

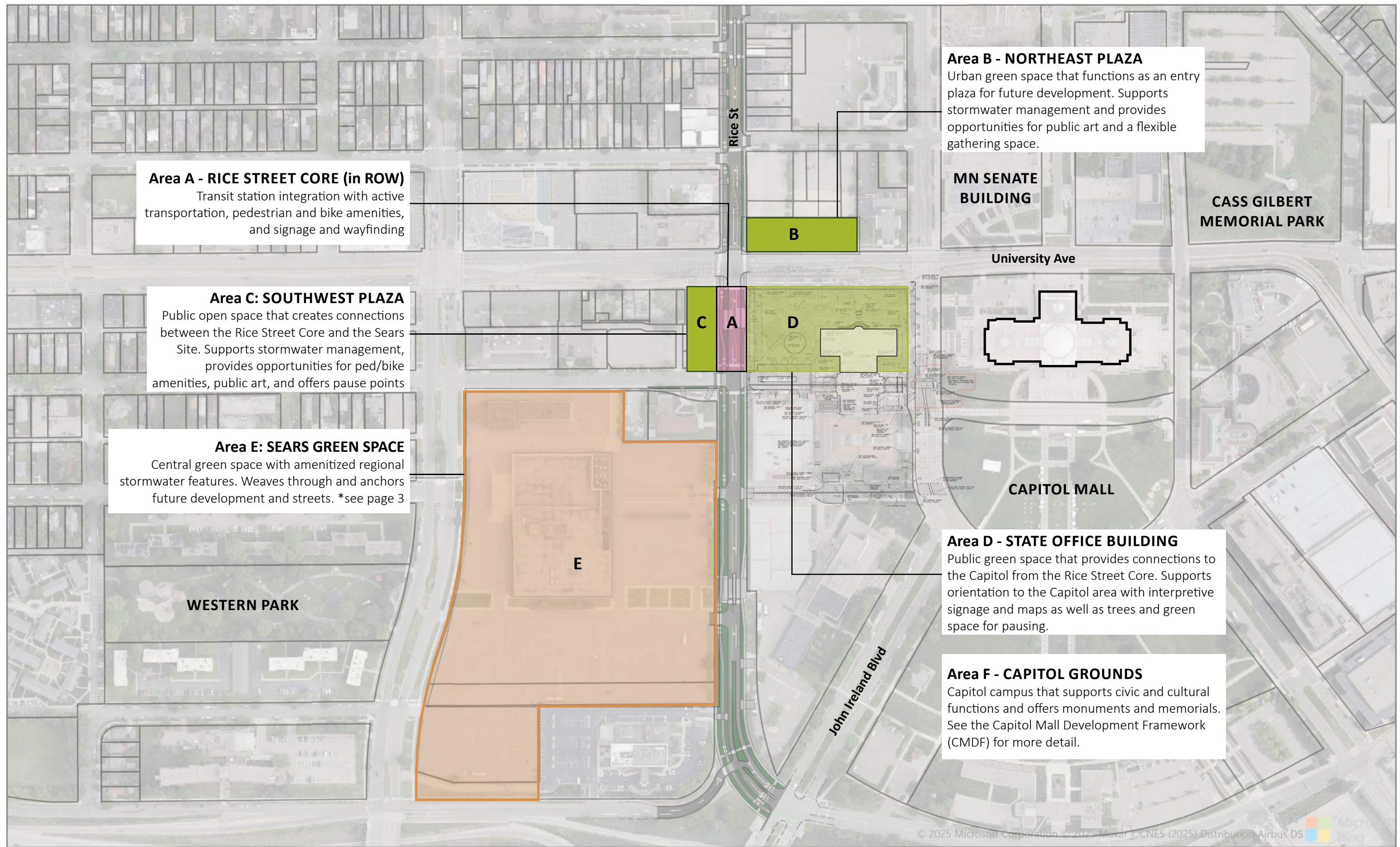
**A UNIFIED VISION:**

**THE MOBILITY HUB AND PLAZA COMMONS WILL SERVE AS A WELCOMING CIVIC ENTRANCE THAT SEAMLESSLY CONNECTS THE CAPITOL CAMPUS WITH THE SURROUNDING CITY.**

