

Public Safety Annex and Pedro Park

8/22/2018

City staff from the Departments of Planning and Economic Development and Parks & Recreation recommend the City Council and HRA Board approve the sale and redevelopment of the Public Safety Annex Building, along with the financing and construction of permanent improvements to Pedro Park. These projects will bring jobs, retail amenities, and improved park space to a Downtown neighborhood. The building and park projects support one another both financially and strategically. The funds from the sale of the Public Safety Annex building are facilitating improvements to Pedro Park and the building is committing to funding 20-years of maintenance of Pedro Park. The presence of the park makes the office and retail space a desirable location for investment, and additional office and retail in this area will activate the park space. This project is a strong example of the link between park space and economic development.

Public Safety Annex

The proposed sale to and redevelopment by The Ackerberg Group of the Public Safety Annex building would bring 50,000 square feet of modern, creative office and retail space to Downtown Saint Paul. It would revive and expand the Public Safety Annex building, by filling in the partial 3rd floor of the building and undertaking a substantial renovation.

Ackerberg Project Specifics:

- \$1,400,000 purchase price, which is above appraised value
- 20-year commitment from the developer to fund maintenance of Pedro Park at \$40,000/year and increasing 3% annually
- Approximately 50,000 square feet of modern office and retail space
- Space for an estimated 150-170 jobs
- Investment of over \$8,000,000 in capital costs in the building
- Building would become taxable, generating over \$50,000/year in City of Saint Paul property taxes

Pedro Park

Proceeds from the sale, in addition to Downtown Parkland Dedication Fees, and CIB funds are proposed to fund permanent improvements to Pedro Park. A Community Design Advisory Committee group was organized and held three meetings to guide on the development of a park design. The design acknowledges the dual role of this space as a gathering place for nearby residents and a community space for the daytime worker population.

Pedro Park Specifics:

- .45 Acre downtown park with open green space, play space, public art, seating, and water feature
- 3 Community Design Advisory Committee meetings held; additional meetings will be held if project and financing are approved
- Park is expandable in the future if additional land becomes available
- Financing includes:
 - Proceeds from the sale of the Public Safety Annex
 - Allocation of existing Downtown Parkland Dedication Fees
 - Increase of bonding for CIB in 2019, offset by decreases in CIB funding in 2020 and 2021

