

# MEETING #1

Design Advisory Committee

October 25, 2011

5:30-7:30pm

Saint Paul Parks and Recreation

# PEDRO PARK

design advisory committee

[www.stpaul.gov/pedropark](http://www.stpaul.gov/pedropark)



# Agenda



- Welcome & Introductions
- Project Overview
- Design Advisory Committee/Design Process
- Project Schedule/Funding
- Project Background
- Current Site Conditions & Land Ownership
- Pedro Park Boundary Discussion
- Moving Forward

**PEDRO PARK**  
design advisory committee

[www.stpaul.gov/pedropark](http://www.stpaul.gov/pedropark)



## Project Overview:

### Project Goal:

This project will develop a master plan and cost estimate for the phased development of critical parcels for a new downtown park within the block bounded by 10th, Robert, 9th and Minnesota Streets.

Meeting Goal: Review up-to-date project background information and discuss preliminary community ideas.



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Saint Paul Parks and Recreation

# Design Advisory Committee and Design Process

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## Design Advisory Committee guidelines:

### Who is the Design Advisory Committee?

-A diverse mix of community representatives including property owners, adjacent residents, stakeholders and representatives from business, finance, institution, and real estate.

### Charge of the Design Advisory Committee:

-Advise the design team composed of city staff in the concept development and refinement for Pedro Park.

### Role of the Design Advisory Committee:

- Define the community and neighborhood needs of the park site
- Define design and development approach as it relates to land ownership
- Review plan concepts and provide input on major design elements and park themes
- Bring suggestions from area residents to the attention of the project team
- Help communicate project progress to community members
- Provide guidance to the Parks and Recreation design staff on the final design recommendations for this project
- Ensure that the full range of local issues are addressed during this design process

## Design Advisory Committee guidelines:

*Design Advisory Committee process determines the direction of development and refinement of concept designs*

### How does the Design Advisory Committee process work?

- Staff recommendation of Design Advisory Committee Chairperson:  
To be determined...*any volunteers?*
- Role of the chairperson is to be a liaison to Parks staff, facilitate meeting, move process as it moves forward
- Decisions for moving forward will be made by consensus.
- Project information will be available to the public on the city website:  
[www.stpaul.gov/pedropark](http://www.stpaul.gov/pedropark)
- Meetings are open to the public. Comments from public outside design advisory committee can be sent through email, telephone or by comment card.
- Design Advisory Committee meetings end after design development is complete and consensus has been reached for major project elements

## Design Advisory Committee Guidelines:

### Rules and Expectations for the Design Advisory Committee

- Respect for different perspectives
- Courtesy of one another
- Contribute in a positive way
- Attend every meeting, or let chairperson know you will be absent
- Other?

# Project Schedule and Funding

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## Project Schedule and Funding:



	<u>Preliminary Schedule:</u>	<u>Funding:</u>
Step one: October 2011- Spring 2012	Community Involvement and Concept Design	CIB 2009- \$100,000 CIB 2012- ( <i>pending</i> ) \$117,000
Step two:	Land Acquisition and Relocation	Funding to be determined
Step three:	Design Development and Construction Documents	Funding to be determined
Step four:	Demolition and Construction	Funding to be determined

# Project Schedule and Funding:

## CIB FUNDING 2009

**Project:** Fitzgerald Park  
**Location:** Block bounded by Minnesota, 9th, 10th and Robert Streets

**Log No.:** CF-1701962  
**Activity No.:**  
**Department:** Parks and Recreation  
**Contact:** Jody Martinez

**District:** 17

**Description:**  
 The CapitolRiver District Council anticipates the creation of a new 1 block-square park on the north end of downtown to serve as a hub for community life in the new Fitzgerald Park neighborhood and to serve as an active recreation space for residents and workers in the heart of St. Paul. The Park, as specified in the City-adopted Fitzgerald Park Precinct Plan, is to be located on the block bounded by 9th, 10th, Minnesota and Robert Streets.

Currently, the community looks to develop a specific site design for the park. We seek funding in the amount of \$100,000 to allow the Parks Department to engage the district council and community at large in drafting a formal park design that is in keeping with the Fitzgerald Park Precinct Plan and the concerns of local stakeholders.

**Justification:**  
 The Fitzgerald Park neighborhood has grown notably in size through residential construction and conversion, starting from 2,467 residents in 2000 to becoming one of the fastest growing residential areas of the city today. Yet the neighborhood has no city park facilities. The majority of residents do not have a car, making the quality of local amenities particularly important.

We know that places like Mears Park in Lowertown have provided a focus for building the community life that attracts people to urban neighborhoods. Neighbors casually meet while enjoying the park or volunteering to perform upkeep. Additionally, there is much local and national evidence that parks also act as an economic development engine to better support further residential and business growth in the neighborhoods surrounding the park.

Looking across the City core, District 17 has roughly 8,500 residents (and 45,000 workers) within the district. Yet unlike similarly-sized neighborhoods, there are no city facilities designed for adult active recreation uses in district 17. And because downtown residents don't have private yards, additional park space has become a key community priority.

Phase Description	Financing Source	Priors	2008	2009	2010	2011	2012	Total (not including priors)
			Adopted	Proposed	Tentative	Tentative	Tentative	
Preliminary Design	Capital Imp. Bonds	0	0	0	100	0	0	100
	<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>

## CIB FUNDING 2012

**Project:** Pedro Park  
**Location:** 10th and Robert Streets

**Log No.:** CF-1702918  
**Activity No.:**  
**Department:** Parks and Recreation  
**Contact:** Jody Martinez

**District:** 17

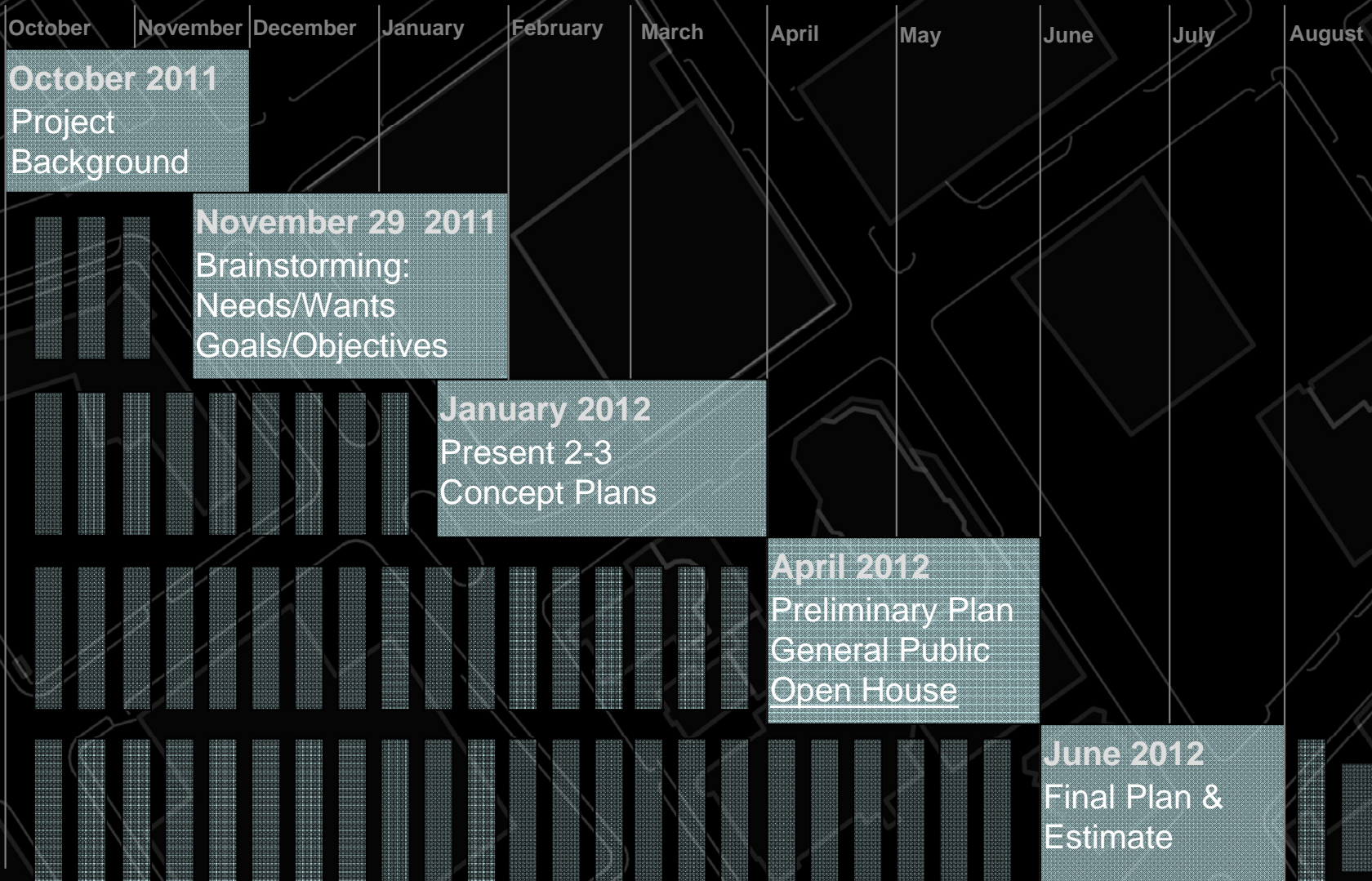
**Description:**  
 This project will develop a master plan and cost estimate for the phased development of critical parcels for a new downtown park within the block bounded by 10th, Robert, 9th and Minnesota Streets.

