The Payne Maryland Neighborhood

Vision Framework

July 2008

SUSTAINABLE

COLLABORATIVE | RENEWED | ROOTED | RELEVANT | INNOVATIVE

acknowledgements

The Vision Framework for the Payne Maryland Neighborhood is rooted in the collaboration and innovative thinking of the City of Saint Paul, the Payne Maryland Partnership and a dedicated group of community organizations under the direction of:

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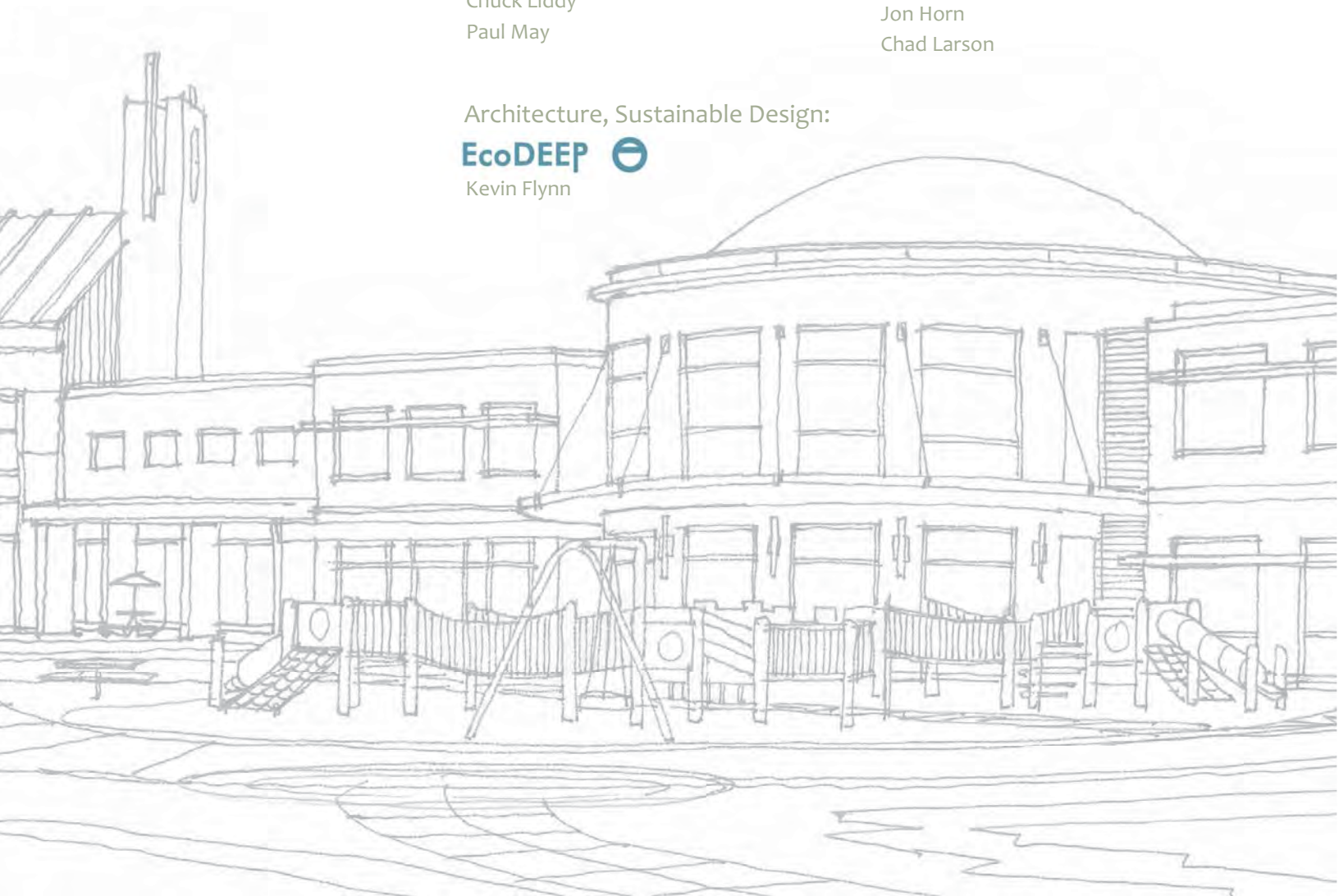

Payne Maryland Partnership

Merrick Community Services
Arlington Hills Lutheran Church
Bradshaw Funeral and Cremation Services
Karin Davidson, Property Owner
City of Saint Paul
Saint Paul Public Library
Saint Paul Parks and Recreation
Saint Paul Public Schools
North Metro Pediatrics
The Salvation Army
Rivertown Christian Ministries
Payne-Phalen Block Nurse Program
Payne Phalen District 5 Planning Council
North East Neighborhood Development Corporation
East Side Neighborhood Development Corporation
St. Paul Police Department
St. Paul Fire Department
ESABA—East Side Area Business Association
PABA—Payne Avenue Business Association
Ramsey County
Hiway Federal Credit Union
Community Residents
City, County, State legislators/representatives

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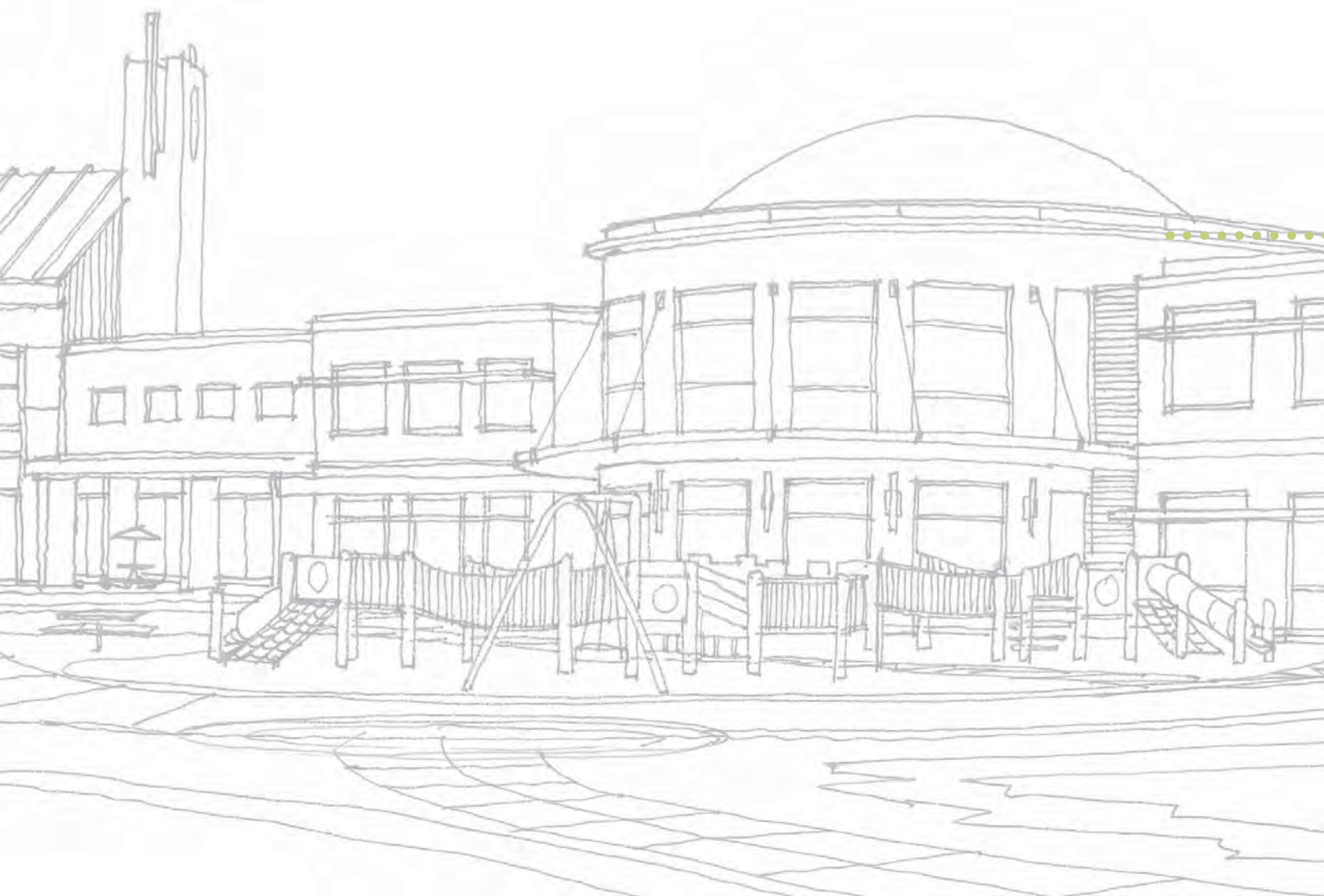

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IMAGINE

Partnership --- Innovation --- Vitality

Imagine... *a place where these values intersect to celebrate a neighborhood; to keep organizations relevant to the people they serve; and to start a ripple of rejuvenation that will bolster a community.*

Imagine the possibilities.

What if... *a group of public and private organizations on Saint Paul's storied East Side come together to create a new place; a shared, once-in-a-generation facility.*

That a single organization could transform the future of a struggling neighborhood is difficult to imagine. But a consortium... under one roof? Interesting!

In a world where news from the four corners of the earth arrives instantaneously and global communication is commonplace, the act of residents gathering from the four corners of the neighborhood to talk, listen and learn is becoming less frequent. While we cannot move forward with disregard to the technologies of the 21st century, we must also not ignore the fundamental importance of neighborhood in creating an atmosphere conducive to social, spiritual, intellectual and physical engagement. It is here, in the neighborhood setting, where people ground their understanding of the world and their particular place in it. It is here, in the neighborhood setting, where the Payne-Maryland Vision Framework is rooted.

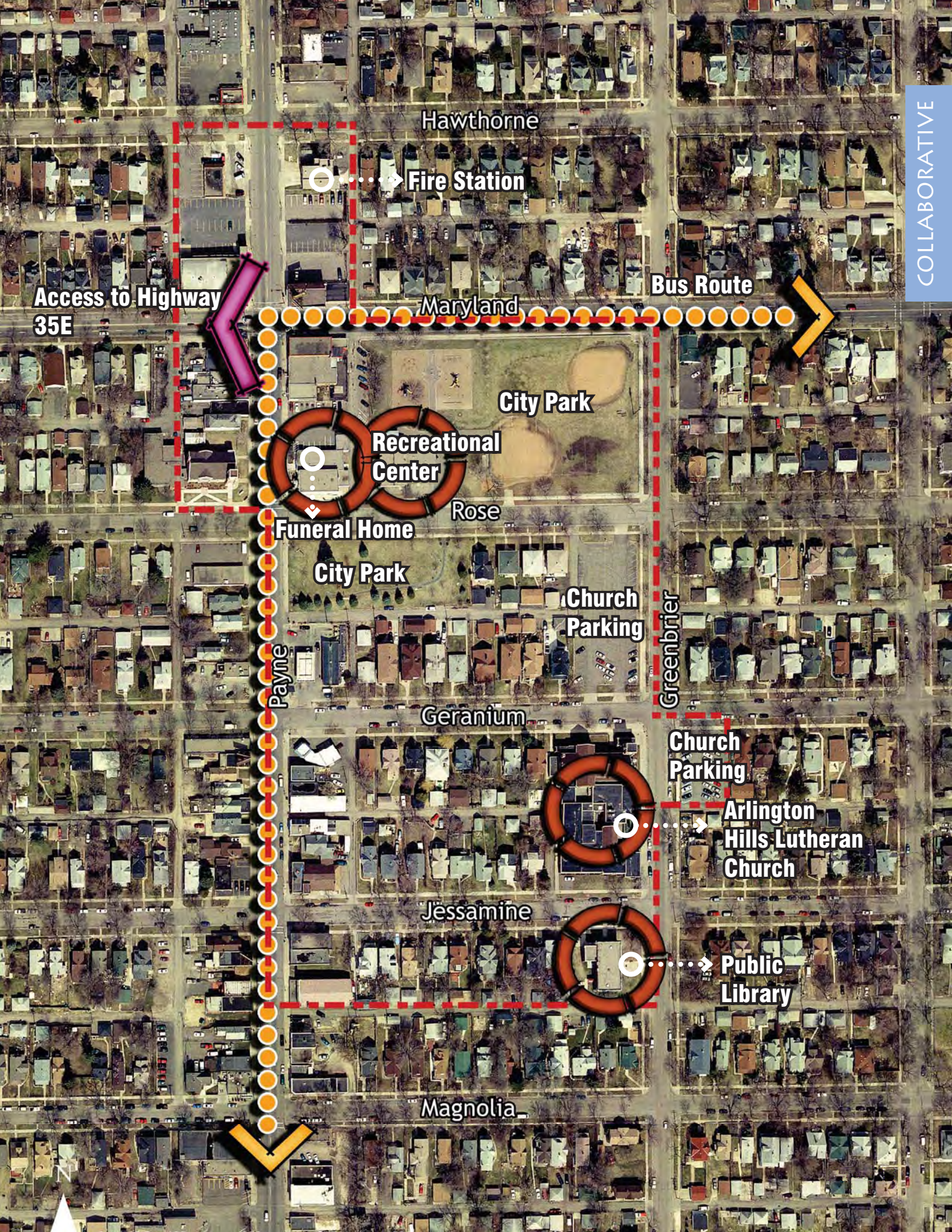
With great vision and foresight the community recognizes the social, economic, and environmental benefits found in the collaboration and partnership of a variety of public/private entities.

The Project...The Partners

Why this effort is so groundbreaking....

The Payne-Maryland Neighborhood on Saint Paul's east side has a long history of immigrant assimilation from the Swedes of the 19th Century to the Samalis and Latinos of the 21st. In recent years the neighborhood has undergone a dramatic demographic shift that has led to struggles with poverty, crime and neighborhood cohesion. Despite the challenges… maybe because of them, many believe the neighborhood is at an exciting juncture in its evolution. Several long-standing organizations believe this and they have taken the first steps to play a leadership role.

Arlington Hills Lutheran Church, Merrick Community Services, Bradshaw Funeral Homes, Saint Paul Public Libraries, Saint Paul Parks & Recreation and others are in the midst of a collaboration called the Payne-Maryland Partnership. The Partnership's motivation is to renew neighborhood synergy and to maximize their respective organization's relevance to the community. This group of organizations is committed to positive change in significant ways and believes the best path to success is through collaboration.