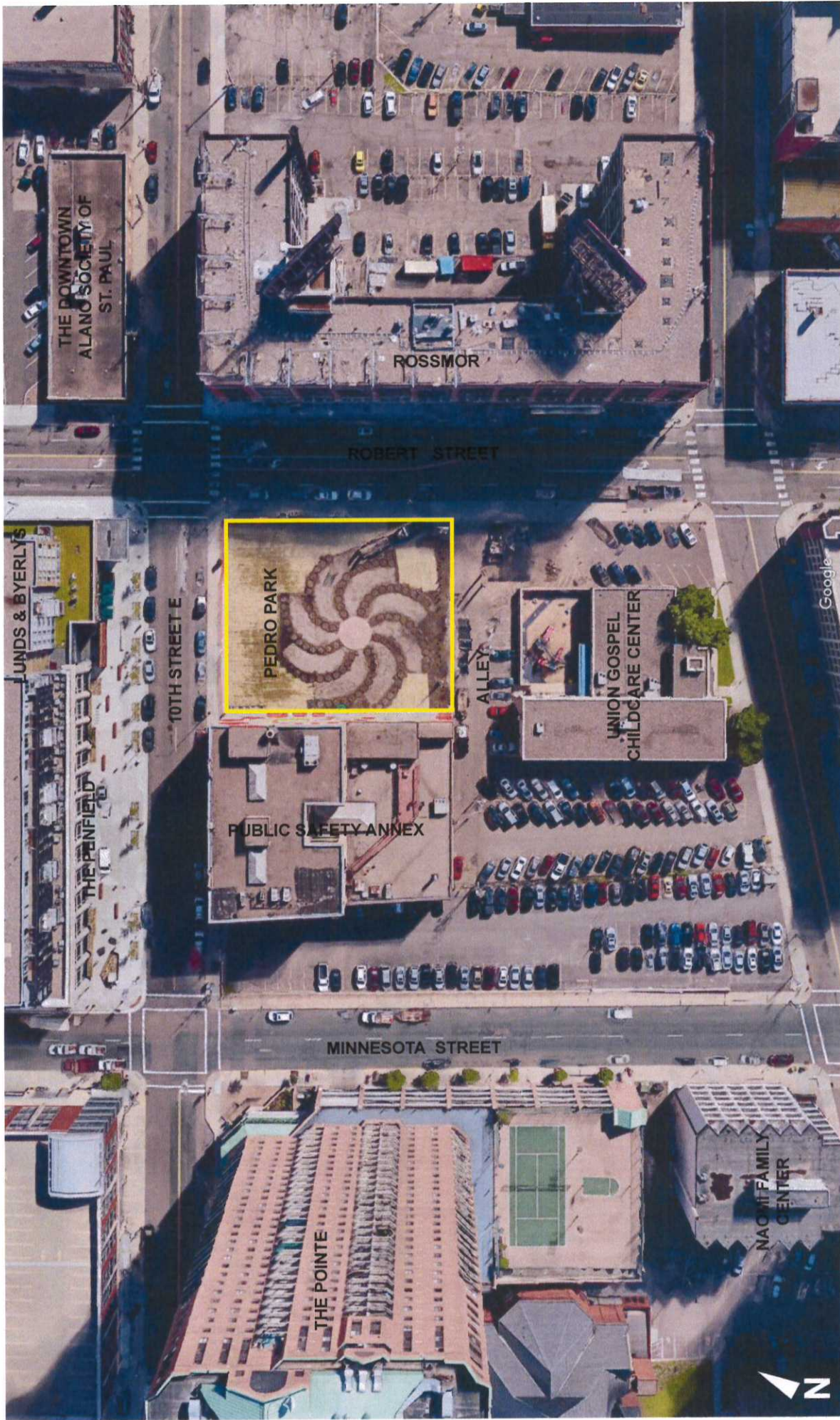
Pedro Park Proposed Funding

Sources

Sales Proceeds from Public Safety Annex	\$1,350,000
Park Dedication Funds	\$200,000
CIB Funds	\$2,300,000
Total	\$3,850,000

Uses

Park Construction	\$2,851,852
Park Design/Engineering/Inspection	\$570,370
Construction Contingency	\$427,778
Total	\$3,850,000



PEDRO PARK

Advanced Design Concept

EXISTING SITE CONTEXT



EXPANDED STREETSCAPE CONCEPT

DESIGN CONCEPT

The expanded streetscape concept activates the edges of the park, drawing people in and providing flexible spaces for park users. Program elements include multiple seating options, play area, and water feature.

SHADE

Structures for near-term shade. Overstory and ornamental trees.

SEATING

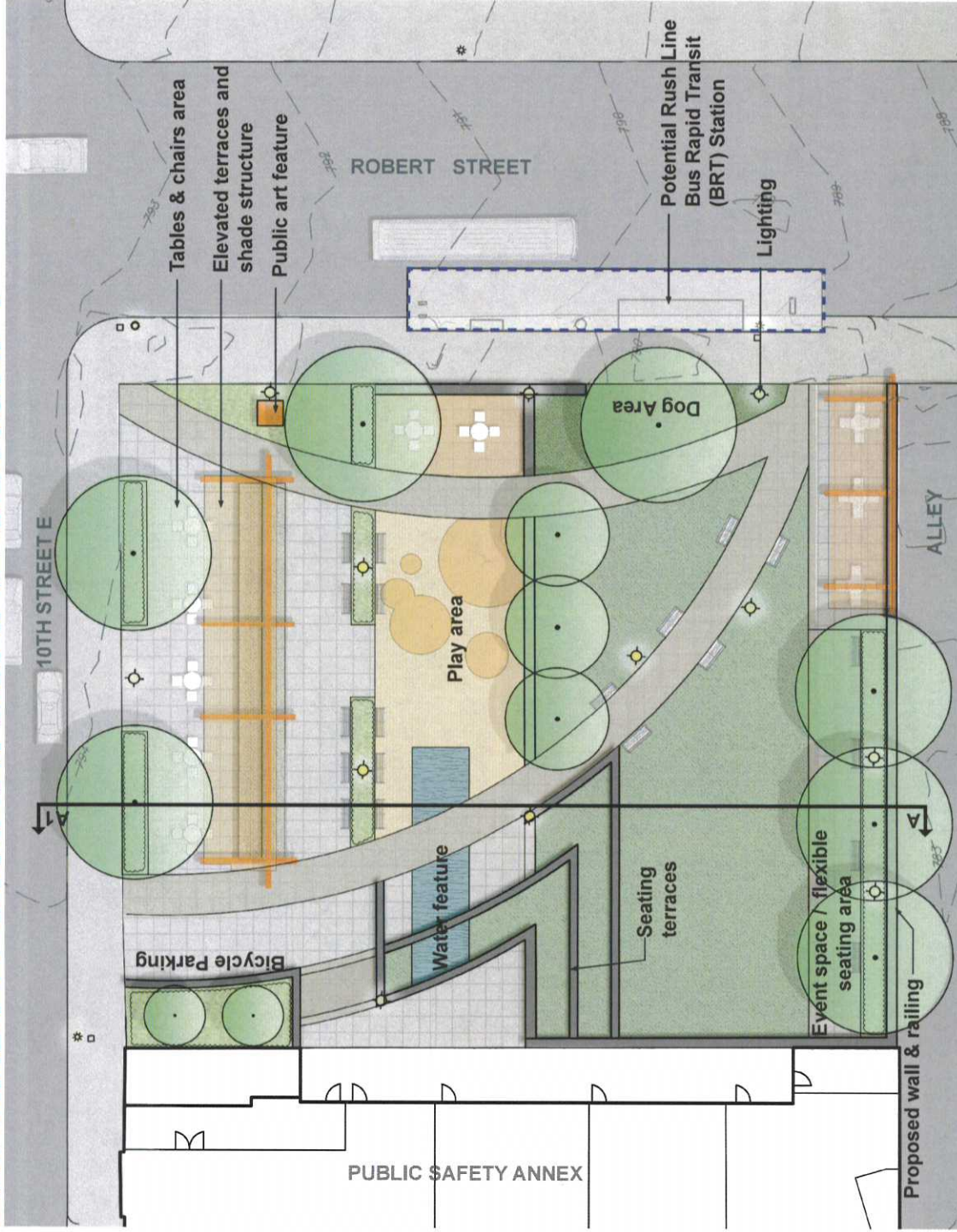
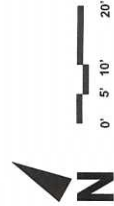
Design creates a series of rooms for multiple seating options.

