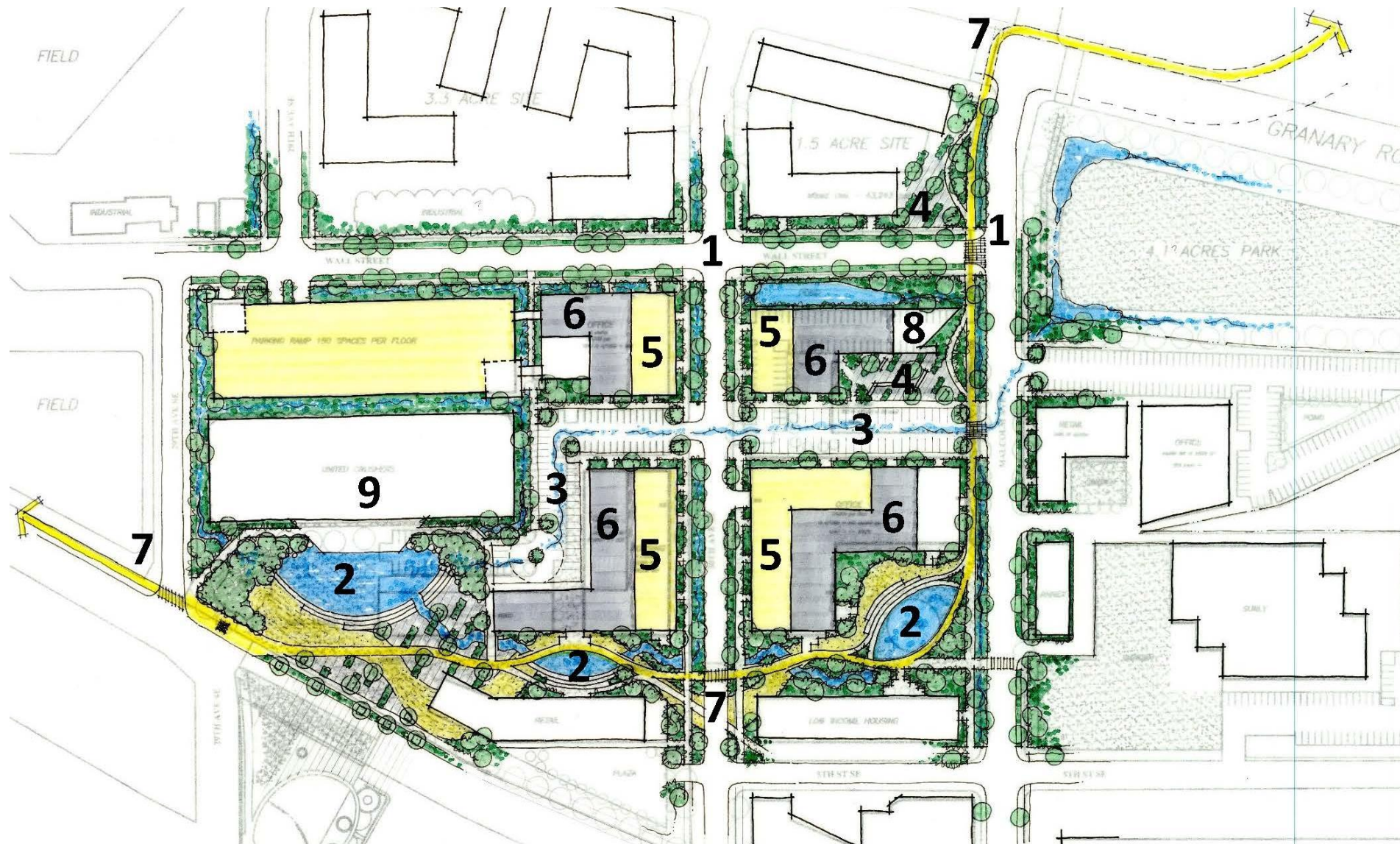
TOWERSIDE/ PUBLIC SPACE + INTERPRETATION





20-acre  
expansion

Potential for  
parkway with  
integrated green  
infrastructure





# Thank you!

More information:

[www.mwmo.org/towerside](http://www.mwmo.org/towerside)

[www.towersidemsp.org/](http://www.towersidemsp.org/)