COLLABORATIVE

Since beginning a dialogue in 2006, the Payne-Maryland Partnership has come to realize that they share a need that can be turned into an opportunity. Each core partner owns and occupies a facility in the neighborhood that no longer meets the demands of their organization. The library and park & rec. center are far too small and outdated. Arlington Hills Lutheran Church has accessibility and deferred maintenance issues. Merrick Community Services has a host of structural and maintenance problems. Bradshaw Funeral Home is in a rapidly evolving industry that makes their current facility outmoded. Each organization wrestled with the option of consolidating to another location but decided their roots were in Payne-Maryland and they could better fulfill their missions and have stronger impact on the neighborhood by staying and rebuilding.

The "ah ha" of realizing they all need the same thing – new facilities, led them to wonder whether their cluster of organizations had overlapping requirements that could warrant a campus or multi-use building approach. This document, the Payne-Maryland Vision Framework embodies the examination and the resulting vision for a multi-use, public/private facility; a facility that can serve a grouping of organizations and in turn help them become even more relevant in their service to the community.

If we wish to create a more peaceful and meaningful future, we simply must help our residents navigate and appreciate our differences.

Bradshaw Funeral Home

Bradshaw Funeral Home is located at 1174 Payne Avenue in a building that has been serving families since the late 1920's, with the proud heritage of having been the Carlson Funeral Home, and later, the Bradshaw Carlson Funeral Home. This location is one of ten facilities operated by Bradshaw Funeral Homes. The Payne/Maryland Vision Framework is an opportunity for the Bradshaw organization to re-envision their continued presence on Saint Paul's East Side in a facility that, unlike their current outmoded building, meets their business needs for the 21st Century.

Saint Paul Public Library

The Arlington Hills Library was built in 1913 and is comprised of 4000 square feet on the main level. Today the library serves a neighborhood that has the highest concentration of kids in all of Saint Paul. The facility is a destination for many and thus there is a definite need for more space.

Saint Paul Parks and Recreation

The Saint Paul parks system offers extensive recreation programming through its 33 recreation centers and the mobile recreation unit. Programs are provided for all ages, from infants to seniors. Programs include: traditional and non-traditional sports, fitness, self defense, dance, arts and crafts, nature study, cooking, computer training, pre-school, and before and after school childcare. In order to maintain these facilities enhanced coordination between the city, the schools, and other providers has become a primary city initiative.

Merrick Community Services

Merrick Community Services mission is to improve the lives of the residents of the Eastside of St. Paul, by empowering individuals, strengthening families, and promoting their independence. Merrick provides the community with employment services, family programs, preschool/school readiness classes, emergency services, youth programs, and senior services.

Arlington Hills Lutheran Church

Arlington Hills Lutheran Church traces its beginnings to 1906, when a Sunday School superintendent of the Gustavus Adolphus Swedish Evangelical Lutheran Church offered to conduct one class in English. In 1909, the East Saint Paul English Lutheran Mission Society incorporated as the Arlington Hill English Lutheran Church. The congregation embarked on many expansions over the years and the church now dominates the west side of Greenbrier between Geranium and Jessamine.

The Process

How it's coming together....

The City of Saint Paul in collaboration with the Payne-Maryland Partnership was responsible for oversight of the planning process. The Partnership appointed a Master Plan Committee, who along with City of Saint Paul planning staff, issued a request for proposals to urban design consulting teams, interviewed several teams and selected the team led by Hoisington Koegler Group (HKGi). The role of the consulting team was to devise an approach to the project that:

1. Collects and analyzes important historical and physical characteristics of the study area as well as identifies preliminary programmatic building needs of each of the project partners.
2. Involves the community in exploring a broad range of concept and sustainable design alternatives for building and park arrangements including fully connected buildings, and a campus of buildings; each alternative having its own benefits and impacts.
3. Works with the Master Plan Committee to refine alternatives into a preferred approach that could be studied to determine budget, phasing, sustainability initiatives, and implementation.
4. Documents the results.

The HKGi team utilized a studio approach that integrated strategic planning, landscape architecture, architecture, historic preservation, and sustainable design. Through site tours, research, listening sessions, and key stakeholder meetings the team conducted an urban framework analysis, an infrastructure analysis, a program analysis, and a historic survey in the first and second phase of the project. The program analysis included key partner meetings to discuss general program and space needs that looked at program synergies between organizations. The design team also met with managers and directors of facilities around the region that are setting an example of successful synergy in design. Based on what the team had heard from the community, a set of guiding principles were prepared for the effort as a touchstone for concept alternatives.

The project the team explored future alternatives that took an urban design approach to integrate land uses, circulation, recreation, building configurations, historic preservation, and design character. The team conducted a 2-day design workshop on site to generate a spectrum of concept ideas. At the conclusion of the design workshop a public open house allowed the community to weigh in on the concepts.

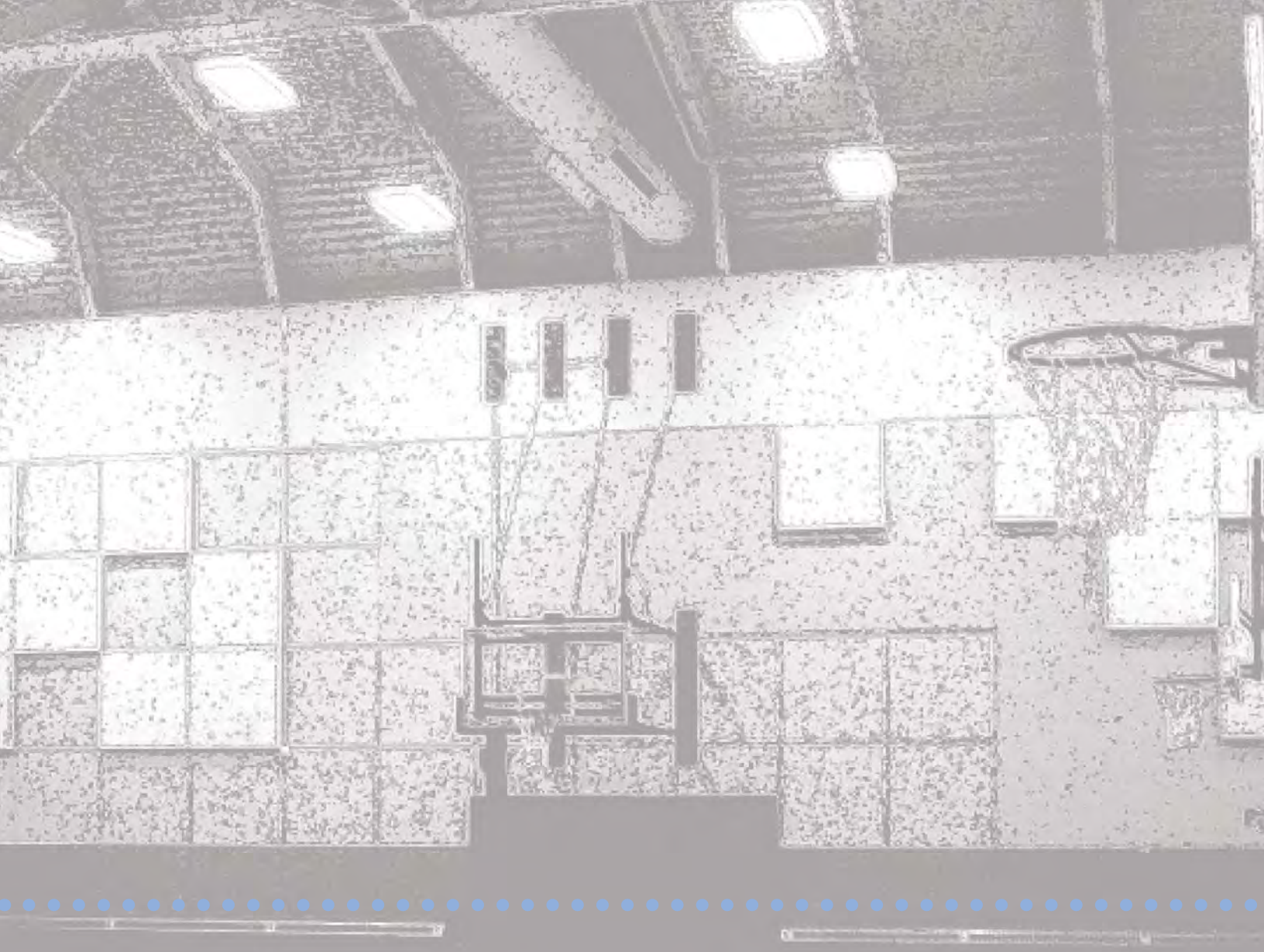
With tremendous public feedback on the concepts the Master Plan Committee was able to consolidate the alternatives into a preferred master plan. The team has incorporated materials and information prepared throughout the process into this Vision Framework document that memorializes the planning process and focuses on the preferred design, program elements, phasing, and implementation.

Phase 1 Organize the Effort

Phase 2 Program & Analysis

Phase 3 Explore Future Alternatives

Phase 4 Establish the Plan



Saint Paul has one of the finest park and recreation systems in the nation. There are, however, several challenges in keeping parks and recreation vital, accessible, safe, environmentally sound, and fiscally responsible. Aging park infrastructure, changing recreation and demographic needs, and finite funding, couple with people's continued passion for and high use of parks, creates difficult scenarios that can be seen either as obstacles or as opportunities. Saint Paul's Park and Recreation Vision Plan sees these trends as an opportunities for future partnerships. As the Payne/Maryland Neighborhood envisions their future, Arlington Recreation Center has the opportunity to pursue city initiatives that will help make Saint Paul *the Most Livable City in America*.

setting an example

THE City of Saint Paul Parks and Recreation

shared use facility

The Saint Paul Parks and Recreation Vision Plan delineates that when considering modification to an indoor facility, the City should search out partnerships and seek to develop a shared use facility as a first option when contemplating new or replacement indoor recreation facilities. The existing Arlington Recreation Center is isolated and lacks any synergy with other neighboring uses, thus causing the costs of maintenance, utilities, and staffing to be greater. Construction and operation of shared-use facilities can help ensure long term access, use, and successful operation of the park system's indoor recreation components. Shared use facilities also provide more convenience to the public and have the greater ability to embody the energy of a life place.

Envision... *a diverse group of organizations with common values that collectively develop the capacity to meet the future.*

If we wish to live responsibly and fulfill society's potential we must design our places as components of a living, breathing system.

The Payne Maryland Partnership has formed a team-based multi-disciplinary group that collectively can develop a greater capacity to deal with the demands of tomorrow. While understanding there are many challenges ahead, the Payne-Maryland Partnership trusts that there are superior rewards achieved when organizations work together for the greater good of the neighborhood.

The Challenges

Common Vision

Satisfying the needs of five or more organizations in the design of a multi-use facility while keeping the common vision in sight will be a challenge.

Project Magnitude

What is being proposed with this Vision Framework is a significant project in both scale and investment.

Joint-use

There will be many operational questions and issues to resolve with multiple partners in a shared-use facility.

No-Net-Loss of Parkland

The Vision Framework has taken careful account of the existing park area and the proposed park area to ensure conformance with the no-net-loss policy of the City of Saint Paul.

Creating a Positive Image

A concern has been raised by some residents that consolidation of multiple service organizations could create a negative image for Payne-Maryland. The Vision Framework takes deliberate approaches to address this concern.

The Opportunities

Integration of the Latest Technologies

A new facility with a visionary group of clients creates opportunity to integrate the project with new technologies that enhance long-term sustainability and operations.

Positive Impacts to the Neighborhood

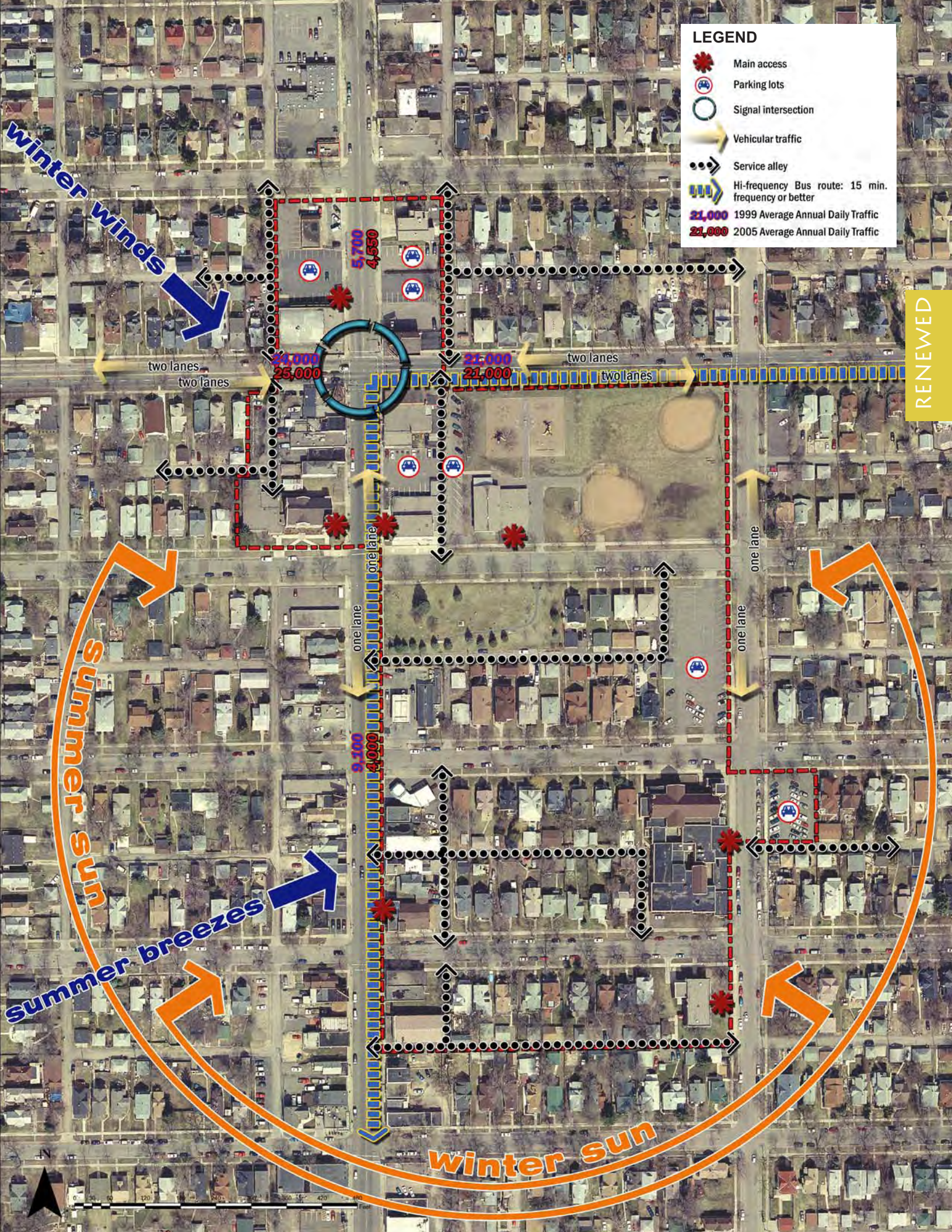
There are tremendous spin-off impacts the proposed facility can have on the neighborhood such as increased property investment, enhanced property care, neighborhood cohesion, neighborhood image, and neighborhood pride.