**Justification:**  
 A park is called for at this location based on the Fitzgerald Park Precinct Plan, adopted by the Saint Paul City Council as part of the Comprehensive Plan in 2006. Major redevelopment of the area surrounding this park has taken place in the last few years and it is now bordered by the 290 unit The Points condominium on the west, the 129 unit Rossmar building on the east, and the 228 unit City Walk on the south with apartment construction and a grocery store scheduled to begin in the near future. This park will create a much needed outdoor park and gathering space for this new neighborhood and help to create a sense of neighborhood for this community.

Phase Description	Financing Source	Priors	2012	2013	2014	2015	2016	Total (not including priors)
			Proposed	Tentative	Tentative	Tentative	Tentative	
Preliminary Design	Capital Imp. Bonds	100	0	0	0	0	0	0
Design	Capital Imp. Bonds	0	117	0	0	0	0	117
	<b>Total Project Cost</b>	<b>100</b>	<b>117</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>117</b>

# Project Schedule:

## Detailed Schedule (preliminary)



## Saint Paul Parks and Recreation Systems Plan:

### System-wide Needs

- Destination Play Areas
- Splashpads
- Off-Leash and Formalized Dog Use Areas
- Sand Volleyball Courts
- High Quality Athletic Fields (Synthetic Turf)
- Walking and Biking Trails
- Access to Nature
- Family, Adult, and Senior Recreation

### Downtown Park Needs:

- Inviting trail connection from downtown to Bruce Vento and Swede Hollow Park
- Enhance Pedestrian Connections across I-94 to extensive open space
- Enhance connections to River Parks
- Off-leash Dog Areas
- Children's Play Areas
- Public Art
- Amenities: Outdoor Exercise Stations and Shaded Seating Areas



# Project Background

# PEDRO PARK

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## Project Background:

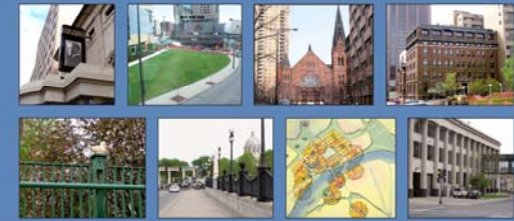
### Project Origin:

-A park is called for at this location in the Fitzgerald Park Precinct Plan, adopted by the Saint Paul City Council as part of the Comprehensive Plan in 2006.

-Redevelopment of the area surrounding this park includes The Pointe condominium (290 units) on the west, Rossmor (129 unit) building on the east, and City Walk (228 units) on the south.

-Penfield and Lunds construction are scheduled to begin on the north side of the park in the Spring of 2012.

-The Pedro family donated the property in the northeast corner of the park site, for use as a portion of this park. Demolition of the Pedro building occurred in 2011.

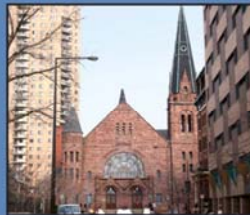
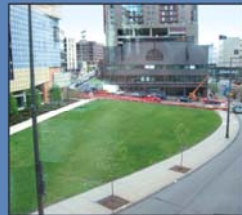


Fitzgerald Park Precinct Plan



# Project Background:

## PLANNING: Fitzgerald Park Precinct Plan



## Fitzgerald Park Precinct Plan



CITY OF SAINT PAUL  
August 2010

## Project Background:

# PLANNING: Fitzgerald Park Precinct Plan

... the community's vision of a diverse, mixed-use sustainable, human-scaled neighborhood that is pedestrian-friendly, transit-oriented, safe, beautiful and well-maintained. Historic buildings are maintained, and new buildings are designed to be compatible with them. The needs of pedestrians, bikes, cars, transit and those of limited physical mobility are balanced and met. A central green provides residents and visitors with a place to gather. The neighborhood has a strong sense of place and identity.



The Fitzgerald Park neighborhood is undergoing significant change, as development spreads from the core of downtown towards I-94. The study area is generally bounded by Jackson Street on the east, 7th Street on the south, Main Street on the west and I-94 on the north.



# Project Background:

## PLANNING: Fitzgerald Park Precinct Plan

### V. Illustrative Plan and Organizing Elements

Gallery Annex converted to shared community space.

Exchange Street designed to double as an event plaza.

Protection of key views.

New development along the freeway that transitions in scale from downtown to the Capital complex.

A balanced street environment that works for pedestrians, cars, bikes and buses.

A new "park at the heart."

Skynay extensions that connect to ground.

A pedestrian-friendly loop connecting the downtown parks.

12 | Fitzgerald Park Precinct Plan | August 2018

13 | Fitzgerald Park Precinct Plan | August 2018

## Project Background:

# PLANNING: Fitzgerald Park Precinct Plan



The pedestrian loop connecting downtown's parks comes through the Fitzgerald Park neighborhood on 9th and Exchange streets.