**THIS WILL BE DONE THROUGH AN ACCESSIBLE, MULTIMODAL, PEOPLE-CENTERED PUBLIC SPACE DESIGN.**

**IT WILL FUNCTION AS A VIBRANT, RESILIENT GATHERING PLACE THAT SUPPORTS MOVEMENT, SUSTAINABILITY, COMMUNITY LIFE, AND PROGRESSIVE URBAN DESIGN.**

**DRAFT**  
**21 May 2026**



**Area A - RICE STREET CORE (in ROW)**  
Transit station integration with active transportation, pedestrian and bike amenities, and signage and wayfinding

**Area C: SOUTHWEST PLAZA**  
Public open space that creates connections between the Rice Street Core and the Sears Site. Supports stormwater management, provides opportunities for ped/bike amenities, public art, and offers pause points

**Area E: SEARS GREEN SPACE**  
Central green space with amenitized regional stormwater features. Weaves through and anchors future development and streets. \*see page 3

**Area B - NORTHEAST PLAZA**  
Urban green space that functions as an entry plaza for future development. Supports stormwater management and provides opportunities for public art and a flexible gathering space.

**MN SENATE BUILDING**

**CASS GILBERT MEMORIAL PARK**

**University Ave**



**CAPITOL MALL**

**Area D - STATE OFFICE BUILDING**  
Public green space that provides connections to the Capitol from the Rice Street Core. Supports orientation to the Capitol area with interpretive signage and maps as well as trees and green space for pausing.

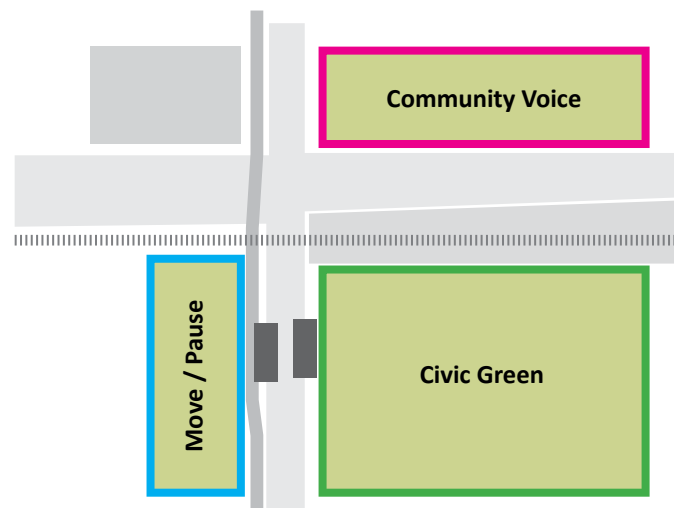
**Area F - CAPITOL GROUNDS**  
Capitol campus that supports civic and cultural functions and offers monuments and memorials. See the Capitol Mall Development Framework (CMDf) for more detail.