Efficiencies of Shared Use

The Vision Framework illustrates that a shared-use facility has significant efficiencies in space needs, costs, and operations.

Catalyst

The vision and community commitment demonstrated with this project will inevitably compel others to consider what they can do to invest, promote and build toward the future.


LEGEND
Main access
Parking lots
Signal intersection
Vehicular traffic
Service alley
Hi-frequency Bus route: 15 min. frequency or better
21,000 1999 Average Annual Daily Traffic
21,000 2005 Average Annual Daily Traffic
winter winds
summer sun
summer breezes
winter sun
RENEWED
two lanes
two lanes
two lanes
two lanes
one lane
one lane
one lane
one lane
24,000
25,000
21,000
21,000
5,700
4,550
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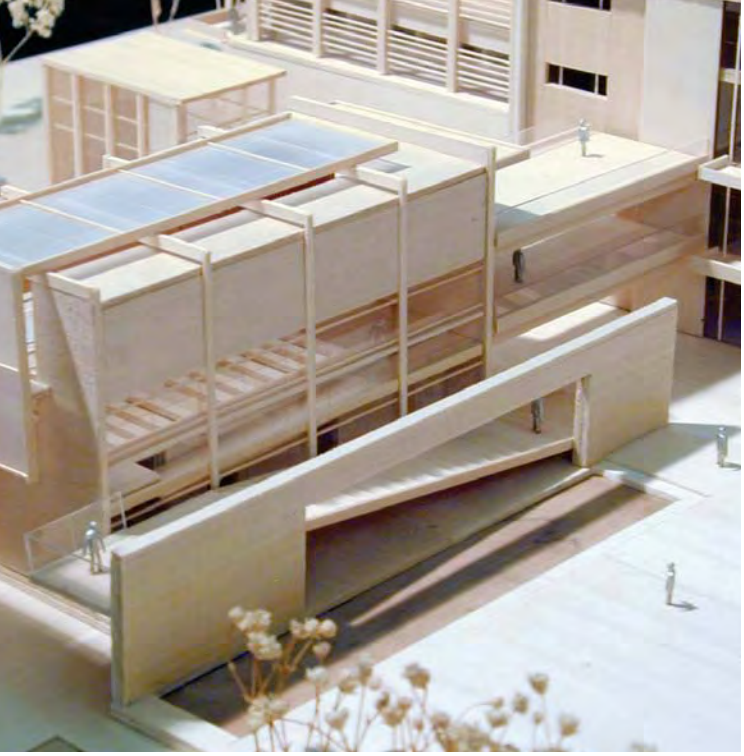
0 30 60 120 180 240 300 360 420 480
Feet



For thousands of years religion has had a powerful influence on our society, shaping both private lives and public culture. However, in a world that is radically shifting, in terms of the movement of people and ideas, our religions environments have became more diverse and dynamic; and with globalization, knowledge of other cultures and religions is becoming increasingly vital for creating a world where one can coexist.

At the University of Southern California (USC) they wish to provide a facility where people of differing faith backgrounds can learn, share, and grow from each other. "A Multi-Faith Center will afford all traditions and faiths the opportunity to worship and study in their own unique way, and in the process expose everyone to the dynamics of religious and ideological diversity". With the construction and endowment of the Multi-faith Center for Research, Reflection, and Practice, the University takes a major step forward with its ambitious drive to expand services and facilities for religious life.

setting an example

USC Multi-Faith Center

The USC Multi-Faith facility will center on flexibility, in order to be adaptable to changing religious interests and demographics that will inevitably materialize over time. In form the center will be welcoming to people of all faith backgrounds, as well as those who see themselves as spiritual but not religious. The facility will feature offices, a library, counseling rooms, interfaith space, dining space, prayer and meditation space, gardens, and a coffee/tea lounge.

The Payne/Maryland Vision Framework is an opportunity for Arlington Hills Lutheran Church to envision the future role of religion, in both the public and private realms. The Multi-faith Center at USC sends a powerful message to the entire university community- that different religious backgrounds can go beyond coexistence to embrace mutual respect and understanding of one another.

What if... *an opportunity could be created for the neighborhood to celebrate its rich history while preparing for a bright future and positioning for an ever-evolving world?*

The first step toward a regenerative future is to grasp where we are, physically, historically, and socially.

The Geography

The East Side of Saint Paul is east of the Mississippi River and north of downtown Saint Paul. The Planning District within which the project is located, Planning District 5, is bounded by Interstate 35E on the west, the Saint. Paul city limits at Larpenteur Avenue on the north, and the Burlington Northern railroad tracks to the east and south. Set on the hills, initially disconnected by marshy creeks and later separated by the railroads that followed these corridors, the East Side has always been separated from the rest of the city. Motivated by geography, Payne Avenue became the primary business district for the East Side, serving its many neighborhoods. It's geographical location, along with other factors, have incited many firsts to the East Side of Saint Paul, including the first European explorers to the region, the first railroad, and the first labor union in Minnesota, likely a by-product of the previous firsts.

Following Page
Looking Northeast at the Study Area; intersection of Payne and Maryland Avenue
Bordner Aerials

Looking south on Payne Avenue from the intersection of Jessamine, 1931
Saint Paul Dispatch & Pioneer Press, photographer—Minnesota Historical Society Collections

The History

Early Development

Development began in the Payne-Maryland area in the 1880s after the Saint Paul City Council approved "the grading of Payne Avenue from Magnolia to Maryland and the opening of and extension of Jessamine Street from Edgerton to Payne" on March 4, 1885, and the opening and extension of Maryland, Rose, and Geranium Avenues from Edgerton to Payne Avenue on April 27, 1885.

Building permit records reveal that most of the early construction in the area occurred on Jessamine Avenue and Payne Avenue. The oldest surviving house may be at 678 Jessamine. In August 1885, F. W. Little took out a permit to build an addition. By 1906, Charles E. Nyberg, a Swedish-born plastering contractor and officer of the East Side Commercial Club, and his family were living in this house. Also in 1885, H. A. Flint took out a permit to build the house across the street at 679 Jessamine.

Within the next few years, a scattering of houses were built along Payne Avenue. The oldest still standing is at 1153 Payne Avenue, built in 1889 by Joseph M. Froiseth, a mason. The house is notable for its arched entrance and brick detailing. Four years later Mr. and Mrs. Froiseth were listed in the Dual City Blue Book for Saint Paul. This is the first Blue Book listing for any resident of this area. Unlike the city directory, people had to pay to be in the Blue Book and inclusion indicated a certain upward mobility.

1199 Payne Avenue
Penny Petersen, photographer

Phalen Park Bank, 1199 Payne Avenue, 1931
Saint Paul Daily News, photographer—Minnesota Historical Society Collections

The Place of Payne Avenue

Today Payne Avenue is perceived largely as a commercial street, but most of the early buildings were residential, or residential buildings with commercial storefronts. The Sanborn Insurance Maps of Saint Paul, 1903-1904, shows mostly houses on Payne Avenue, only a few commercial enterprises, and many vacant lots. Many of these early buildings were altered or replaced later in the twentieth century by commercial enterprises.

Among the commercial buildings that survive are the group of three stores and flats buildings at 1193-1199 Payne Avenue, built in 1904 by S. Stearns Crooks of the Crooks-Frayer Manufacturing Company. In 1926, No. 1199 became the Phalen Park Bank.

In 1911, E. Jacobsen took out a permit to construct a $6,200 two-story store with flats above at 1097 Payne Avenue. By 1930, it was still operating as Jacobsen's Bakery. It was also known as the Payne Avenue Home Bakery.

In 1916, M. E. Johnson took out a permit to erect a two-story brick building at 1202 Payne that housed a store on the first level and apartments above. By 1930, Schaffhausen Pharmacy occupied the first floor. The building still houses a pharmacy, now owned by a Hmong family.

The building across the street at 1201 Payne was originally the site of a lumberyard, established in 1919. The site was rebuilt as a public garage in 1929.

Bill and Gladys Godwin, January 16, 1998
Mark E. Jensen, photographer—Minnesota Historical Society Collections

1194 Payne Avenue
Penny Petersen, photographer

The group of buildings on the southeast corner of the same intersection began to be constructed in 1921, when O. J. Wold took out a permit to build a store at 1194 Payne. Wold expanded by constructing 1196 and 1198 Payne in 1926. Dr. Carl Burton did major remodeling on these buildings in 1940. This is now the site of the Ace Hardware Store, which was purchased by Bill Godwin in 1955.

Other Residential Development

During the first twenty years of the twentieth century, residential construction continued along the blocks of Jessamine and Geranium between Payne Avenue and Greenbrier Avenue. An examination of the names of the original owners and related city directory and census records indicates that the majority were of Norwegian and Swedish background. Many remained in the neighborhood for twenty to thirty years.

The East Side Commercial Club, sponsor of the Payne Avenue Carnival and Street Fair, published a brief history of the neighborhood in 1906 while bragging about its inhabitants. It noted the east side was somewhat isolated as a result of railroad lines entering from the east and north: "This situation has caused the first ward to become somewhat individual and self-contained. Its characteristics becoming more marked each year as the prosperity of the first warders has gradually enabled them to supply their own wants and organize their own institutions."

Phalen Park School,
on Rose Avenue, about 1900
Minnesota Historical Society Collections

Fifth Grade class,
Phalen Park School, 1941
Minnesota Historical Society Collections

Civic Improvements

The rapidly expanding neighborhood needed civic services and amenities. The first of these to be established was the Phalen Park School, located on the south side of Rose Avenue, at the corner of Payne Avenue. Work on the school began in 1903, and it opened the following year. The building was a picturesque design, faced with brick, with end pavilions. Two stories above a basement, it rose to steep pitched roofs. The main entrance faced Rose Avenue. The school remained in service until the 1970s.

After the school was demolished, the site stood vacant until the late 1980s, when Emily Slowinski, a social worker with the Lutheran Social Services office at Payne and Maryland, was inspired to establish a park. With a gift from her parents and community beautification funds, she initiated the planting of trees and flowers and the installation of other amenities on the lot. The Saint Paul Park Board acquired the land from the Board of Education in 1989. For her efforts, Ms. Slowinski was given the privilege of naming the new park. She chose to honor her deceased sister, Susan Dayton Price, by calling it Sue's Park.

Sue's Park at Rose Avenue
Penny Petersen, photographer

A few years after the school opened, the City of Saint Paul created the Arlington Hills Playground at Rose and Payne, across the street from the school. A "shelter house" was built in 1908 in conjunction with the opening of the playground. The playground covers most of the block, extending from Rose to Maryland and east to Greenbrier. The site saw some improvements in the late 1930s, when a stone retaining wall was constructed as a WPA project. The playground and the recreation programs have played important roles in the community through the years. The existing recreation building was constructed in 1972 and enlarged in 1981.

The Bradshaw Celebration of Life Center is a multi-use facility that offers the full spectrum of funeral services and facilities but is also a popular community venue for meetings, group retreats, performances, and even weddings. The Bradshaw family and staff operate a service that listens to, cares for, and adapts to the needs and wants of each individual user. The success of the Stillwater Celebration of Life Center can be accredited to the Bradshaw family's close relationship to the public they serve. Preceding the design of the Stillwater Center, multiple focus groups were conducted in order to ensure that the project was community driven and that the communities' desires and needs were heard. As Jim Bradshaw said, "we are learning all the time about how we would change things… and the public is teaching us".

setting an example

Bradshaw Celebration of Life Center

heritage

The Bradshaw family has been serving the Payne Maryland neighborhood's funeral needs since the 1920's. While the Bradshaw East Side Funeral Home envisions the incorporation of design and program elements similar to those found at Stillwater's Celebration of Life Center, they also will strive to create a special place that is unique to Saint Paul's East side. It will be an ideal forum for celebrating the lives of those who have shaped the historic neighborhoods of the east side; while also addressing needs that are becoming even more relevant and critical in a world that is radically shifting in terms of the movement of people and ideas.

Envision... *the impact on livability when a single destination, integrated with the neighborhood, offers a spectrum of amenities and meets a range of human needs?*

Re-envisioned neighborhoods create a synthesis of energy, creativity, and resources that promises to improve the health of our communities and people.

The Vision

The Payne-Maryland Neighborhood on Saint Paul's east side is at an exciting juncture in its evolution. Several organizations including Merrick Community Services, Arlington Hills Lutheran Church, Bradshaw Funeral Homes, Saint Paul Public Libraries, Saint Paul Parks & Recreation and others are in the midst of a collaboration called the Payne-Maryland Partnership. The Partnership's motivation; to find synergy and relevance to the community through collaboration in a way that far surpasses what would be realized individually.

The Payne-Maryland Partnership envisions a dynamic Payne-Maryland neighborhood that captures the pride of the past while building a new, progressive future. Payne-Maryland is at an important crossroads, a turning point where diverse populations can live the American dream in an atmosphere of economic vitality, educational opportunity, mutual respect, social support and a celebration of our unique blended heritage. As a community partnership, the first goal is to build a Payne-Maryland Community Campus that houses key community service organizations, programs and businesses, while also serving as an attractive destination for residents; to create a symbolic heart and soul for the next generation of our vital neighborhood.

The physical manifestation of the Payne-Maryland Partnership is expressed by a planning study commissioned by the City of Saint Paul called the Payne-Maryland Vision Framework. The community's decision to prepare a vision framework is recognition of the neighborhood's rich history and an expression of broad-based commitment to an even brighter future.