# Project Background:

## Construction: Central Corridor LRT

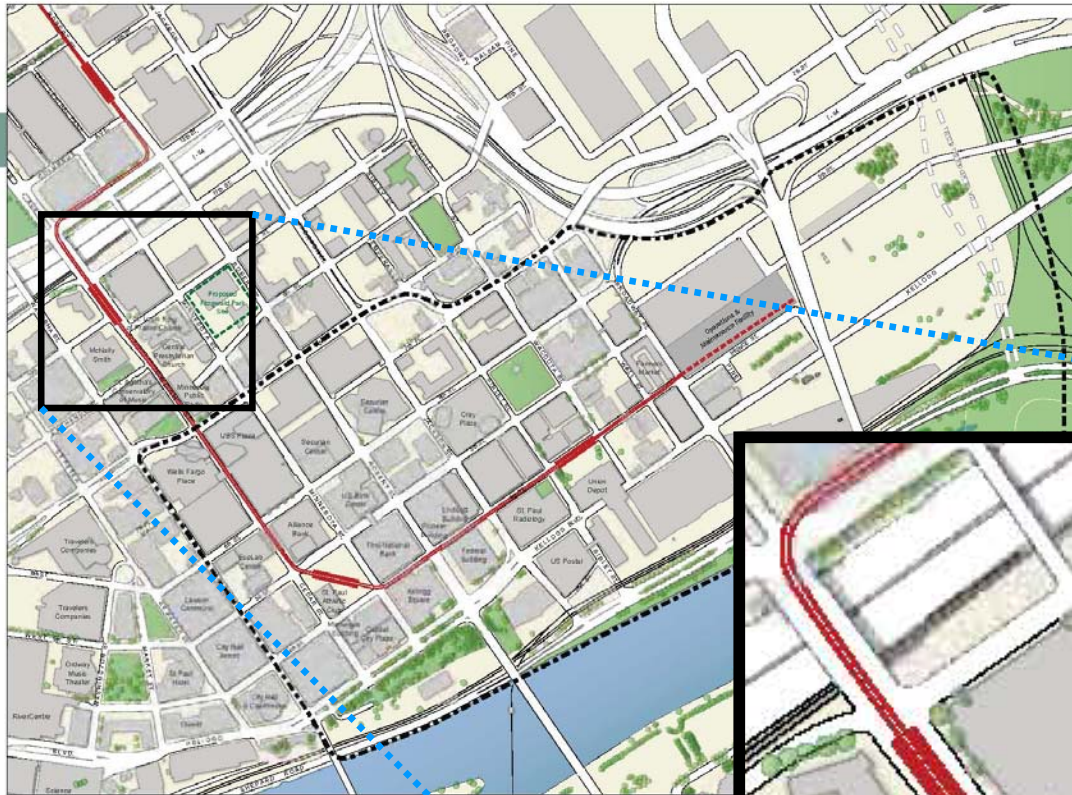


Figure 1. The LRT alignment through downtown serves the office core, residential, and live/work neighborhoods (such as Lowertown), and connects



## Project Background:

### PLANNING: Central Corridor LRT: 10<sup>th</sup> and Cedar Station



Within the 10th/Cedar Mobility Enhancement Area, streetscape enhancements, wayfinding and increased landscaping will facilitate the flow of pedestrians and cyclists to and from LRT, improve the appearance of this important gateway to downtown, and elevate the experience of using transit.



The station area at 10th/Cedar is designed as an “urban room,” a high quality public space where pedestrians, cyclists, transit and cars interact.

#### Fitzgerald Park Public Realm Development Strategy #5:

*“A full-block park should be built on the block bounded by 10<sup>th</sup>, Robert, 9<sup>th</sup>, and Minnesota streets. The park should be designed in park to provide for the active recreation needs of the burgeoning residential population in the neighborhood...”*

# Project Background: Future Construction: Penfield Development



THE PENFIELD DEVELOPMENT ST. PAUL, MN  
SEPTEMBER 2, 2010



# Project Background: Future Construction: Penfield Development



THE PENFIELD DEVELOPMENT ST. PAUL, MN

 PDP PLAN ALARIS BKV

# Current Site Conditions and Land Ownership

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# Current Site Conditions: Land Ownership

-THE BLOCK IS DIVIDED INTO SEVEN PARCELS OWNED BY THREE DIFFERENT ENTITIES IN ADDITION TO THE CITY

-THE PEDRO FAMILY DONATED THE PARCEL IN THE NORTHERN CORNER OF THE SITE





# Current Site Conditions: Analysis

- CURRENT USE IS PREDOMINATELY FOR SURFACE PARKING, CHILDCARE CENTER, AND POLICE OPERATIONS
- SIXTEEN FEET OF GRADE CHANGE FROM NORTH TO SOUTH OF BLOCK
- EXISTING FENCES AND SIGNIFICANT GRADE CHANGE CREATES A BARRIER TO THE SITE
- ALLEY R.O.W. INCLUDES OVERHEAD LINES (6 POLES) AND CATCHBASINS
- LIMITED GREENSPACE ONSITE
- PEDESTRIAN CONNECTIONS TO THE WEST ARE IMPORTANT FOR ACCESS TO THE LIGHT RAIL STATION AT 10<sup>TH</sup> STREET