**WESTERN PARK**

**John Ireland Blvd**

# KEY ORGANIZING DRIVERS

## PROGRAMMING



### Move / Pause

- Community mobility
- Active, transient
- Moment of respite

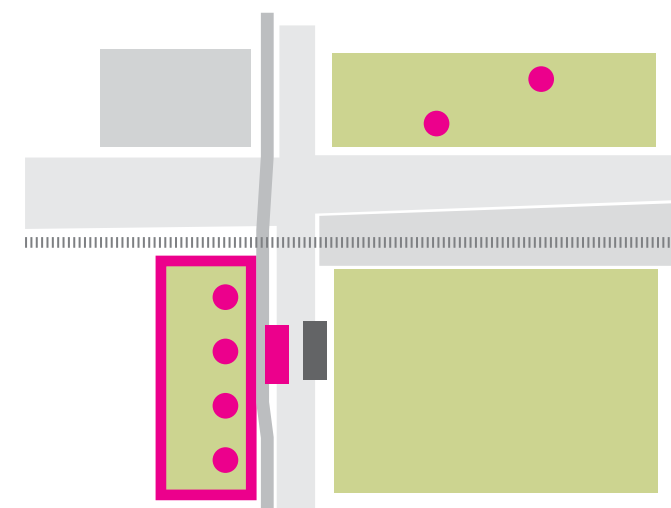
### Community Voice

- Flexible space, open
- Large gatherings
- Community program

### Civic Green

- Symbolic
- Secure
- Passive Green

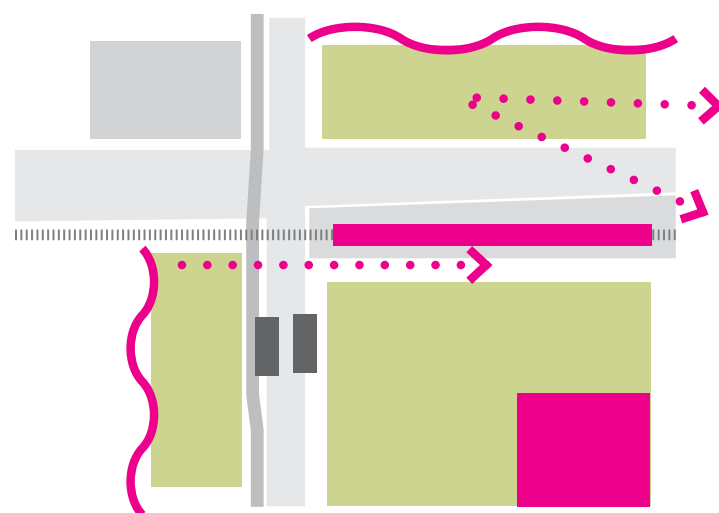
## MOBILITY AMENITIES



### Mobility Amenities

- Coordination with BRT station
- Amenities for mobility (bike racks, seating, etc)
- Cost, durability, & maintenance considerations