The Alternatives

The planning study involved a 2-day design workshop, attended by the design team members and open to the public, that produced five alternative design concepts. The design workshop was an invigorating process and many complexities about the effort surfaced. The five concepts were refined further into two alternatives, and than later into one concept alternative.

Concept A

Driven by the notion of converting Rose Avenue into a covered pedestrian street, Concept A locates the most intensive indoor programming off of this main corridor. The play fields extend up to Maryland Avenue and occupy the greater part of the north side of the block, with exception of the hardware store, which remains and anchors the corner of Payne and Maryland. Anchoring the intersection of Rose Avenue and Greenbrier is the theater, which acts as the critical juncture between the Merrick services and the church services.

Concept B

Concept B, which emulates a campus experience in layout, locates the gym and other related services as its central building. Located over the top of the former Rose Avenue, the central building has surface parking and access to the south, and a direct relationship with the park space to the north. Concept B is more decentralized as it distributes buildings and uses across the site, but in exchange it provides close surface parking to all facilities.

Concept C

By locating the primary building components to the east and west side of the block, off of Payne and Greenbrier, Concept C centralizes the green space into the interior of the block. In order to capitalize on green space and in an effort to create a successful indoor-outdoor relationship between the buildings and park, the majority of the parking is located underground, below the green space.

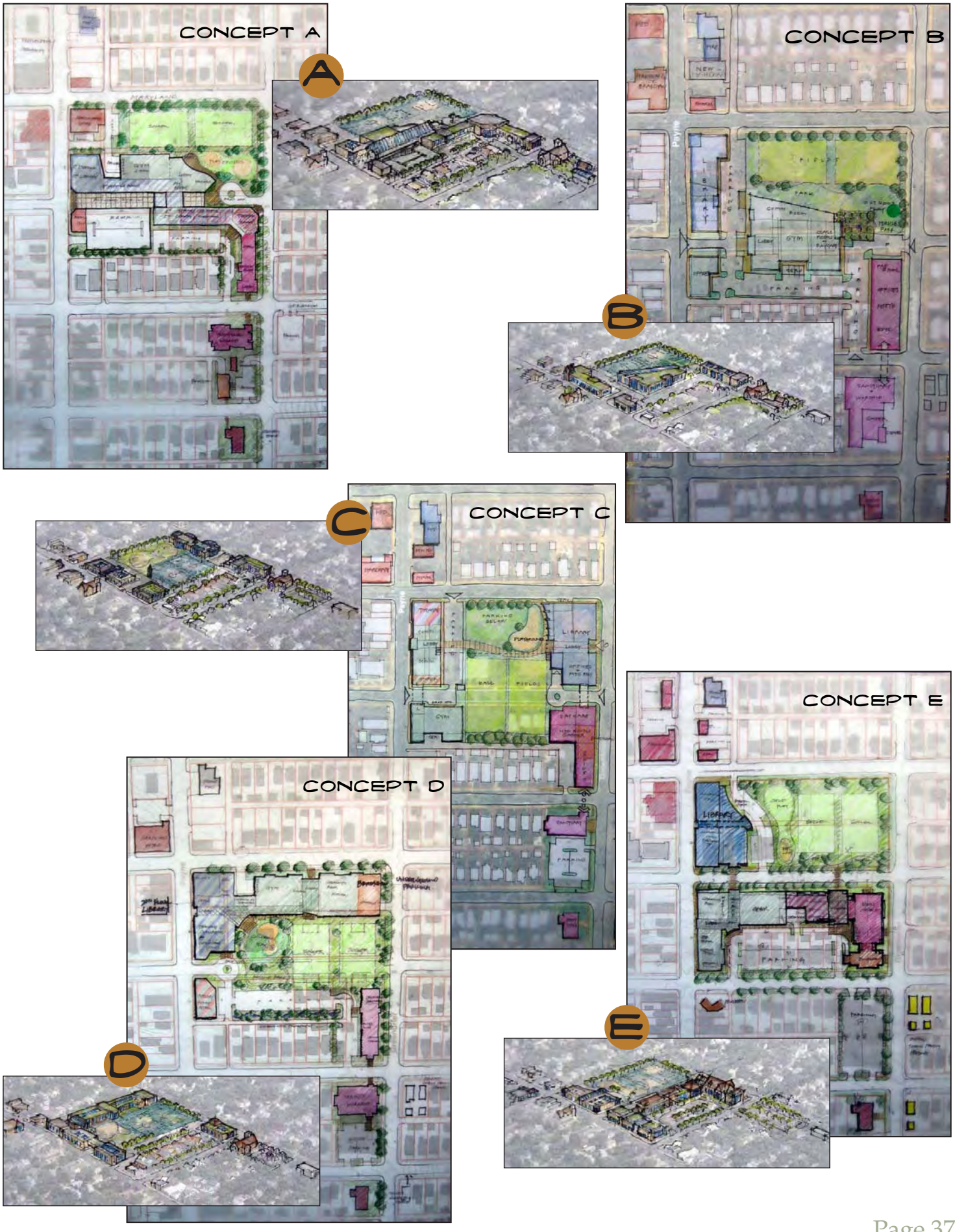
Concept D

Maximizing the sun exposure for the open space and creating a micro-climate ideal for outdoor winter use, Concept D situates the majority of the building mass along the northwest edge of the block. This concept capitalizes on the economy of uses by connecting most program uses, with the exception of the church facilities. A successful relationship is achieved between the indoor and outdoor spaces; however, surface parking is consequently sacrificed.

Concept E

Concept E incorporates all of the church's facilities in closer proximity to the other program uses. The plan also calls for the acquisition of the residential houses and gas station along Geranium, and the retention of Rose Avenue as a vehicular street.

The following master plan, building concept, and open space vision have materialized from the initial design workshop and have been largely shaped by community input and response.



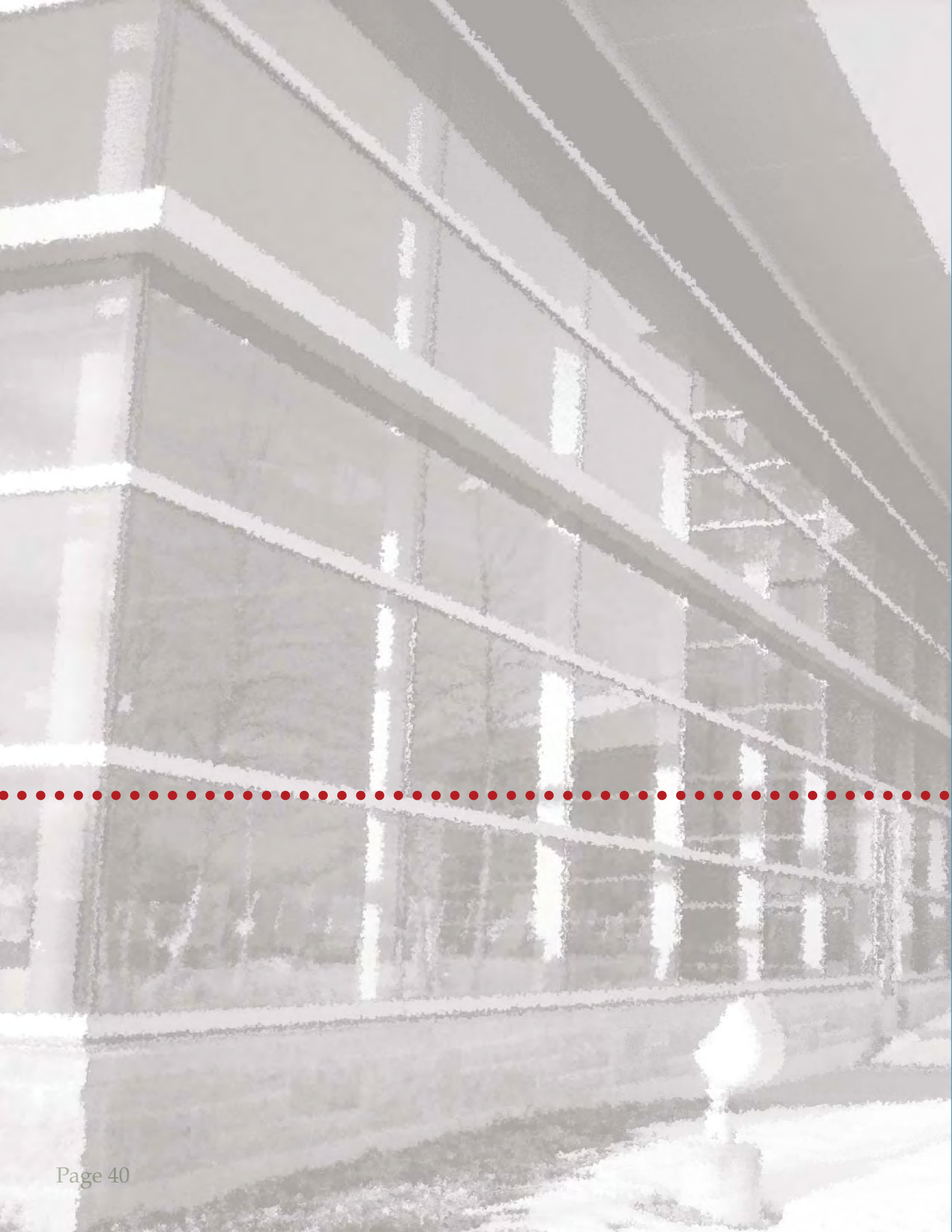
RELEVANT

The Plan

The Payne-Maryland Vision Framework focuses on a roughly six block area, specifically and most intensely between Payne Avenue on the west, Greenbrier Street on the east, Maryland Avenue to the north, and Geranium Avenue to the south. The proposed multi-use community facility is sited on the north side of the block, abutting Maryland Avenue and extending south around the corners of Payne Avenue and Greenbrier Street. The building's location maximizes the sun exposure for the open space, which is situated to the buildings south, and creates a micro-climate ideal for outdoor winter use. The facility also acts as a barrier to the busy commercial streets of Maryland and Payne, allowing for a comfortable outdoor space that is protected from environmental and social elements. With the intent to bridge the old with the new, the hardware store retains its current location anchoring the corner of Payne and Maryland. The proposed multi-use community facility is designed to extend the storefront entry and street access, like that established with the hardware store, down Payne Avenue. Nominal surface parking and access for delivery trucks is made available between the hardware store and the multi-use facility, but the majority of the parking is located underground, below the multi-use facility. There is a convenient drop-off positioned at the previous intersection of Payne and Rose, which has direct access to the library and open park space.


Expanded Fire Station
Proposed Neighbhorhood Retail/Office/ Medical
Maryland
Hardware Store
Multi-Use Community Facility
Payne
Park
Greenhider
Proposed Neighborhood Retail with Housing Above
Possible Future Park Expansion
Interim parking / Housing infill
Geranium
Adaptive re-use of church property or conversion to residential
Jessamine
Adaptive Re-Use of Library
0
50'
100'
NORTH

RELEVANT



Today, in a society where our communities have been sprawled out by the automobile and usurped by machines, we must seek to craft more places that generate human energy and interaction. In a culture where time seems to be speeding up and people don't seem to be slowing down, we are also obligated to create places that provide convenience and ease of use to the public. The Payne-Maryland Vision Framework presents the opportunity for the neighborhood to envision a multi-purpose facility, like Brookdale Regional Center, that fashions an attractive, comfortable, and accessible building where residents can take care of a variety of needs with one stop.

RELEVANT

setting an example THE Brookdale Library

multi-purpose facility

The Brookdale Library, located on Shingle Creek Parkway in Brooklyn Center, underwent renovations in 2002 to emerge in May of 2004 as a multi-purpose state-of-the-art facility. As the first major construction project by Hennepin County to be completed using the Minnesota Sustainable Design Guide, the library was not only a long awaited community asset, but also a model project to be followed by others.

What if... *through creative design of the urban environment, we could help reconnect basic human needs; elderly with youth, the religious with the spiritual, and the intellectual with the physical?*

I think what makes us human - is our inter connectedness among people. It's our ability to form and maintain relationships. It's the barometer by which we call ourselves human.

-Thomas Jane

The proposed Payne-Maryland multi-use facility and adjacent park will serve the overlapping programmatic needs of the Arlington Hills Library, Arlington Recreation Center, Merrick Community Center, Arlington Hills Lutheran Church, and Bradshaw Celebration of Life Center.

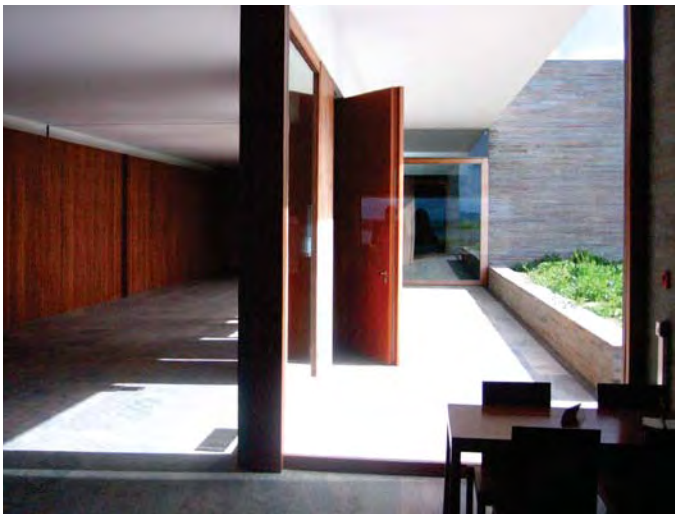
The two-story building is suggested to be roughly 125,000 square feet in size plus an undergound parking level that will accommodate 145 cars. The building will have a presence on Payne Avenue, Maryland Avenue and Greenbrier Street. The design has taken careful steps to preserve the existing hardware store at the corner of Payne and Maryland and enhance their parking and circulation system as part of the design. The building provides a backdrop and northern edge to the new park.

The park is 3.5 acres in size and stretches from Payne Avenue to Greenbrier Street. The proposed parkland covers generally the same space as the current park although it is stretches over existing Rose Street and several duplexes that front Rose. The park design takes a contemporary approach to neighborhood park design by diversifying recreational opportunities and incorporating flexible play for all ages and diverse interests.

The Building

Its character....

The architectural character that is generated from this successful and unique collaboration between building and park will enhance the rich and colorful character of the neighborhood itself. The Framework Vision is an early expression of the facility's overall character, enabling the character to evolve as the project moves through future design stages from planning to reality. Several key concepts of building character are embodied in the Framework Vision.