# Current Site Conditions:

View of North corner- Pedro site



# Current Site Conditions:

View of existing Police Annex structure



## Current Site Conditions:



## View of new development along Robert Street



## Current Site Conditions:

View of Existing Alley- looking west



# Current Site Conditions:

## View of Southeast corner- Union Gospel Childcare Center



# Current Site Conditions:

## View of southern corner parking lots



## Current Site Conditions:

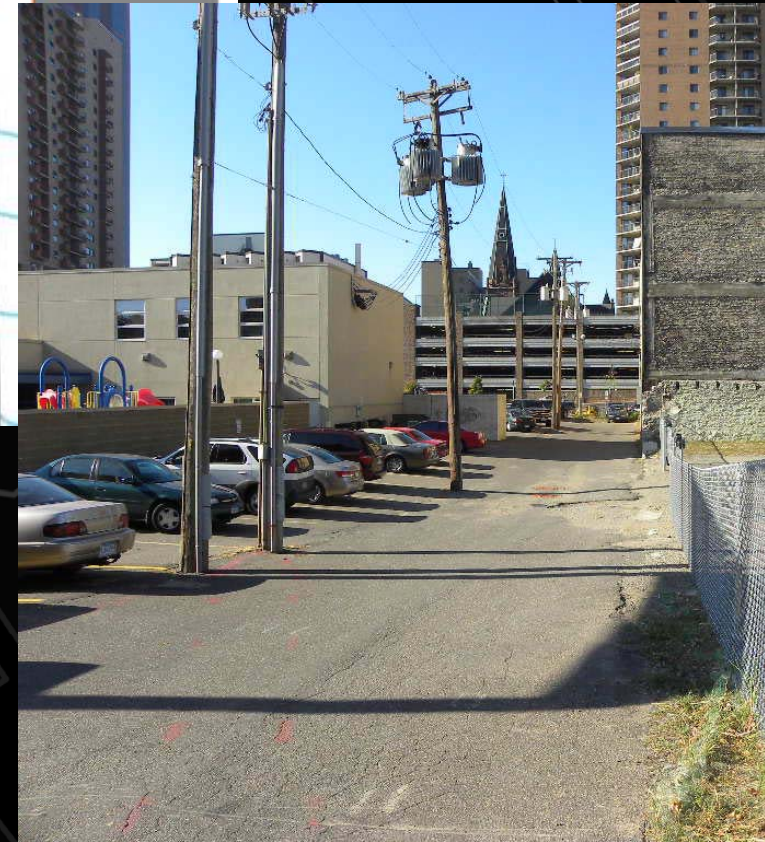
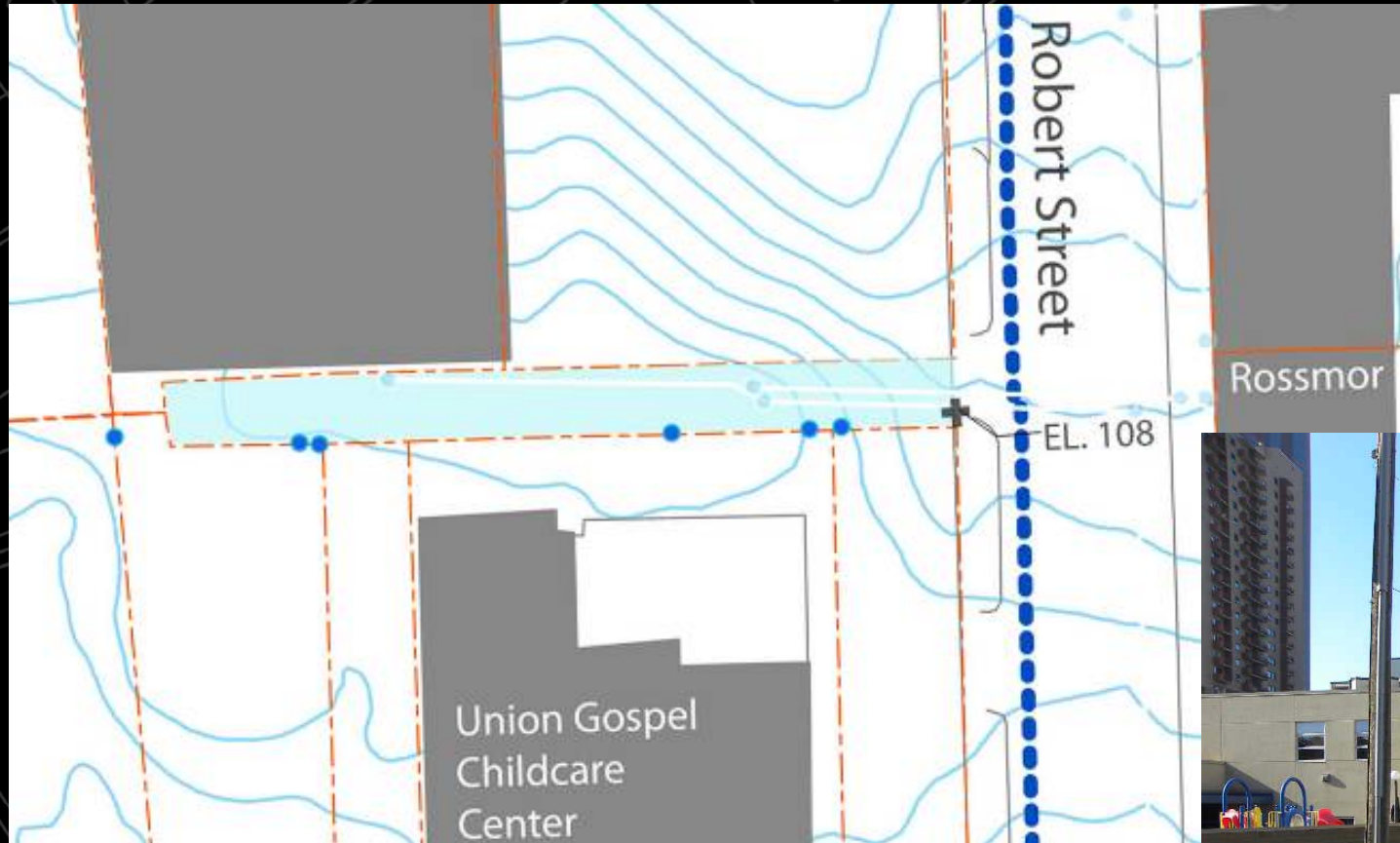
View of Western corner- and the sunken parking lot approximately 8' below the sidewalk





# Current Site Conditions:

Utility Easements in the existing alley R.O.W.



# Current Land Ownership:

**Legend**

**Fitzgerald Park, RC 2010 Parcel Point Data**

**PIN, Owner**

- 312922431540, City Of St Paul
- 312922430033, Beneficial Properties Llc
- 312922430034, Beneficial Properties Llc
- 312922430030, City Of St Paul Public Safety
- 312922430031, Donerly Inc
- 312922430032, Donerly Inc
- 312922431536, Union Gospel Mission
- 312922430041, Union Gospel Mission (Naomi FC)

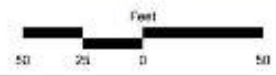


**City of Saint Paul**  
 Office of Financial Services, Real Estate Section  
 Building Design Group 651-268-8550

Saint Paul, Minnesota  
 Fitzgerald Park

2009 Aerial Photo, RC Tax Parcels,  
 Structures, Parcel Points

Data Created: 08/10/2011  
 Last Revised:



# Pedro Park Boundary Discussion

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# Pedro Park Boundary Discussion:

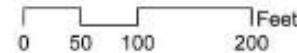
Study Area- The block bordered by Minnesota Street, Robert Street, 10<sup>th</sup> Street and 9<sup>th</sup> Street



**City of Saint Paul**  
Department of Parks & Recreation  
Design Section 651-268-6400

Saint Paul, Minnesota  
Pedro Park Site

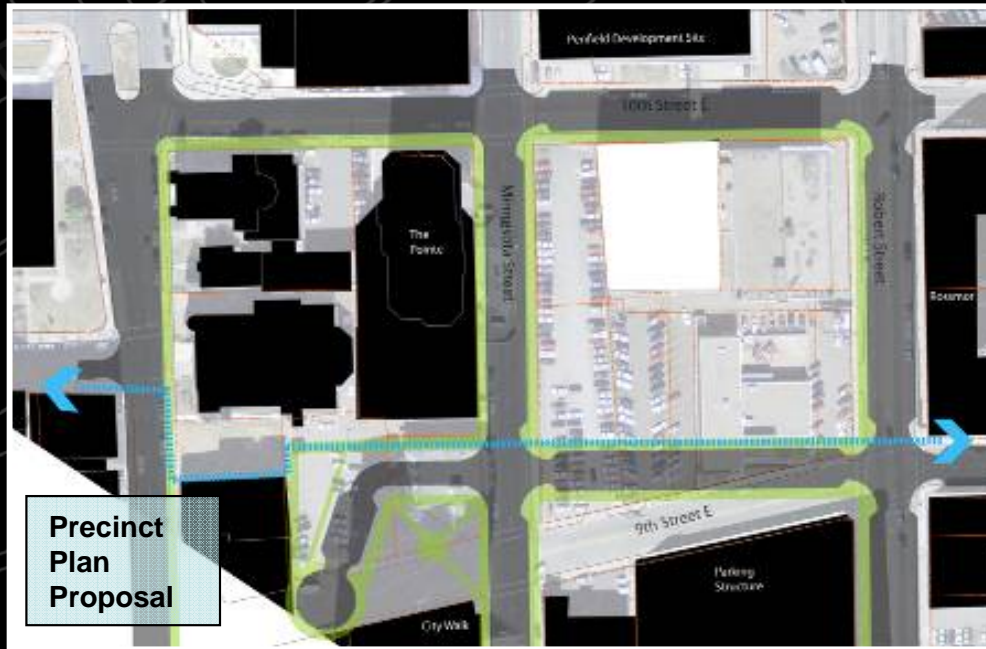
Site Plan  
Date Created: 10/06/2011  
Last Revised:



Block

# Pedro Park Boundary Discussion:

9<sup>th</sup> Street Re-alignment



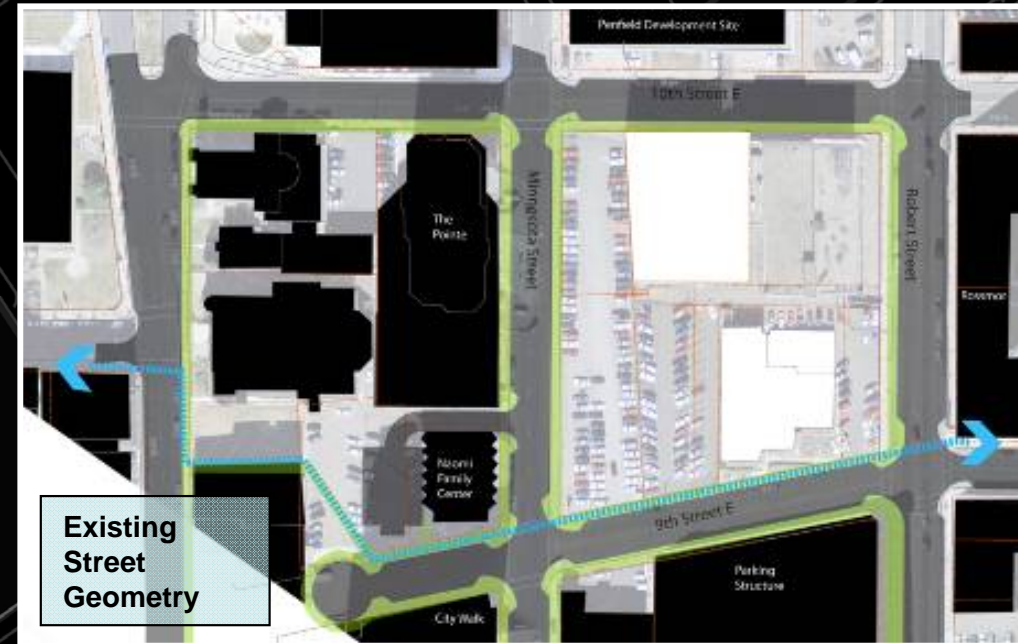
**Description:** 9<sup>th</sup> Street is realigned as suggested by the Fitzgerald Park Precinct Plan

**Pros:**

- A more direct pedestrian way to Cedar
- Becomes a part of the downtown parks loop
- Creates a development parcel at the corner of 9th street and Minnesota

**Cons:**

- Costly approach that Public Works does not favor
- Requires demolition and relocation of Union Gospel childcare and Naomi Center
- Realigning the street makes the park size smaller



**Description:** The current configuration of 9<sup>th</sup> Street is at an angle and terminates in the MPR parking area

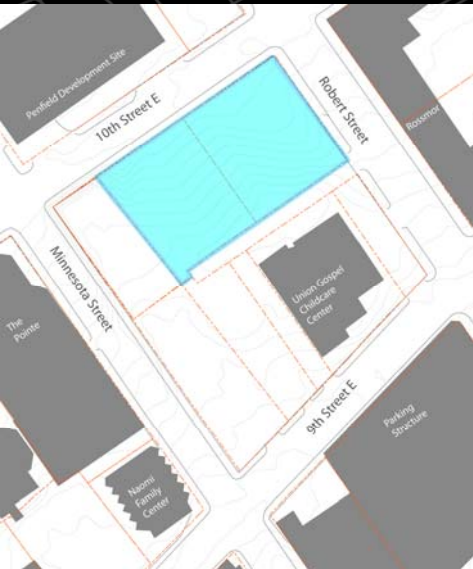
**Pros:**

- The potential park size is maximized
- Does not require costly acquisition or relocation of the Union Gospel childcare and Naomi Center
- Does not incur costs for new infrastructure

**Cons:**

- Does not carry through the vision from the Fitzgerald Park Precinct Plan regarding the street alignment
- Pedestrian connection from the park site to Cedar is less direct

## Size and Scale of Pedro Park:



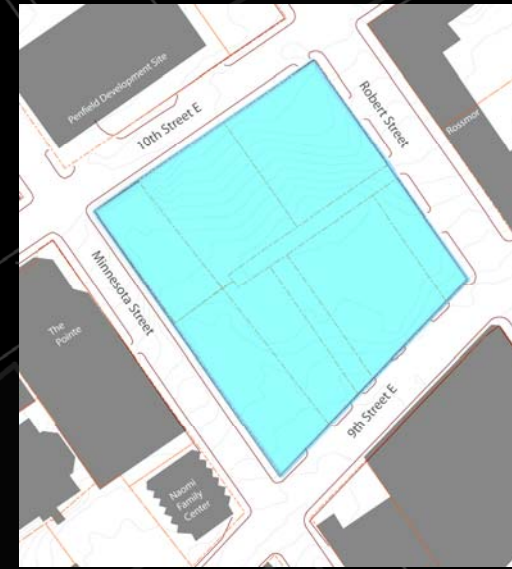
Option A: City Parcels



Option B: Half Block



Option C: L-Shaped



Option D: Full Block

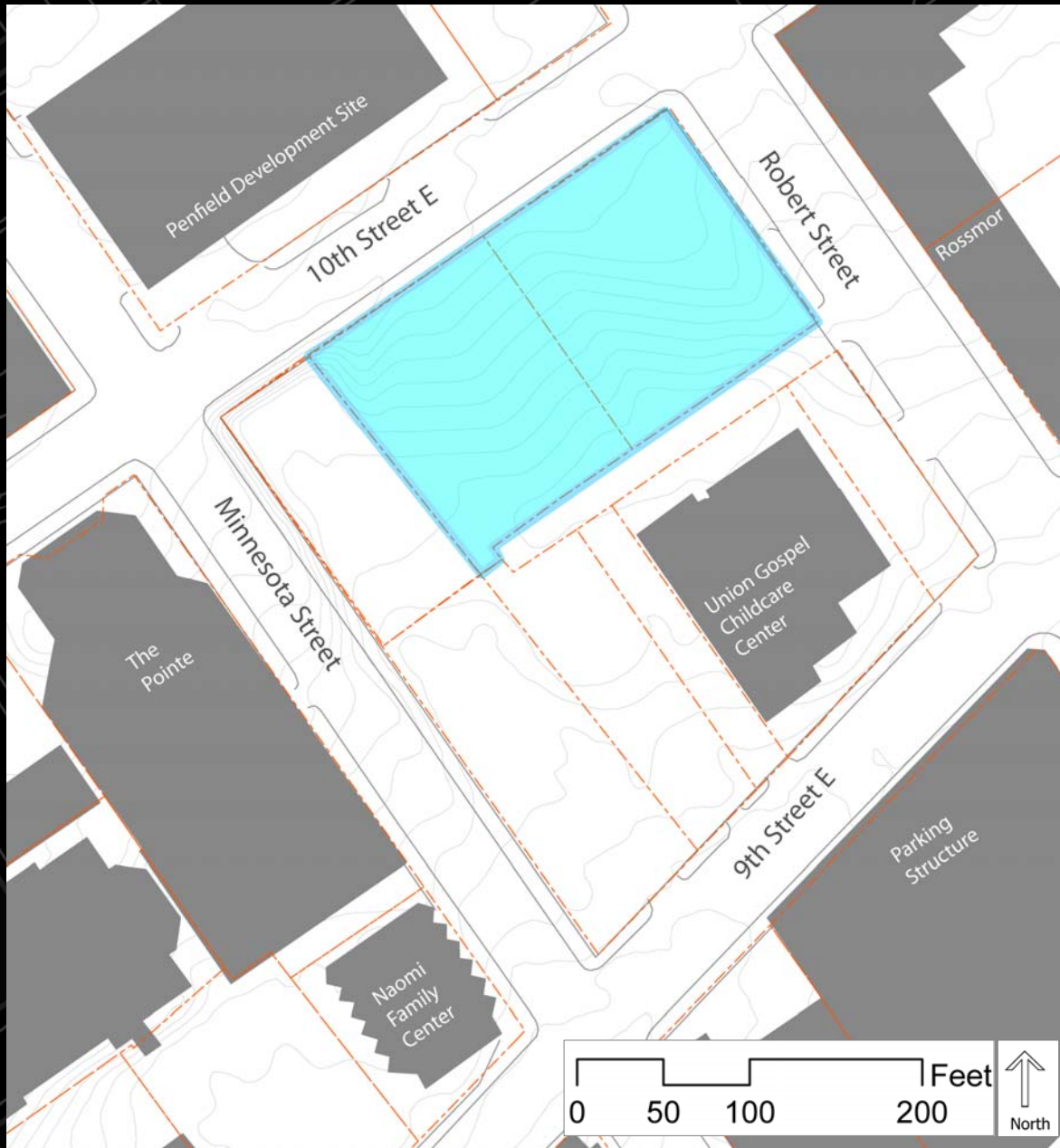
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Saint Paul Parks and Recreation

