



CITY OF SAINT PAUL

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**Payne Maryland Project Phase I, Project Update:**

**Project Overview**

The Payne Maryland Project is envisioned as a two phase project. Phase I is under the City of Saint Paul's direction and will include a new library and recreation center. Phase II is led by the Payne Maryland Partnership, a 501c3 non profit, which envisions a center for faith-based communities, social service and health programs, and education and cultural functions.

**Project Design**

Design work for the project by project architects Hamel, Green, and Abrahamson, Inc. (HGA) has gone through steps to clarify the design program for the first phase of Payne Maryland. The design team has been working to identify important spaces that will add flexibility to how the building can be used to meet community needs.

The building plans are starting to take shape and will soon be ready to bring to the community for their comment. The design shows one story below ground level and 2 floors above. The main entrance will be on the Payne Avenue side, between Maryland and Rose Avenues.

Site development will include an outdoor play space, and field space in approximately the existing location. Parking will be designed as a "Town Square", a flexible space that can host outdoor community events, and open onto Payne Avenue. The design is making allowance for the Ramsey County plan to add turn lanes on Maryland Avenue.

HGA has also engaged an artist to help with the facility design. The artist has visited the neighborhood to begin understanding of the community context, and to make contact with some of the residents. The artist will interact with other team members on the building exterior design, as well as the planning of public art for the project.

The design team from HGA has begun the analysis of the building systems for engineering. Soon vendors will begin drilling test holes on the site for geotechnical information including structural, soil thermal, and site development qualities. This information is critical to the next steps in development of the building design.



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A presentation to the community is planned by the City and the HGA design team. This will give the community a viewing of the design progress, early representation of exterior character studies, and will seek community input on program opportunities and design challenges.

### **Project Milestones**

City Council has approved the purchase of the Bradshaw Funeral Home property. This property will make way for the new building and “Town Square”. Bradshaw is moving their operations to their other facilities, and hopes to return to the community when Phase 2 is built.

Ramsey County and City Public Works departments are finalizing purchase of the Kendall Ace Hardware site. Owner Kendall Crosby is planning to remain in the community, and hopes to maintain continuous service as they would move from one site to the other.

The City has contracted with Kraus Anderson Construction (KA) to serve as Construction Managers for the project. They are beginning their work with HGA on pre-construction services in cost estimating and project delivery planning.

Site stormwater sustainability will be improved by a grant received from Capitol Regions Watershed District. The grant will assist in engineering required to install tree planting using the innovative Stockholm Soils method. This method promotes tree health, while providing storage and infiltration of stormwater collected from parking and roof surfaces. The system may support real-time monitoring of environmental activities for educational benefits, and could be engaged from media outlets in the facility.

### **Next Steps**

Presentation of the design plans, and discussion of future community activities is planned for August 24, 2011 at 6:00 - 8:00 p.m. at the Arlington Hills Lutheran Church. City and HGA design team members will interact with the community for their input.

A second project design meeting is planned for November to discuss the more-complete plans and future construction plan. The complete image of the plans and building exterior will be available then, and the community input will focus more on finish selections, site elements, public art, and community interface during construction.

Design development and construction document work will continue, with the projected ground-breaking in May 2012. The construction schedule should have the facility open during the summer of 2013.

### **Payne Maryland Partners**

The City continues to interact with the Partners on their planning and fundraising efforts for Phase 2 of the project. The Partners are interacting with several community organizations that have interest in the project, and serving the community at this site.