An Identifiable Center:

The facility is a manifestation of the desire and vision of individual entities coming together as one. The vision is bold in spirit and humane in its service to the neighborhood. The visionary spirit encourages the exterior building to stand apart as a civic piece of architecture, rather than a blended, background building.

A Community Promenade:

The main circulation system through the facility is a light-filled gallery of space that connects the three distinct lobbies. The wide and varied gallery encourages gathering together through its atmosphere, with natural light entering from the south, and open stairways linking the 3 levels of the building (parking, main and upper floors). The gallery pauses at the three entry lobbies, where larger community "foyers" are purposefully located. These lobbies are adjacent to and serve the major interior assembly spaces: main worship venue, gymnasium, library and theater.

Variety:

The facility offers a wide palette of activities, spatial quality, materials and textures, reflecting both its internal functions and exterior site orientation. Along Payne Avenue, the exterior materials would emphasize the rhythm of the retail street. The Maryland Avenue façade would highlight the major assembly spaces (gym, theater, church venue) as well as the roof top wind generating turbines creating an iconic building. Facing the park would be abundant glass for solar collection, and a transparency quality to encourage exploration and interaction of both indoor and outdoor activities. The interior would provide spaces big and small, active and quiet, interactive and intimate, enabling all to find a place to feel comfortable and "at home".

Sustainability:

We are stewards of our world, with this facility utilizing sustainable practices for use of materials during construction and advanced construction techniques for minimizing operational energy and costs. Strategies outlined in this process provide the opportunity for seeking a number of options for LEED certification, and operational systems that provide teachable practices for current and future generations.

Awe & Discovery:

The building will be simple in movement, for ease of way finding, but rich in detail with a depth of design that will be unveiled as one spends time within the building. The building will teach, and act as a setting for discovery to occur. Through placement of collegial spaces in many locations, "chance" encounters will be fostered.

Security:

Acknowledging the need for security in a 21st Century society, an "eyes on the street" approach was integrated into the planning. Each of the key entries is located adjacent to a reception / administrative function of a key participant (church, library, park & rec). Transparency in many design elements furthers this ideal of openness and bringing light to all areas of the facility.

The Building

Its program....

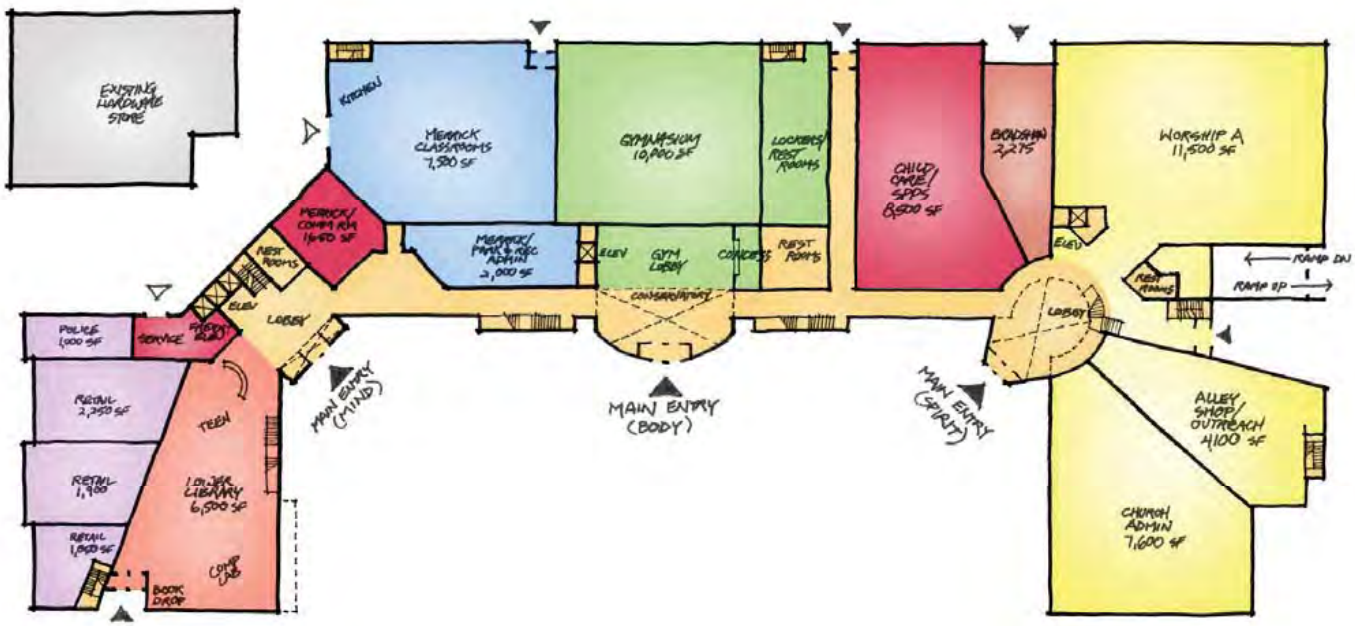
The building plan reinforces and reflects the character concepts. The diagrams below show the three levels and roof of the building.

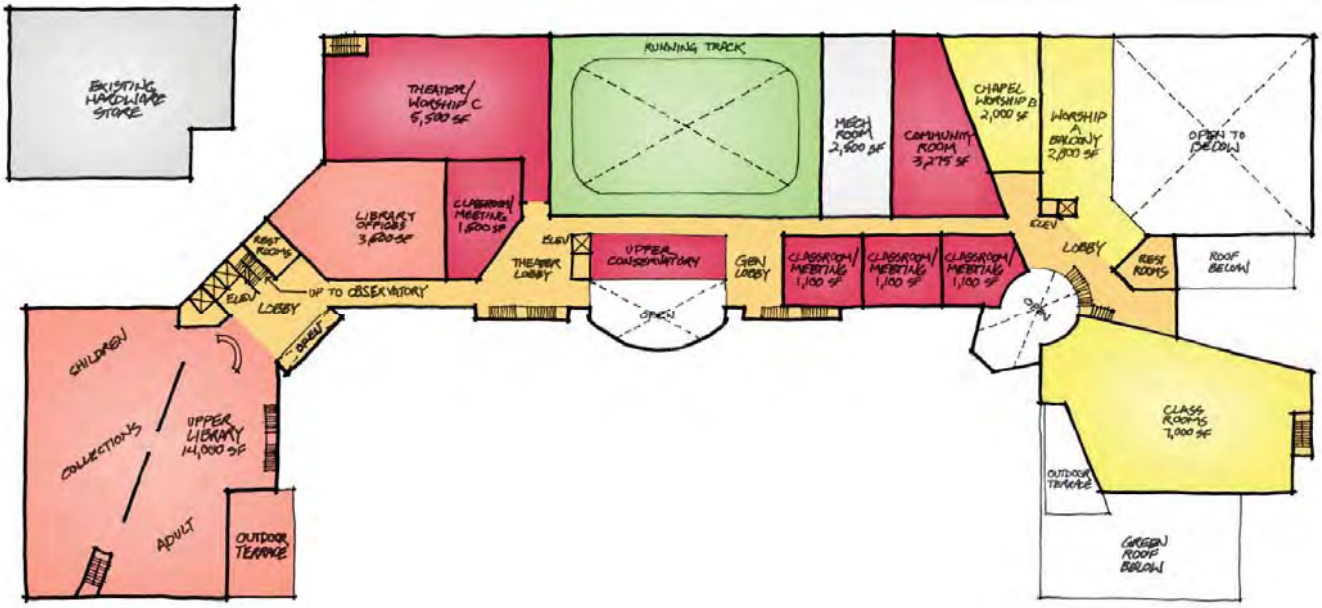
Main Level

The building is organized along the south-facing "Community Promenade" which links the three main entry areas. These lobbies are distinct and identifiable from the interior and exterior, yet complimentary in their composition. The west lobby provides the grand, multi-floor focus to the Saint Paul library functions. The central lobby will have a conservatory character, with interior trees, vegetation and multi-level overlooks and provides an entry to the Parks & Recreation / Merrick activities, including the gymnasium. Moving to the east is the main entry, lobby and gathering space for the Arlington Hills Lutheran Church main worship space. Conceptually called mind, body and spirit, these major community gathering spaces and the light-filled gallery promenade between them instill an energy to the facility.

Many activity areas are shared among multiple participants of the building. This enables assembly and meeting spaces to be located on both main and upper levels, and specific use activities such as child care and Merrick's meals on wheels to be placed in their most advantageous location. Retail spaces associated with the library are placed along Payne Avenue to the west, reinforcing the retail character of the neighborhood. Grade level service access for the library, Merrick and the neighboring hardware store is located in the northwest corner.

The south facing building provide great solar and sustainable characteristics, as well as a transparency and connectivity between the interior activities and the exterior activities of the plaza, playground, town square, skating loop and fields.



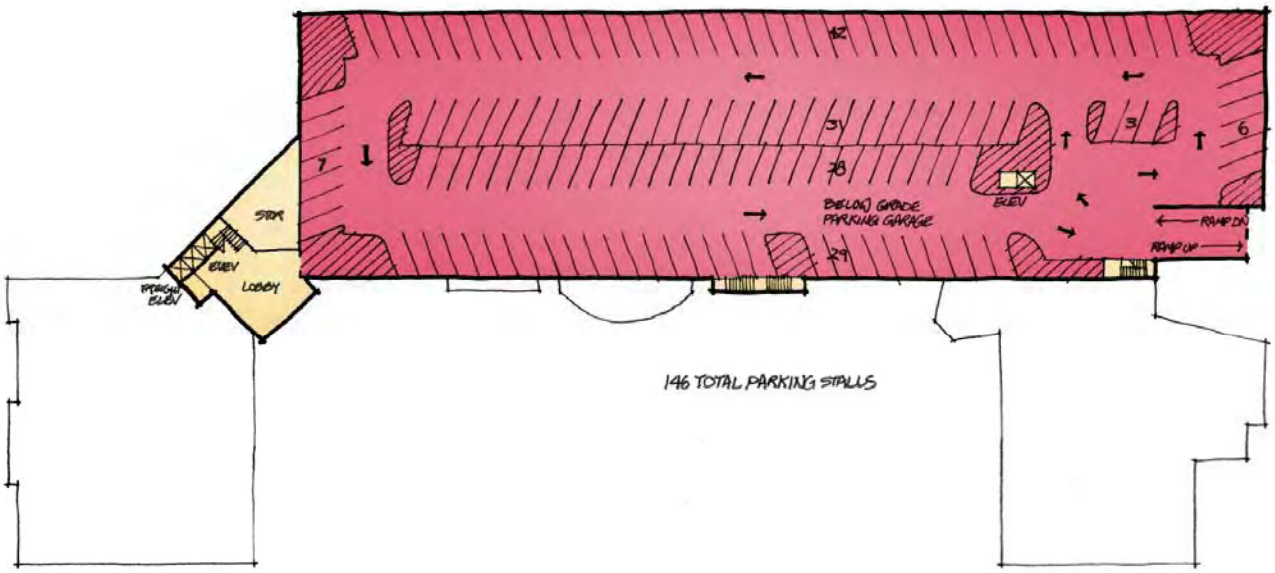


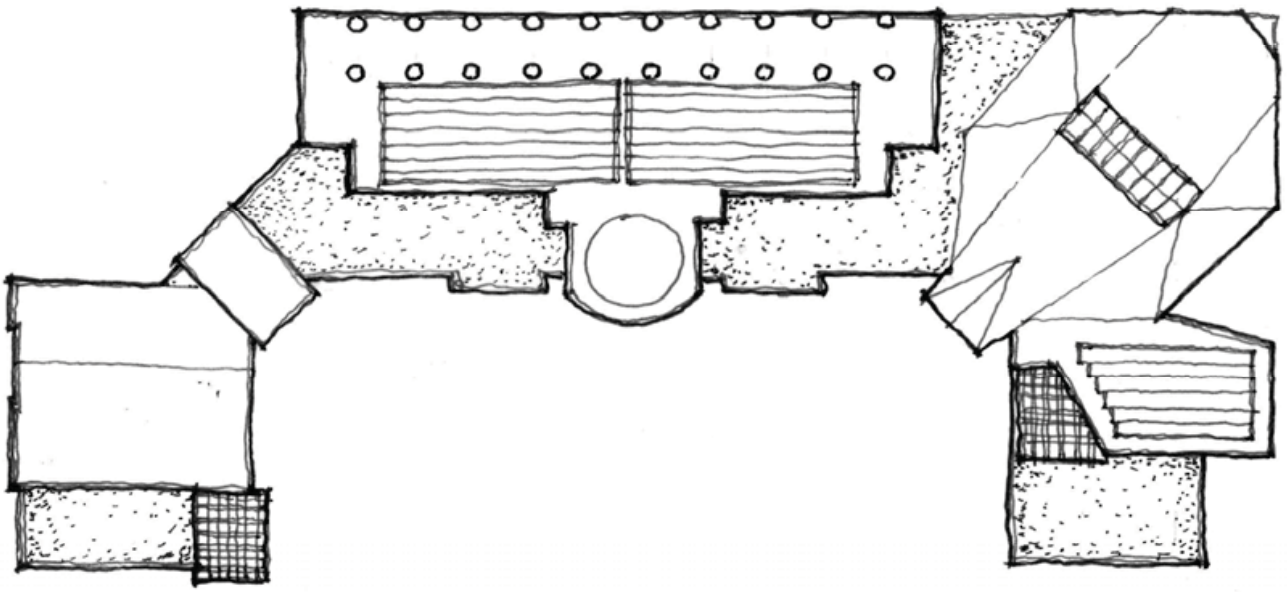
Upper Level

Following a similar organization to the main level, the three multi-level lobbies unite the activities provided on the upper level along an open, light-filled "promenade". Major assembly spaces on this level include the theater, chapel, multiple community rooms and the library collections. The majority of the flexible educational classrooms are located on this level. Two terraces will allow outdoor use of roof space for public activities. A third level "urban observatory" accessed through the library lobby will give another unique feature to the educational potential of the building and site. From this uppermost lookout, many of the sustainable elements (green roofs, photovoltaic panel, wind turbines) can be featured as a foreground to distant views of the neighborhood and city.

Underground Level

Below grade parking provides quick and easy access to the facility. Each of the three main lobbies continue to the parking level, and enable a well lit, generously sized, secure and pleasant movement from parking to active use of the building (and site) and back. The underground parking enables the site to have larger amounts of free green space. The layout of the 146 parking stalls, and the vehicular circulation among them, allows access for staff, visitors and deliveries. Access from Greenbrier, a pair of entry/exit doors provides environmental and security separation from the street.