## Size and Scale of Pedro Park:



## Option A: City Parcels

**Details: .85 acres**

**Estimated Site Prep/Acquisition:  
\$0.5 million\***

Considerations for Park Development:

- Demolition of building
- Site improvements
- Utilities

Pros:

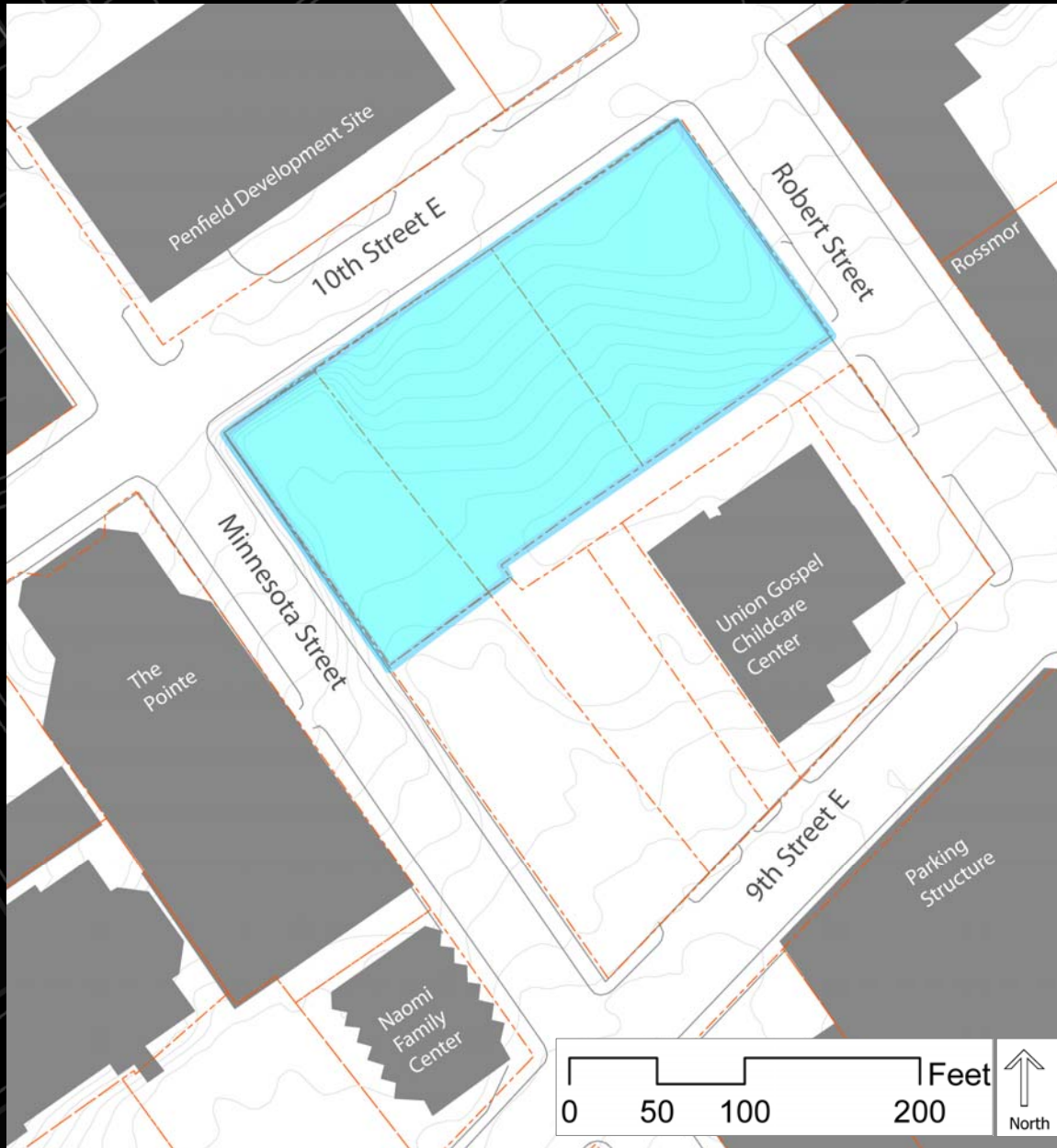
- Does not require acquisition of additional parcels
- Park development process shortened

Cons:

- Is not in keeping with the Fitzgerald Park Precinct Plan to have a full block park
- Grading and retaining walls will be more costly to make a transition to the western and southern part of the block
- Below grade adjacent property

*\*Relocation of Police Operations not included*

## Size and Scale of Pedro Park:



## Option B: Half Block

**Details: 1.1 acres**

**Estimated Site Prep/Acquisition:  
\$1 million\***

Consideration for Park Development:

- Demolition of Building
- Site Improvements
- Utilities

Pros:

- Site can be filled so that it is at grade with sidewalk
- Size of Park is similar to Wacouta Commons which includes open lawn, play area and other urban park features
- Potential for redevelopment of southwest corner with direct access to the park.

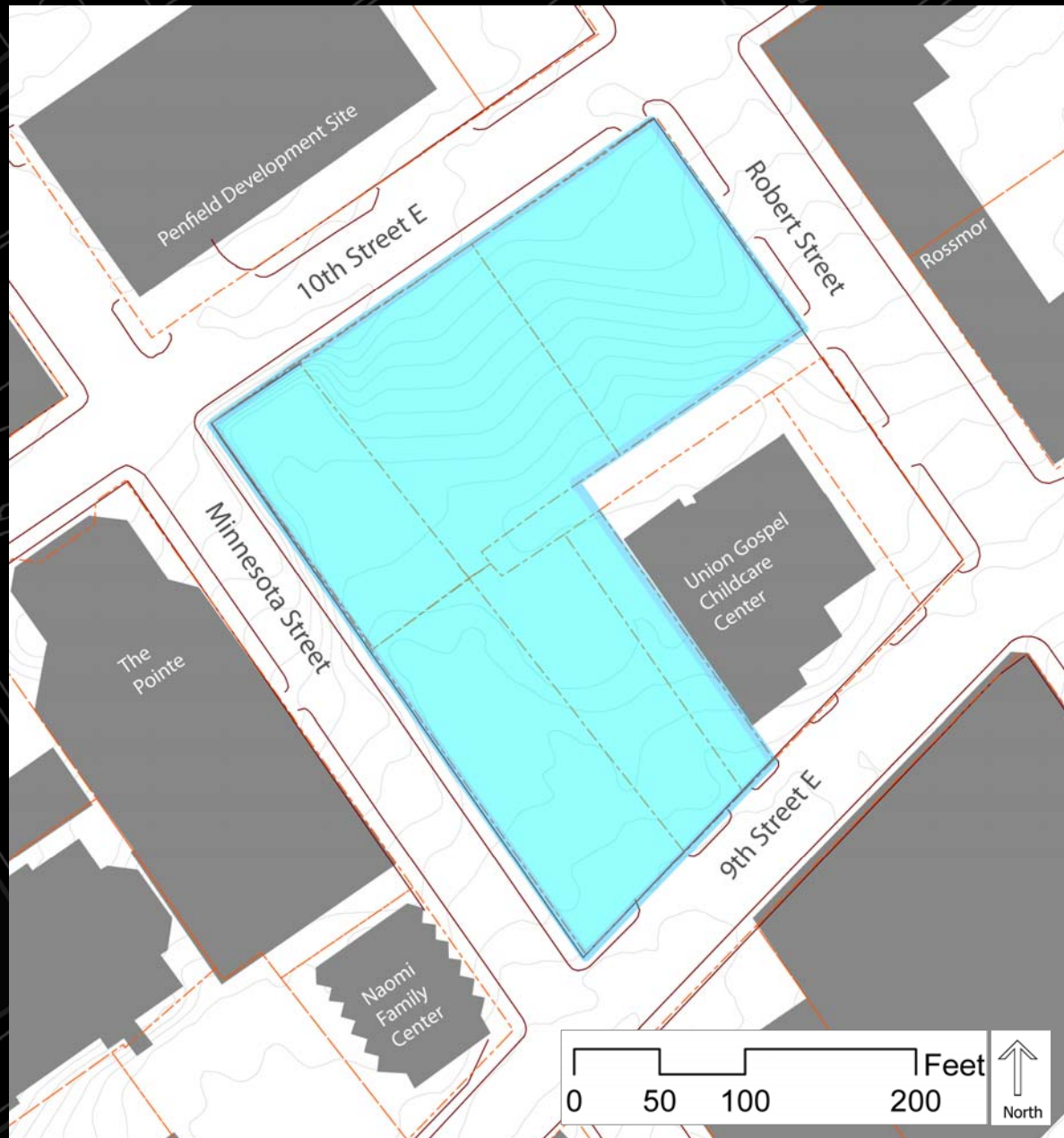
Cons:

- Is not in keeping with the Fitzgerald Park Precinct Plan to have a full block park
- Grading and retaining walls will be more costly to make a transition to the southern part of the block

*\*Relocation of Police Operations and private parking not included*



## Size and Scale of Pedro Park:



## Option C: L-Shape

Details: 1.82 acres

Estimated Site Prep/Acquisition:  
**\$2.5 million\***

Considerations for Park Development

- Demolition of building
- Site Improvements
- Utilities

Pros:

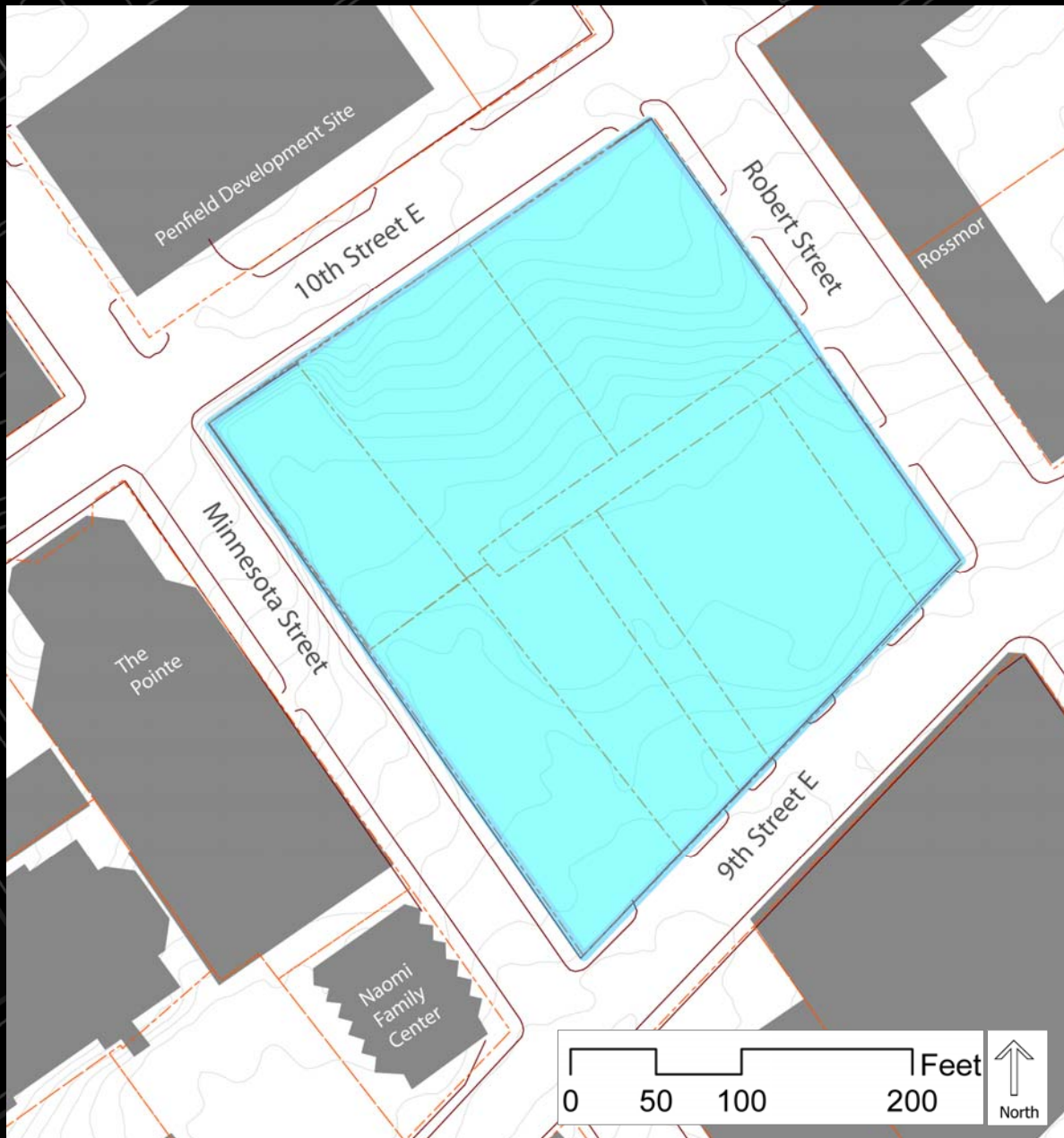
- Site can be filled so that it is at grade with sidewalk
- Shape creates two distinct zones for the park
- Significant area is gained for a relatively low cost
- Provides open space for Childcare Center

Cons:

- Is not in keeping with the Fitzgerald Park Precinct Plan
- Interface between childcare center and park presents a challenge

*\*Relocation of Police Operation and private parking not included*

## Size and Scale of Pedro Park:



## Option D: Full-Block

Details: 2.5 acres

Estimated Site Prep/Acquisition:  
**\$11 million\***

Considerations for Park Development:

- Demolition of building
- Site improvements
- Utilities

Pros:

- Full block offers significant green space for the neighborhood
- Large area creates many options for how it is programmed and designed

Cons:

- Most costly option requiring the greatest amount of land acquisition
- Requires acquisition of Naomi Family Center which adds significant cost and time to the project
- Maintenance requirements will be high for such a large park

*\*Relocation of Police operations, private parking, and Union Gospel Childcare and Naomi Family Center not included*