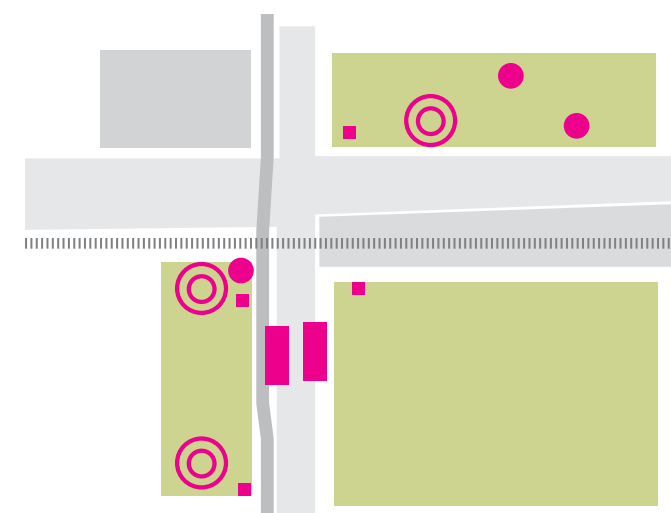
## VISUAL CONNECTION + ADJACENCIES






### Connection & Adjacencies

- Visual Connection to Capitol
- LRT as Barrier
- Future Developments

## STRUCTURE + COMMEMORATION



### Structure + Commemoration

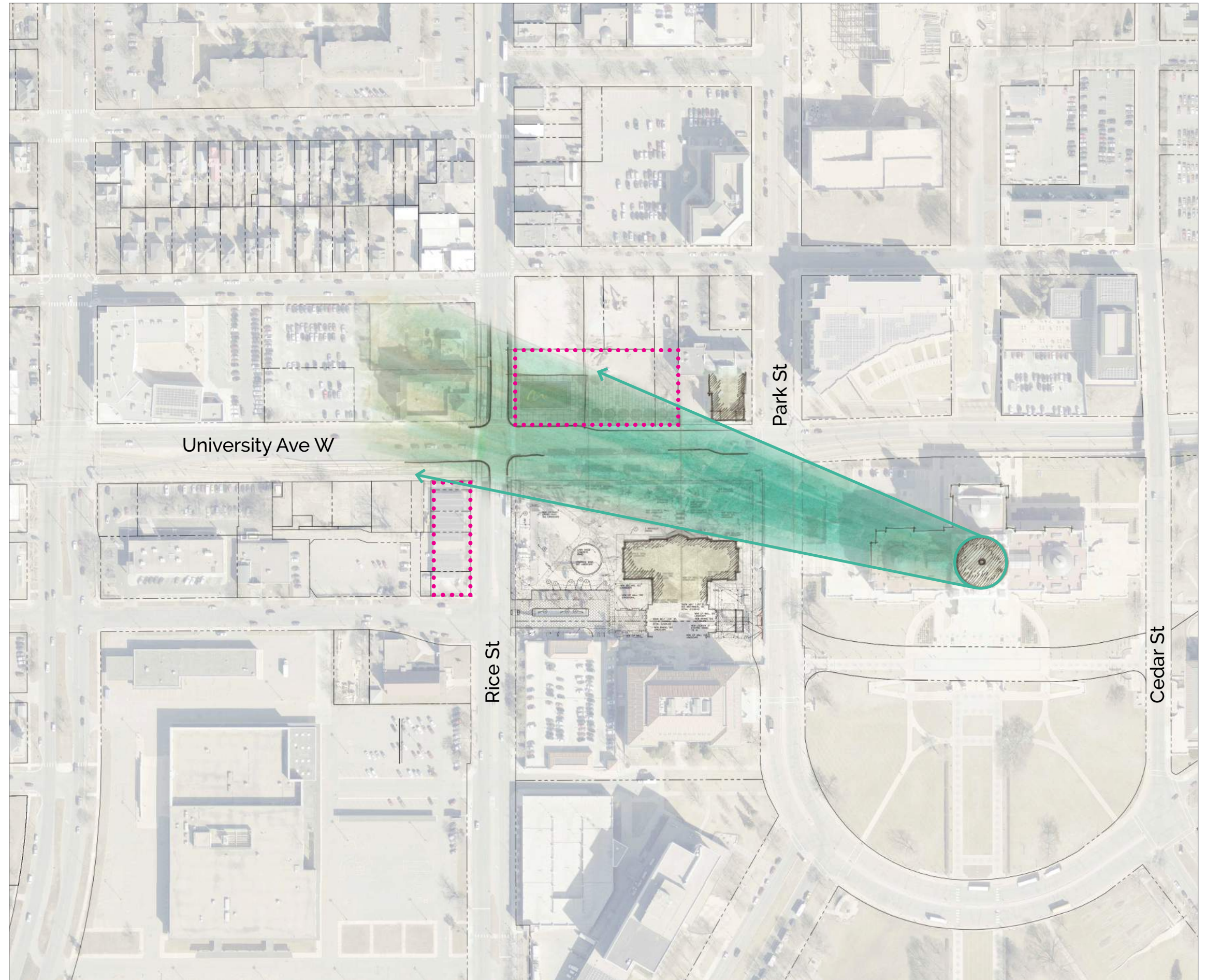
- Structure for respite, amenity cover 
- Wayfinding 
- Public Art, Sculpture, Commemoration 