Roof Plan


Maryland
Hardware Store
Multi-Use Community Facility
Conservatory
Lobby
Lobby
PLAZA
Skating Loop
Playground
Payne
Greenbrier
Christmas Tree
Drop-off
FIELD
TOWN SQUARE
Security Fence
Retail/ Housing Mixed Use
Possible Future Park Expansion
COMMUNITY GARDEN
Geranium
0
25'
50'

Bird's-eye view of park and building from the southeast

The Park

The proposed park is a completely transformed space from the park that exists today. Its diverse and flexible recreation is a reflection of the current demographic in Payne-Maryland but also the contemporary approach we have toward neighborhood parks. It is a space for all ages, for social gathering, and physical activities. It is a beautiful central green for the neighborhood in all seasons.

One of the unique aspects of the project is the way the park is embraced on its northern edges by the building atrium yet open and inviting to the community on its southern corners. This creates protection for the park from the winter winds and establishes a dynamic interplay between the interior building uses, the surrounding neighborhood, and outdoor activities.

An critical aspect of the park is it's size. The existing park is 3.5 acres of open space and 3.7 acres of total land. The proposed park is 3.5 acres of open space and 4.2 acres of total land area devoted to park uses.

The park has four distinct zones of space and activities: the plaza, field, community garden, and town square.

View out to Plaza and skating rink in winter from inside the Multi-use Community Facility

Plaza

Immediately south of the building, enclosed with structure on three sides, is the plaza space. Flanking the building and the lobby entrances is patio space for social gathering and seating. The west portion of the plaza offers the opportunity for year-round use, by the transformation of the summer circular patio into a refrigerated skating loop for an extended winter skating season. Neighboring the winter skating loop is a children's play area that can be visually accessed from both interior and exterior communal spaces. You may also arrive at the plaza by means of the drop-off zone located off of Payne Avenue.

Community Garden

On the southwest corner of the block, enclosed with residential lots on two sides, is the community garden space. The community garden, which will bring local production of food to the neighborhood, also has the potential to become a neighborhood icon. Community gardens are a place for both physical and social interaction, and often develop into the pride of the community. The community garden constructs a fluid connection between the multi-use community facility to the north and the potential public re-use of the buildings to the south, including the historic carnage library. As a space to work in, or just as a place to enjoy in passing, the community garden offers great opportunity for local neighborhood pride.

View out to Plaza in summer
from inside the Multi-use
Community Facility

View from Edge of Plaza and Field towards the Multi-use Community Facility

Field

To the east of the drop-off zone is the central multi-purposed field space. Designed for free outdoor play, this space is adaptable and conformable to the need of the current park users. The field space can be utilized for pick-up field sports, such as soccer or ultimate frisbee, or may be employed for the use of large social gatherings. A slight change in the topography to the north of the field allows for natural hill seating along the slope. To the south side of the field, between the open green space and the alley, a security fence and landscape buffer will be employed to separate the private backyards and alley from the public green space.

Town Square

The drop-off zone separates the plaza space from the town square. The town square, formerly a portion of Sue's Park and Phalen Park School, is culturally, historically, and geographically significant. The town square offers visual access into the green space off of Payne Avenue, while still maintaining the main street character with the use of trees to form a wall along the street. In the center of the town square is the neighborhood Christmas tree, which acts as the seasonal icon for the Payne-Maryland District. This outdoor space is the most formal in character and offers a place of respite from daily activity.

View of Town Square at
night from Payne Avenue

The new Brookdale library, greeting you with a two story curving glass façade, is welcoming and inviting in its appearance. The structure is flanked by two prominent building rotundas and linked by a curving interior "Mainstreet' that connects the county service facilities and the public library. Within the corridor that connects these two civic uses you will find larger public/community meeting spaces and a well-received coffee shop. Your arrival through the glass rotunda snatches your vision upward to the delicate glass sculpture suspended above and brings a moment of pause, letting you know of your arrival. Below the sculpture and around the rotunda early risers sit at tables sipping coffee and flipping through newspapers while waiting for the library to open.

setting an example THE Brookdale Library

program and layout

When the library opens the public filters in along the "Mainstreet' corridor, which continues into the library, bringing movement and order to a building that may have previously been described as bland, confusing, and void of vigor. Within the library, signs depict neighborhoods and intentionally designed environments foster unique atmospheres that are appropriate for different ages and cultures. The layout intentionally keeps loud activity at the front of the building and encourages quieter uses to ensue towards the back. The space is well planned to allow for the interaction between users where it is desired and the separation of uses when needed.

Picture... *a place on Saint Paul's East side that produces its own energy locally- sustaining both the environment and the people.*

Today, securing our children's future means not only investing in their education and health care, but also investing in a program to reverse the trends that are undermining their future.

-Lester R. Brown
President of Earth Policy Institute

The Payne-Maryland Neighborhood Vision Framework suggests that sustainable solutions are inherently good for the neighborhood and the community. With that value central to the vision, the project proposes a range of strategies to promote the sustainable development of a new building and park as well as their sustainable existence for the next generation.

The design team believes that through smart design and intentional steps, the proposed facility can realize substantial operational cost savings and positive environmental impacts. In addition, and equally important, the vision suggests strategic steps that expand the notion of sustainability to include community vitality, reinvestment, lifelong learning and service.

This section addresses project costs, sustainable design, and the anticipated impacts of the project.

The Costs

This document represents the culmination of the "Visioning" stage of design for a new multi-use facility in the Payne-Maryland Neighborhood. What that means is that this is the first step in the design/fundraising/commitment process. As such the project costs/budgets that will be identified shortly are preliminary, include a significant contingency, and, if the design team has done its job well, reflect a somewhat higher cost than what the project could actually realize (if costs need to be reduced).

To make them more understandable, project costs have been categorized with the following core parameters:

- Site Preparation includes demolition of the rec center, funeral home and residential structures on Rose Avenue as well as demolition of Rose Avenue itself. It also includes site clearing, grading, and new utility extensions. Sustainable demolition practices have been factored into these costs.
- The Park category includes development of a completely new park as well as the small parking/drop-off area as shown in the master plan. This category of cost includes inherent sustatinable design elements such as pervious pavements, conservation-minded lighting technologies and extensive soil amendments. This category also includes a refrigerated skating loop with the intent that solar thermal and electric panels priced under the "Sustainable Design" category will generate nearly all of the system's cooling needs.
- The Streetscapes category assumes full reconstruction of the pedestrian zones (sidewalk/boulevard area) adjacent to the project including Payne Avenue from the Town Square to Maryland Avenue, Maryland Avenue from Payne to Greenbrier and Greenbrier Street from Maryland to the current library. New streetscapes would be developed to varying degrees of intensity with Payne Avenue being the most intensive/expensive using special paving, tree grates, ornamental lighting, decorative landscaping and street furniture. Maryland and Greenbrier would have a less costly residential character with a standard sidewalk, grass boulevard, street trees and decorative lighting. Again, sustainable design elements like those mentioned in the Park category are inherent to the identified costs.
- Building Components is a large category that includes all aspects of building construction and furnishings with exception to the proposed underground parking. In this category, sustainable design plays a significant role in the design team's assumptions; however, the core sustainable design considerations inherent to the cost estimate are only marginally more expensive than standard options.
- Underground Parking includes the construction of a basement parking level to the building and the associated support facilities such as climate control, lighting, access control, etc.. This category is separated from other building elements because it has such different cost factors and because there is an inherent interest in knowing how much the underground parking costs as a component of the overall project.
- Sustainable Design Components is a category of project elements that are above and beyond standard sustainable features. this category includes items such as solar thermal and electric arrays, rainwater capture/reuse system, green roofs, geo-thermal heating/cooling, wind turbines, and cutting-edge window technologies. These elements increase the project capital costs to varying degrees. They also decrease the project operating and lifecycle costs to varying degrees.

1	Site Preparation (area bound by Maryland, Payne, Greenbrier, Geranium)		
	Construction Subtotal	$	109,000
	20% contingency	$	21,800
	25% soft costs	$	27,250
	Site Preparation Project Budget	**$**	**158,050**

2	Park		
	Town Square Subtotal	$	448,273
	Plaza Subtotal	$	805,950
	Field Subtotal	$	161,200
	Community Garden Subtotal	$	76,100
	Park Construction Subtotal	$	1,491,523
	20% contingency	$	298,305
	25% soft costs	$	372,881
	Park Project Budget	**$**	**2,162,708**

3	Streetscapes		
	Streetscape Construction Subtotal	$	333,600
	20% contingency	$	66,720
	25% soft costs	$	83,400
	Streetscape Project Budget	**$**	**483,720**

4	Building Components (1st and 2nd floor)		
	Building (1st and 2nd floor) Construction Subtotal	$	25,725,000
	20% contingency	$	5,145,000
	25% soft costs	$	6,431,250
	Building Project Budget		**37,301,250**

5	Underground Parking		
	Underground Parking Construction Subtotal	$	4,400,000
	20% contingency	$	880,000
	25% soft costs	$	1,100,000
	Underground Parking Project Budget		**6,380,000**

6	Sustainable Design Components		
	Sustainable Design Construction Subtotal	$	2,800,000
	20% contingency	$	560,000
	25% soft costs	$	700,000
	Sustainable Design Project Budget		**4,060,000**

SUMMARY		
Construction Total	$	34,859,123
20% contingency	$	6,971,825
25% soft costs	$	8,714,781
Project Estimate Total - 2008 dollars		**50,545,728**
5% Escalation to 2009 dollars	$	53,073,015
5% Escalation to 2010 dollars	$	55,726,666

Allocation of Costs

As part of the cost exploration process, the design team also identified which project elements could be earmarked to a specific user and which are common or shared facilities. The cost allocation chart identifies the assumptions used to by the design team to program spaces for specific or common uses and assign budgets to those spaces.

The chart packages several pieces of valuable information that project partners can use as a starting point in discussions regarding participation in the project. It also point out the high level of building synergy (common space categories) that can be realized with this group of organizations. It is, however, preliminary. As the program is refined in the next stage of design, space allocation and associated costs will inevitably shift.

Payne-Maryland Space & Cost Allocation Analysis

This spreadsheet is a preliminary exercise in cost allocation among the project partners. It uses the average cost per square foot for building components and lump sums for other elements to arrive at cost shares for all apects of the project.

Actual costs for various building elements will be different than the average.

Costs include contingency and soft costs

	Space Name	Spaces for specific users (square feet)	**Ave. bldg. cost: $297.22/sf (excludes parking)**	Shared spaces (square feet)	Shared space: Arlington Hills Church	Bradshaw	Library	Park & Rec	Merrick	Other - City	**Allocated cost**	Remarks
Specific spaces	Main Worship	14,300	$4,250,246		X						$7,727,720	includes balcony & kitchenette
	Church offices/ admin	7,600	$2,258,872		X							
	Outreach (alley shop)	4,100	$1,218,602		X							
	Bradshaw admin / support	2,250	$668,745			X					$668,745	includes reception & offices
	Library offices / admin	3,500	$1,040,270				X				$7,133,280	
	Adult / children collection	14,000	$4,161,080				X					upper level collections
	Teen/ computer lab	6,500	$1,931,930				X					entry level collections
	Park & Rec offices / admin	1,000	$297,220					X			$297,220	
	Merrick offices / admin	1,000	$297,220						X		$594,440	
	Kitchen & support	1,000	$297,220						X			full prep kitchen - meals on wheels
	Police office	1,000	$297,220							X	$297,220	
	subtotal	***56,250***	***$16,718,625***								***$16,718,625***	
Common spaces	Chapel		$594,440	2,000	X	X					Cost allocations to be determined	seats 75, with kitchenette
	Community room		$490,413	1,650			X	X	X			entry level space
	Community meeting room		$973,396	3,275	X	X	X					upper level space "fellowship hall"
	Classrooms		$1,931,930	6,500			X	X	X			game rooms, crafts, dance, lounges
	Meeting / Classrooms		$3,507,196	11,800	X		X	X	X	X		Upper level multi-use spaces
	Preschool / Child care		$2,526,370	8,500	X	X	X	X	X	X		includes ECFE (5,000 sf)
	Gymnasium & support		$4,213,094	14,175	X			X	X	X		with lockers, running track & storage
	Theater		$1,634,710	5,500	X	X	X	X		X		seats 150
	subtotal		***$15,871,548***	***53,400***							***$15,871,548***	
Site	Site Preparation		$158,050								Allocation to be det.	demolition, grading
	Park		$2,162,708					X			$2,162,708	
	Streetscapes		$483,720							X	$483,720	Payne, Maryland, Greenbrier
	subtotal		***$2,804,478***								***$2,804,478***	
Other	Retail		$1,545,544	5,200	X		X	X	X	X	Cost allocations to be determined	Coffee shop, neighborhood retail
	Underground Parking		$6,380,000		X	X	X	X	X	X		146 cars below grade
	Terraces		$668,745	2,250	X		X					2 outdoor terraces
	Urban Observatory		$713,328	2,400	X		X			X		3rd level indoor public space
	Rest rooms, elevators, stairs				X	X	X	X	X	X		included in other area amounts
	Mechanical, service areas				X	X	X	X	X	X		included in other area amounts
	Key public areas		$1,783,320	6,000	X	X	X	X	X	X		Conservatory, entry lobbies
	Sustainability components		$4,060,000		X	X	X	X	X	X		green roof, solar & wind power, etc.
	subtotal		***$15,150,937***	***15,850***							***$15,150,937***	
	Totals	**56,250**	**$50,545,588**	**69,250**							All costs in 2008 dollars	

Total building area excluding underground parking: **125,500** **square feet**

SUSTAINABLE

Its Sustainability

Energy Efficiency

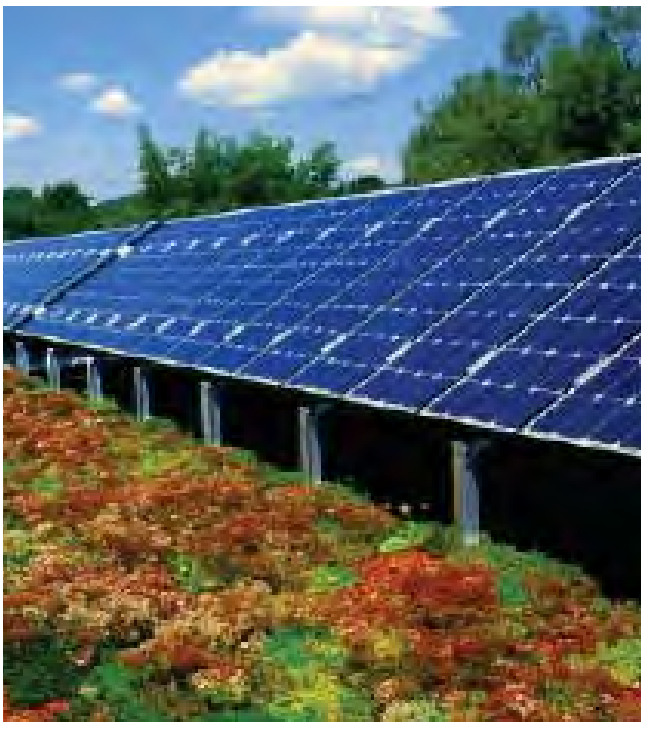
Depending on the building systems selected for the project, we would expect to see energy efficiencies a minimum of 30% better than code requirements offering payback periods of less than 6 years for most strategies. These strategies would all be off-the-shelf technologies and systems readily applied to projects such as this and do not include any renewable energy systems or strategies described below. A more aggressive and strident approach could see operational cost savings greater than 50% and even 70% or more - with the acceptance of longer payback periods. One goal for the project may be to achieve a "net zero" energy efficiency and carbon footprint for the energy systems of the proposed development. Achievement of these goals would need to include extensive clean, renewable energy systems.