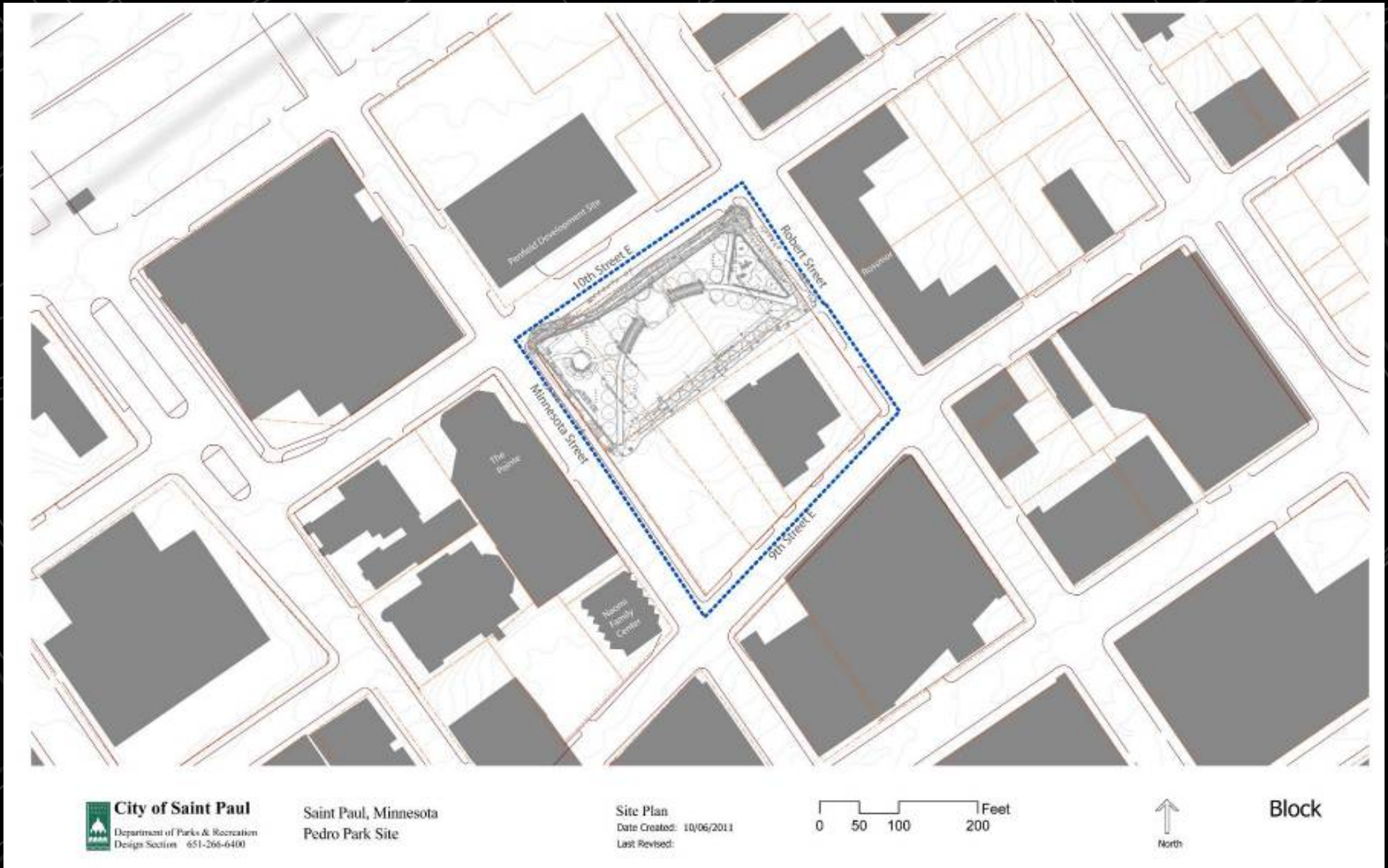
## Context- Downtown Saint Paul Parks:



- Wacouta Commons - 1.07 acres
- Pedro Park Site Study- 2.5 acres
- Mears Park – 2.1 acres
- Downtown Children's Play Area – .18 acres
- Hamm Plaza - .13 acres
- Ecolab Plaza - .45 acres
- Landmark Plaza - .61 acres
- Rice Park – 1.62 acres

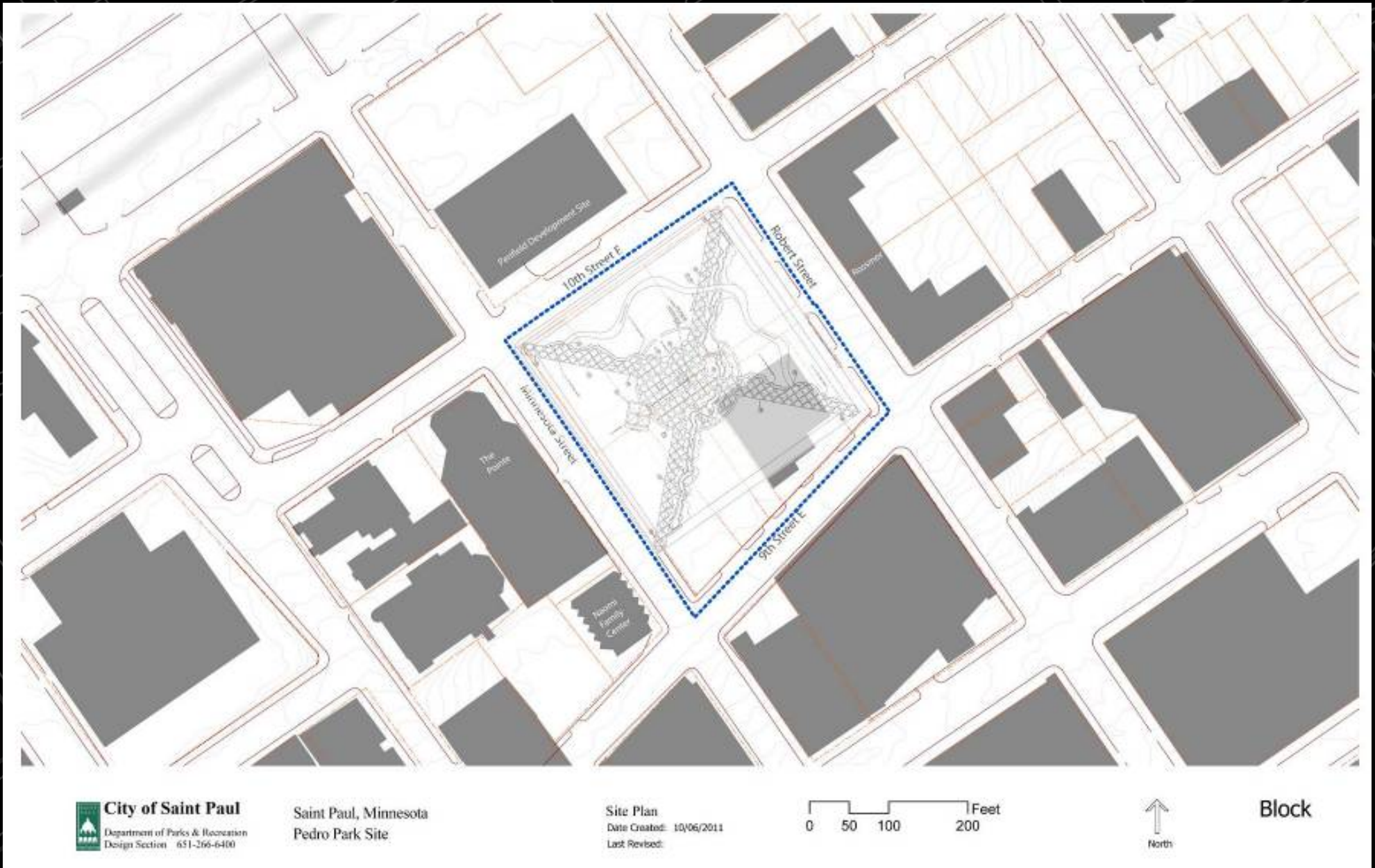
# Context- Downtown Saint Paul Parks:

Study Area- Comparison with Wacouta Park



# Context- Downtown Saint Paul Parks:

Study Area- Comparison with Mears Park



# Discussion

1. Thoughts on Park Size
2. Ideas/Desires for Pedro Park
3. Priorities for Pedro Park
4. Interim plan for Pedro Park site

PEDRO PARK

design advisory committee

# Moving Forward....

**Next Meeting: November 29, 2011** *(tentative)*

**Brainstorming:  
Needs/Wants  
Goals/Objectives**