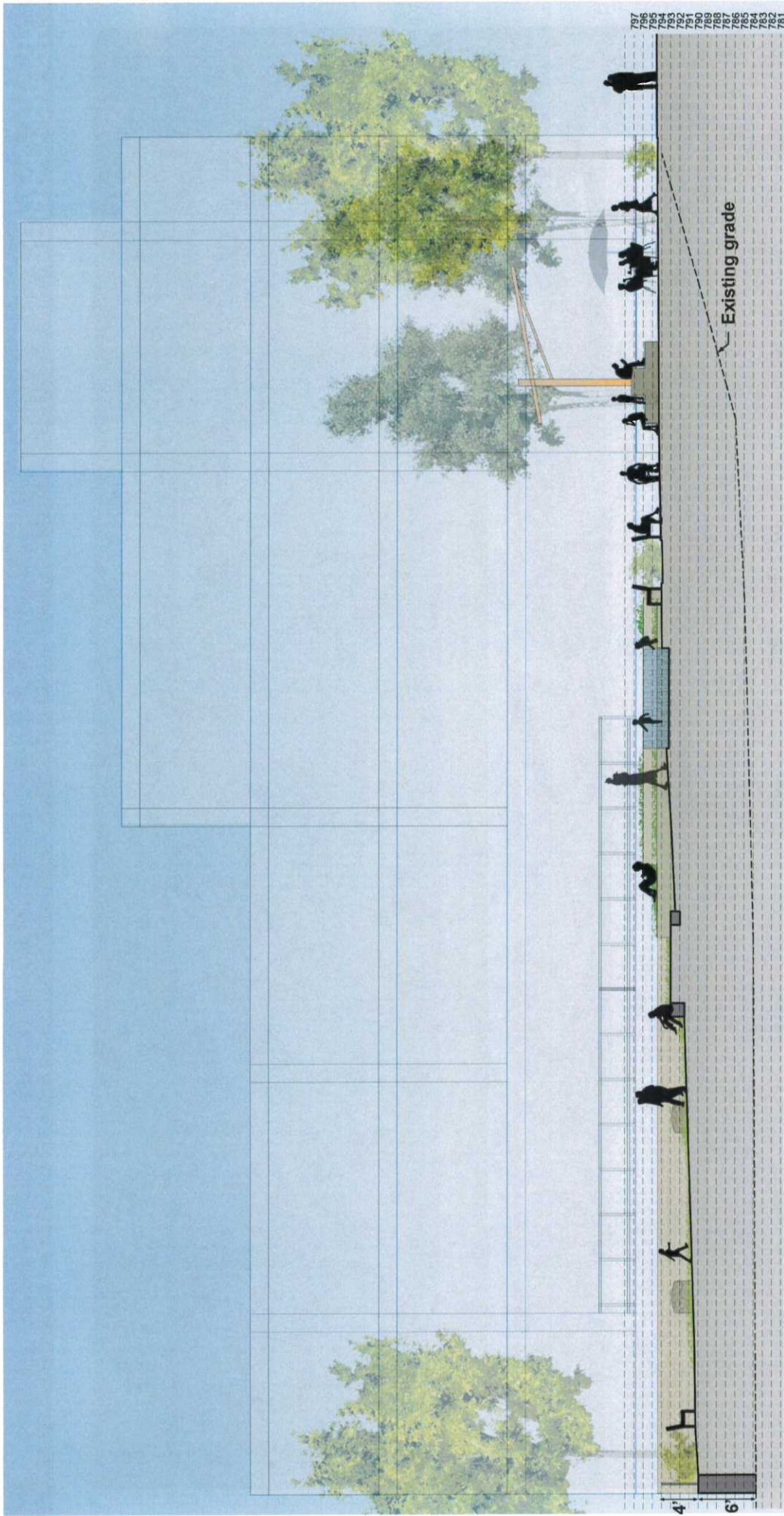
Variety in seating includes movable tables/chairs, benches, and seatwalls.

WINTER INTEREST

Bold, vibrant colors from shade structures and public art feature.

Utilize vegetation with ornamental winter characteristics and seasonal lighting.





Event space / seating area Lawn Space Terraces & water feature Expanded streetscape & seating terraces Existing walk



PEDRO PARK

Advanced Design Concept

AERIAL PERSPECTIVE VIEW





PEDRO PARK

Design Advisory Committee

PERSPECTIVE VIEW FROM ROBERT AND 10TH STREET