Renewable Energy Systems

Note: Wind and Photovoltaic energy are currently more costly than utility delivered electricity but provide clean, renewable and responsible electrical energy sources.

Solar PhotoVoltaics

Using a 100 KW solar pv system would require 10,000 square feet of PV panels mounted on the rooftop. Each KW of PV systems costs approximately $10,000. A 100KW system would cost in the neighborhood of $1,000,000 with a net cost after currently available incentives and rebates of $580,000.



A system of this size will produce approximately 140,000kwh per year or about 14% of the electrical energy load of the building and will pay for itself in 16-18 years at today's energy prices. This is the equivalent of saving 118 tons of CO2, or saving 300,00 miles of driving (or removing 30 cars off the road per year), or planting 18 acres of trees.

Increasing the amount of energy production is possible through more solar panels. However, a 100kw PV array would require much of the available roof area not given to solar hot water systems, vegetated roof areas and wind turbines. It would also be the largest PV array in the state of Minnesota, and one of the largest single arrays in the nation.

Wind Energy

With a desire to provide a minimum of 25% of the building electrical power needs through wind generated electricity, the project would require a quantity of 20 five (5) KW turbines mounted in stacks or poles from the building's rooftop. Each 5KW turbine is approximately 6 to 8 feet tall and 5 feet across.

The total combined output of the turbines would be about 250,000 kwh per year. The net cost for the system is estimated to be $750,000, feature a payback of 10-12 years, and produce 25% of the facility's electrical energy needs. This is equivalent to removing 235 tons of carbon (CO2) from the atmosphere, 500,000 auto miles, or planting 35 acres of trees.

Other Opportunities

Other operational cost savings can be obtained through the proper selection and maintenance of durable materials and systems as well as productivity gains and whole health benefits attributed to improved indoor air and environmental quality. These gains and benefits are impossible to quantify at this preliminary planning stage, but studies by the Rocky Mountain Institute and Carnegie Mellon University suggest that productivity increases due to better daylighting, temperature control , increased ventilation and elimination of glare among other things can increase productivity anywhere from two to fourteen percent. People are more productive, take fewer breaks, fewer sick days and stay at their jobs longer when working in a healthy environment. The health of staff, employees and building occupants and users can also be improved through the use of environmentally responsible systems, materials and cleaning practices, as fewer volatile organic compounds and toxins are introduced into the workplace.

Water Efficiency

One of the most often overlooked areas for ecological impact and operational cost savings is water efficiency - ranging from the use of low-flow toilets to harvesting rain water and gray water for reuse. At the multi-use building's proposed footprint, roughly 1.2 million gallons of rain water falls on it annually. In addition, roughly 2 million gallons of rain water falls on the adjacent park land. And, operation of the building would generate approximately 1.3 million gallons of gray water that could be used a second time. Through various techniques, much of the rainfall and gray water produced can be infiltrated on-site or reused for irrigation and to operate toilets. This would lead to substantial reductions in storm water runoff, infrastructure needs, and the need for water and sewage treatment. Here are some techniques.

Green Roof Systems

Plants and soil absorb rainwater and transpire it back into the atmosphere. If one half of the rooftop on the proposed multi-use building were planted with vegetated roof cover, rainfall that runs off of the rooftop could be reduced by up to 500,000 gallons. The additional cost of implementing this strategy would be approximately $350,000 (assuming a TPO membrane roof as a baseline condition). A green roof system would reduce impacts to the storm sewer system and positively impact the urban heat island effect.

Rain Water and Gray Water Harvest for Irrigation

We estimate that to keep the proposed park in a healthy, thriving condition, roughly 700,000 annual gallons of irrigation water, in addition to normal rainfall, would be warranted. The proposed project has enough roof area and gray water generation to accommodate 100% of the needed irrigation water. This would result water and sewage conveyance cost savings as well as 700,000 fewer gallons of potable water treated for consumption and the same reduction in storm water and sewage treatment after use.

In order to collect enough water for irrigation purposes, a cistern or storage tank of some type will be needed. The cisterns) would need to be sized to accommodate a minimum of 45,000 gallons of water and be provided with pumps and filters. The cost of the cistern systems would likely total between $45,000 and $60,000.

Rain Water Harvest and Gray Water Reuse for Sewage Conveyance (Toilet Flushing)

Rainwater that falls on the building and gray water generated from sinks and showers in the building can be used for toilet flushing. If these sources were used to provide the roughly 800,000 gallons of water needed to flush toilets and urinals, a 100% reduction in potable water use and subsequent annual water cost and sewage conveyance cost savings would be achieved. A cistern and water treatment system for this purpose would likely cost between $25,000 and $40,000. Piping to the municipal water supply would obviously still be provided in case of persistent drought conditions or the need to service the cistern systems.

On-Site Infiltration Techniques

Through a series of site design techniques incorporated into the streetscape and park, all but the early spring runoff and the most intense summer storms can be infiltrated into the ground. Techniques such as underground infiltration trenches, rainwater gardens, and close attention to site grading can infiltrated rather than run off storm water thus reducing impacts on the storm sewer system. These techniques can be implemented for $40,000 to $60,000.

Lifecycle

Although, not quantified for the project, replacement costs for sustainability features are also an important consideration. These requirements and associated costs generally match those of traditional equipment and fixtures. The payback periods for sustainable solutions range from less than one year (water efficient fixtures) to 20 years (photovoltaics). Below is a listing of anticipated sustainability features and their replacement expectations.

The Impacts

Commitment to Stay

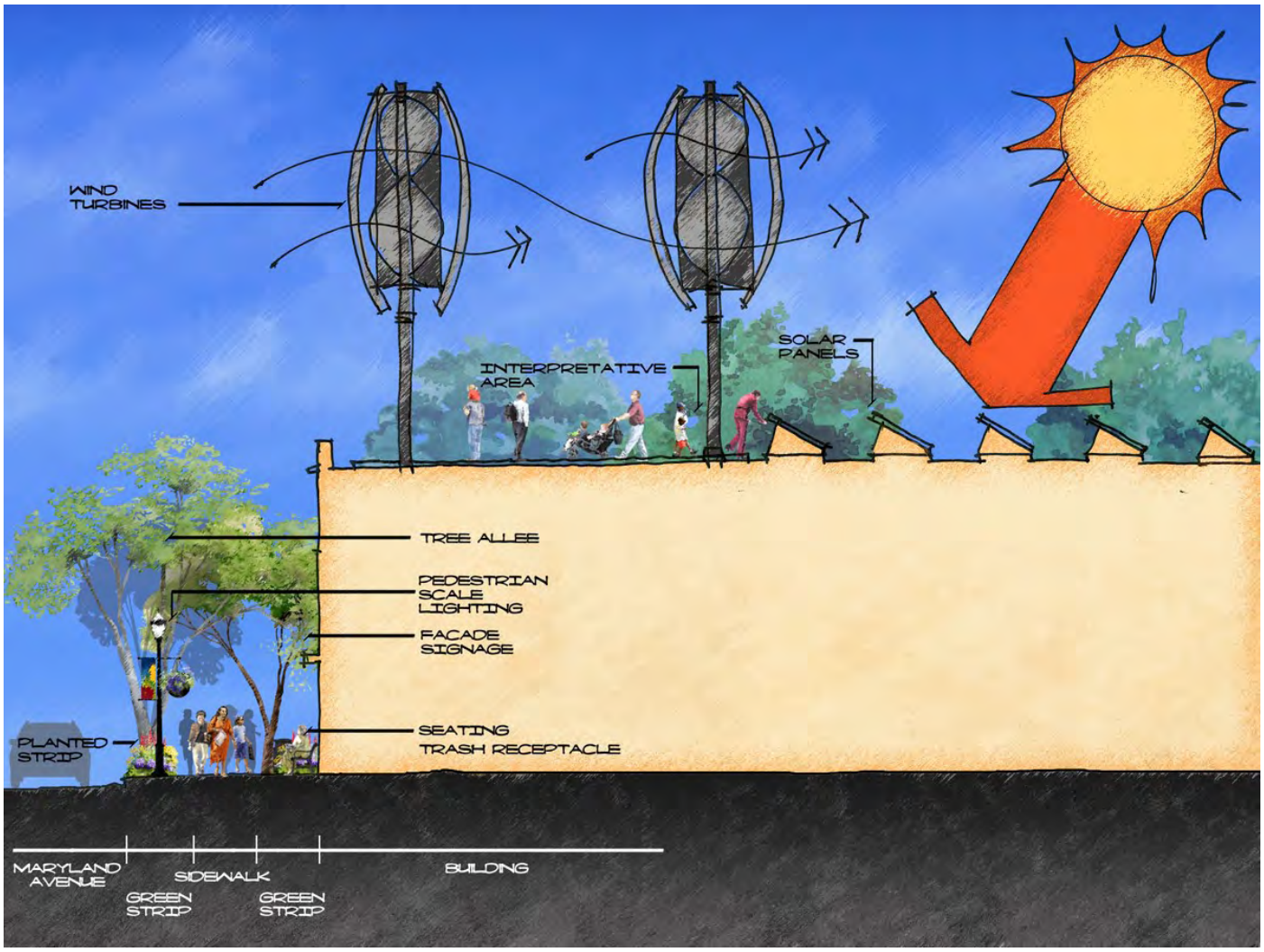
Each core partner in the Payne-Maryland multi-use facility (Saint Paul Parks and Recreation, Saint Paul Library, Bradshaw Funeral Home, Arlington Hills Lutheran Church, and Merrick Community Services) currently occupies a facility in the neighborhood that no longer meets their needs. Development of this project represents the renewed commitment by those long-standing and celebrated organizations to maintain their presence in Payne-Maryland; to not only stay but to leverage the need for new space as an opportunity to become even more relevant and impactful in their service to the community.

Reweaving the Neighborhood Fabric

There are a host of dilemmas faced by organizations who wish to maintain their presence in a neighborhood but need to rebuild their facility. Often the problem boils down to the space offered by their current site and the need to expand. To use the Arlington Library as an example, the current library has a 15,000 square foot site with essentially no off-street parking. The needs for a new library are roughly 25,000 square feet of building space and at least forty off-street parking stalls. Using today's development standards, the library would need its current site plus at least five residential lots around it; much of it devoted to parking.

A project like the library example can be daunting for the organization as well as damaging to the surrounding residential district. These challenges often result in public service facilities like libraries, churches, even parks leaving their neighborhood setting and relocating to commercial or industrial districts where the rebuilding process isn't so wrenching.

The trend, repeated over and over, of vital community services leaving neighborhood settings has lasting repercussions both in the neighborhood and regionally. Often, the new locations are only accessible by car, which raises traffic, increases energy consumption and reduces physical activity. And, the neighborhoods where facilities were located loose part of their social fabric and walkable destinations.



Street section along Maryland Avenue illustrating sustainable roof technologies

The Impacts

To position the Payne-Maryland multi-use facility as a project that strengthens neighborhood fabric, the design proposes several deliberate components.

1. Off-street parking can be shared by all of the project partners since they are in a consolidated location and since the large parking users have differing peak times of usage (e.g. Sunday morning for church vs. weekdays for library).
2. Off-street parking is located under the building rather than consuming space that is better used as parkland or new residential in-fill.
3. Retail storefronts are proposed along Payne Avenue as "portals" into the multi-use building to strengthen Payne's Avenue's retail presence.
4. The proposed building is oriented and located to buffer the reconstructed park from busy Maryland Avenue
5. The park is designed with welcoming, open space gateways from the commercial corridor from Payne Avenue and the residential district from Greenbrier Street.

The Efficiencies of Shared Use

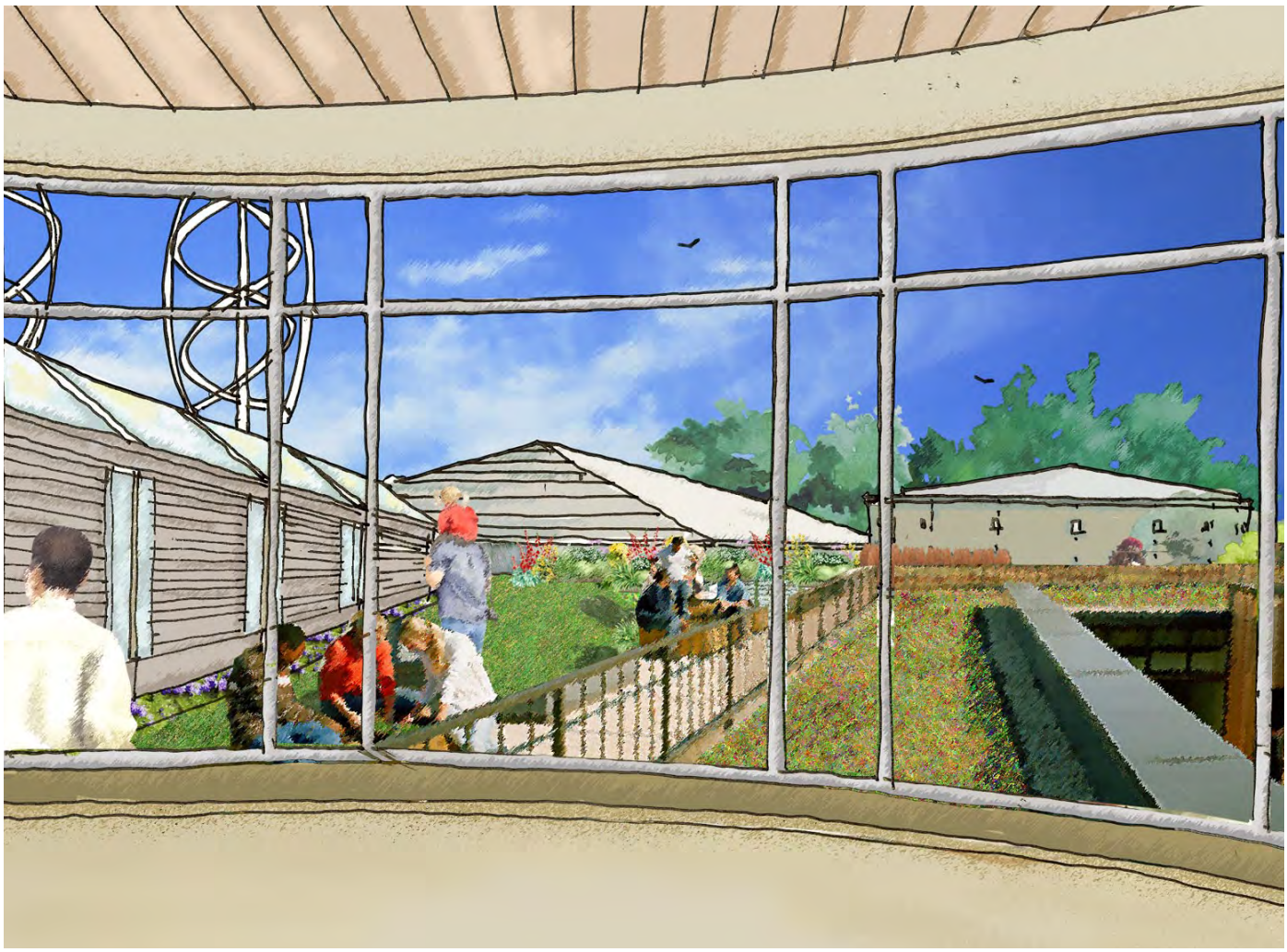
The financial efficiencies offered by a joint-use building as opposed to several individual facilities are substantial. The design team estimates that if each project partner were to construct a separate facility, the aggregate cost would be over $15 million higher.

Equally compelling are the space efficiencies that can be realized with a shared facility. If joint-use were not an option, development of separate new facilities would simply be impossible without the acquisition of many additional parcels of land that currently have other uses and in many cases, buildings with historic character.

The Payne-Maryland multi-use facility suggests consolidation of organizations and the joint-use of overlapping building, parking and open-space needs. The result is a building area 30% smaller, the near complete elimination of surface parking and the continued presence of important neighborhood organizations.

Operational Costs

The primary operational costs that can be directly impacted by sustainable design are energy consumption and water use. Those involved in the construction and operation of large facilities know that operational costs, not initial capital costs, are typically the greatest budgeting challenge. Preliminary analysis shows that there are cost effective opportunities and potential for substantial operational cost savings through the incorporation of sustainable features.



View of conservatory's green roof from inside the Multi-use Community Facility

At today's energy and resource prices, incorporation of the full extent of sustainability features represents a yearly **operational cost savings between $385,000 and $500,000 or more.** This translates into many millions of dollars of savings over the lifespan of the facility.

Sustainability

With wise design decisions, the facility could readily consume 30% less energy than code requires. If the additional steps were taken to produce wind and solar energy on-site, the energy load could be reduced to 70% or more below code. In addition, nearly 100% of rain water that falls on the site and gray water used in the building's sinks and showers can be reused for irrigation and toilet flushing. These strategies will have a substantial impact on long-term operational costs and could achieve a LEED (Leadership in Energy and Environmental Design) Platinum Certification, the highest certification level from the U.S. Green Building Council.

Contemporary Recreation

The proposed park offers flexible and diverse recreational and social opportunities for all ages in all seasons. It provides an entrée into ice skating for those who don't play hockey. If creates a community garden that can become an inter-generational activity. It suggests a traditional town square with street presence on a historic commercial corridor. It provides a flexible lawn space for diverse play and differing cultural games. And, it provides spaces for relaxing, socializing and watching others enjoy recreation. The new park is intended as the prime neighborhood gathering place with links to learning, recreating, reconnecting.

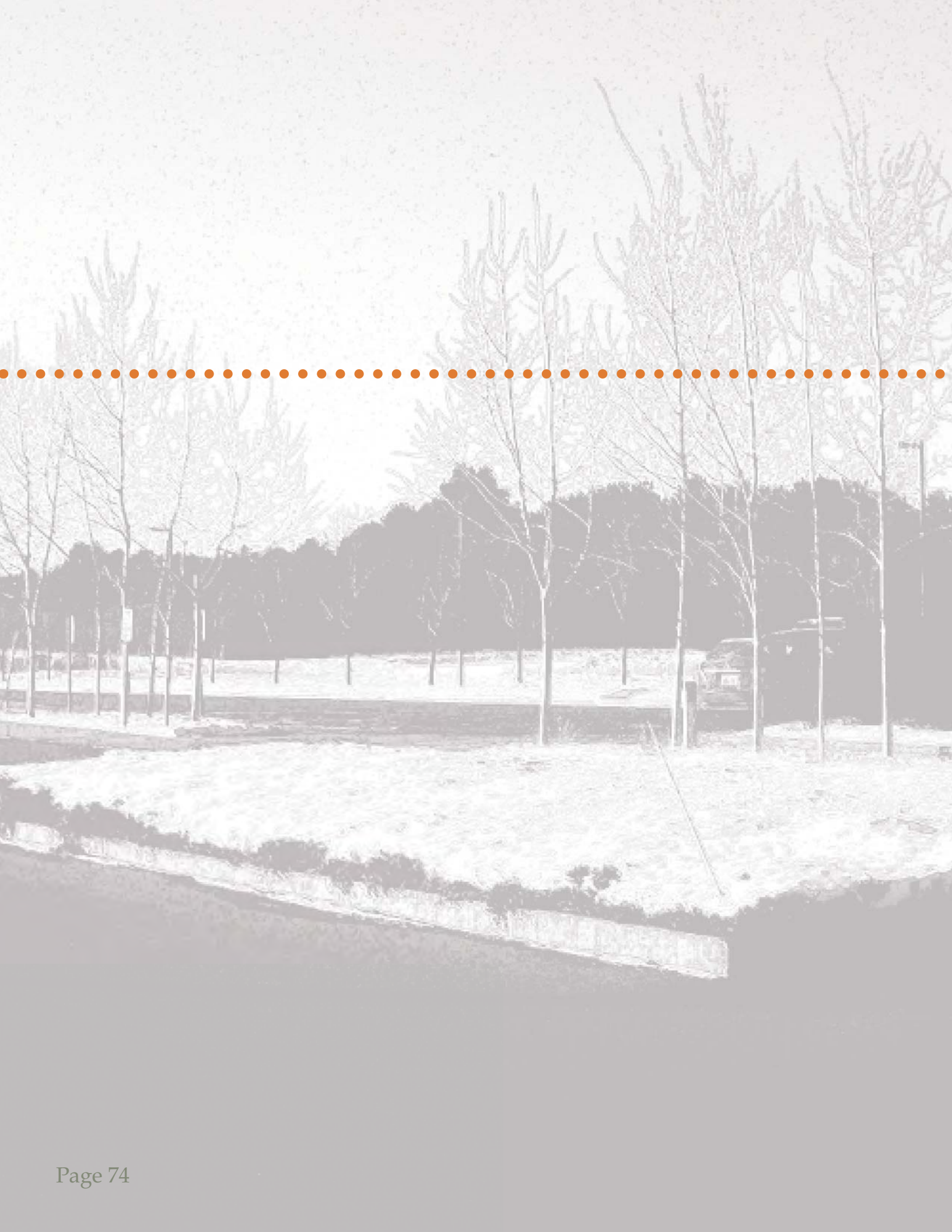
Catalyst Investment

The combined development of the Payne-Maryland multi-use facility and adjacent park are estimated to be over a $50 million public/private investment. This is a significant investment that will undoubtedly catalyze other neighborhood activities in housing rehabilitation, in-fill housing as well as new and rehabilitated commercial space. It will also have an energizing impact on surrounding residents to infuse more pride and care for their properties and alter the way they feel about their neighborhood.

In addition to the sheer investment aspect of the project, the project's suggested urban design and sustainability components will demonstrate an alternative approach to surrounding efforts. While a single project cannot alone alter the course of a neighborhood's future, this project has the right ingredients to be a significant catalyst toward healthy change.

Model Project

What is being suggested with the Payne-Maryland Vision Framework – a public/private multi-use facility built by a collaborative of long-established neighborhood organizations and designed to LEED Platinum standards is groundbreaking; not just locally but nationally. It represents a model approach to comprehensively addressing neighborhood revitalization, sustainable design, business retention and historic preservation. The bold idea conceived and nurtured by visionary community advocates and expressed through a community-infused design process is a model approach to positive change.



The Bradshaw Family's Celebration of Life Center is a 14,000 square foot model of social and environmental sustainability. The facility utilizes recycled asphalt pavers, geothermal heating, and grass paving in an effort to live by deep understanding of, respect for, and care of our natural world.

setting an example

Bradshaw Celebration of Life Center

sustainable

Being at the leading edge of industry innovation is nothing new for Bradshaw Funeral Homes. In 2004, they opened a breathtaking facility in Stillwater, Minnesota called the Bradshaw Celebration of Life Center. The Celebration of Life Center is a multi-use facility that offers the full spectrum of funeral services and facilities but is also a popular community venue for meetings, group retreats, performances, and even weddings. They are looking through new lenses, setting a stage where families and friends can celebrate the life of their loved one with a unique approach that honors and commemorates their life.

The space is warm and inviting, and most importantly, malleable. You feel the arrival through your feet, as the thick carpet of turf gives way to the crunching and rolling over gravel. The prairie style façade stretches in front of you, bidding you welcome and allowing easy accessibility. Inside the center, natural light filters into the lobby leading you to the hearth. Lined with warm wood and accented with soft light, the wide hallway escorts you to the chapel. The outsized windows, which peer onto the restored prairie and pond below, connect you to nature; while forced air, heated with geothermal energy, sustains the environment and you. Outside the building, connected by tree-lined trails, are multiple columbaria that allow for the equitable interment of urns. The trails offer paths for quiet contemplation and physical motion, while the seating near the columbaria promotes respite; both spaces connecting you with nature and those you love.

The Next Steps

The Payne-Maryland Vision Framework establishes the overall vision, feasibility and budget parameters for pursuit of a joint-use facility and redeveloped public park. Following are suggestions for the next set of steps to be undertaken in the process in order to move toward construction.

Select/hire project manager: The Payne-Maryland joint-use facility is a complex undertaking that represents a significant investment among a number of project partners. Coordinating the various project needs and acting as keeper-of-the-vision as well as chief communicator will be a full-time effort for several years. It is suggested that one of the first implementation activities is to bring on a project manager with skills and experience ranging from communications to finance to grant procurement to construction management. Selection of this person will be an early critical decision.

Determine initial City of Saint Paul financial contribution and identify in City budget/capital improvement plan: Saint Paul leadership is obviously critical in moving the project forward. Determining a budgetary contribution, whether for the next stage of project management or for some level of construction, will demonstrate Saint Paul's commitment and keep the partnership working together.

Research other similar joint-powers facilities: The Payne-Maryland joint-use facility has a number of innovative aspects. In regard to ownership, management, and operations, it will be beneficial to learn from the successes and mistakes enjoyed by other similar endeavors. Since the group of project partners includes public and private as well as religious entities, determining a joint-powers arrangement that respects the needs and boundaries of each organization will be critical.

Create communications plan: The Payne-Maryland Partnership has made great communication strides since its inception in 2007. The Payne-Maryland Vision Framework planning process built on that foundation with a community design process, community workshops and stakeholder involvement. Communication from here forward needs to be integral to project coordination. It will lead to funding opportunities, community excitement and stakeholder engagement that create a better project.

Step 1 Select/Hire Project Manager

Step 2 Determine Budget

Step 3 Research Similar Facilities

Step 4 Create Communication Plan

The Next Steps

Create preliminary development agreement: Whether it is called a preliminary development agreement or memorandum of understanding, a document should be created to memorialize the preliminary understanding between the project partners. The agreement would be less of a contractual commitment and more of an agreement in concept to a future commitment. It would address issues such as partner responsibilities, key decision milestones, parameters for financial participation, and schedule of capital outlay. It could also address the myriad of questions and issues that need to be resolved before a contractual commitment would be initiated.

Determine project schedule: The initial project schedule could be relatively general with identification of key activities such as project design, construction and occupancy. The schedule will assist with fundraising efforts and it can be progressively detailed as the project progresses.

Determine strategy for pursuing grant funding: The way the Payne-Maryland Vision Framework is conceived and the neighborhood in which it is located will make it an attractive opportunity for granting organizations. A detailed strategy and compelling message should be devised to identify and approach potential funders in an appropriate way.

Select design team: Roughly 24 months prior to the expected start of construction, a design team for both the building and the park should be selected. The design team would include a full spectrum of disciplines including architecture, landscape architecture, mechanical, civil, structural and electrical engineering and possibly construction management. The design team would be responsible for detailed space programming, schematic design, design development, construction documents and construction administration.

Facilitate reuse/redevelopment of adjacent parcels: The next steps identified above have been primarily focused on the joint-use facility and the park. However, the master plan identifies for redevelopment/reuse, several other properties within the district including the Davidson property and the current Arlington Hills Lutheran Church and library properties. Strategies to redevelop/reuse these properties should be conducted concurrently with the process to construct the joint-use facility.

Step 5 Create Development Agreement

Step 6 Determine Project Schedule

Step 7 Determine Grant Funding Strategy

Step 8 Select Design Team

Step 9 Facilitate Reuse/ Redevelopment of Parcels


What if... *these things were to happen now, when the need is so clear.*