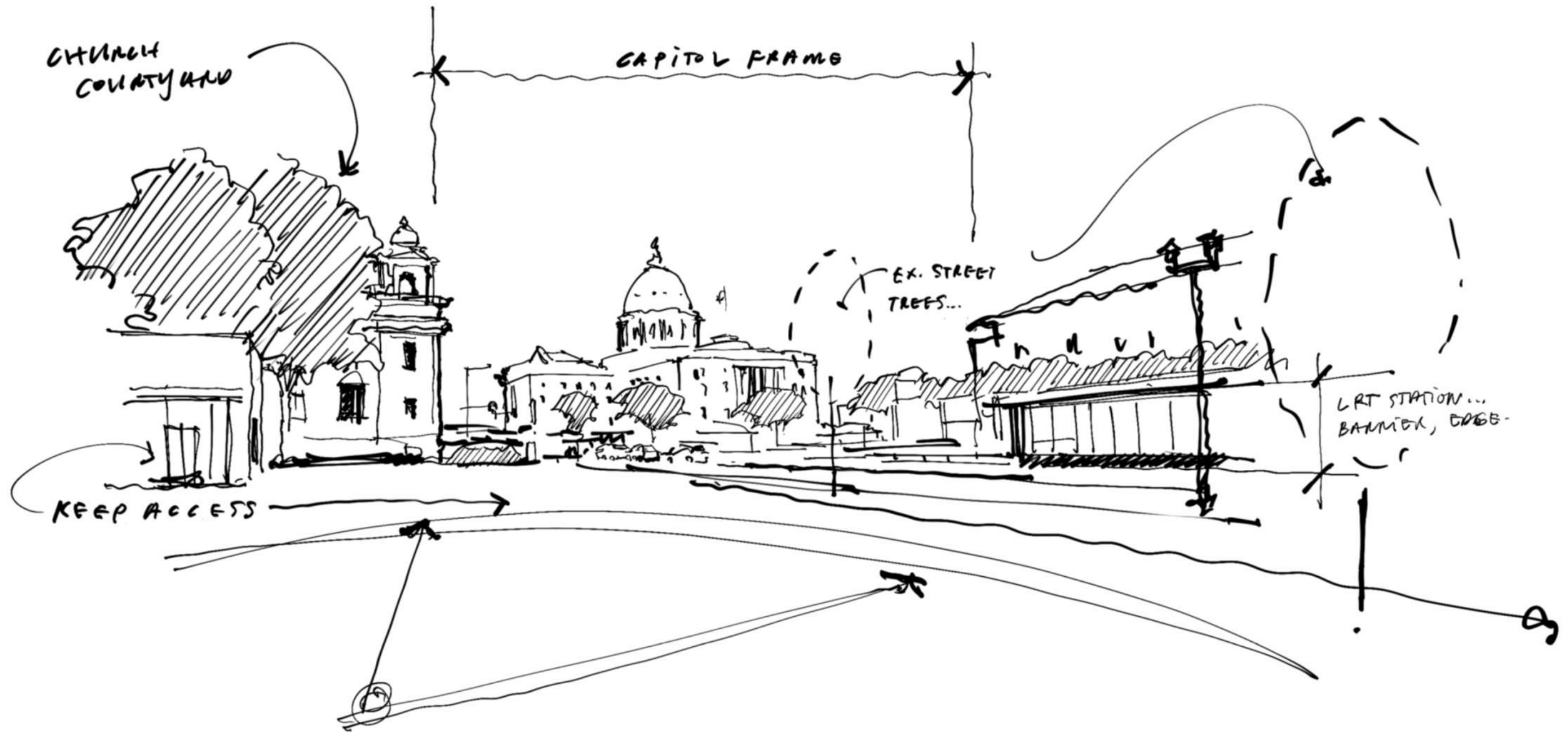
### Note:

Diagrams are an abstract representation of each design driver. Exact location, type, and concept will be delineated with refined design.

## VIEWSHED ANALYSIS

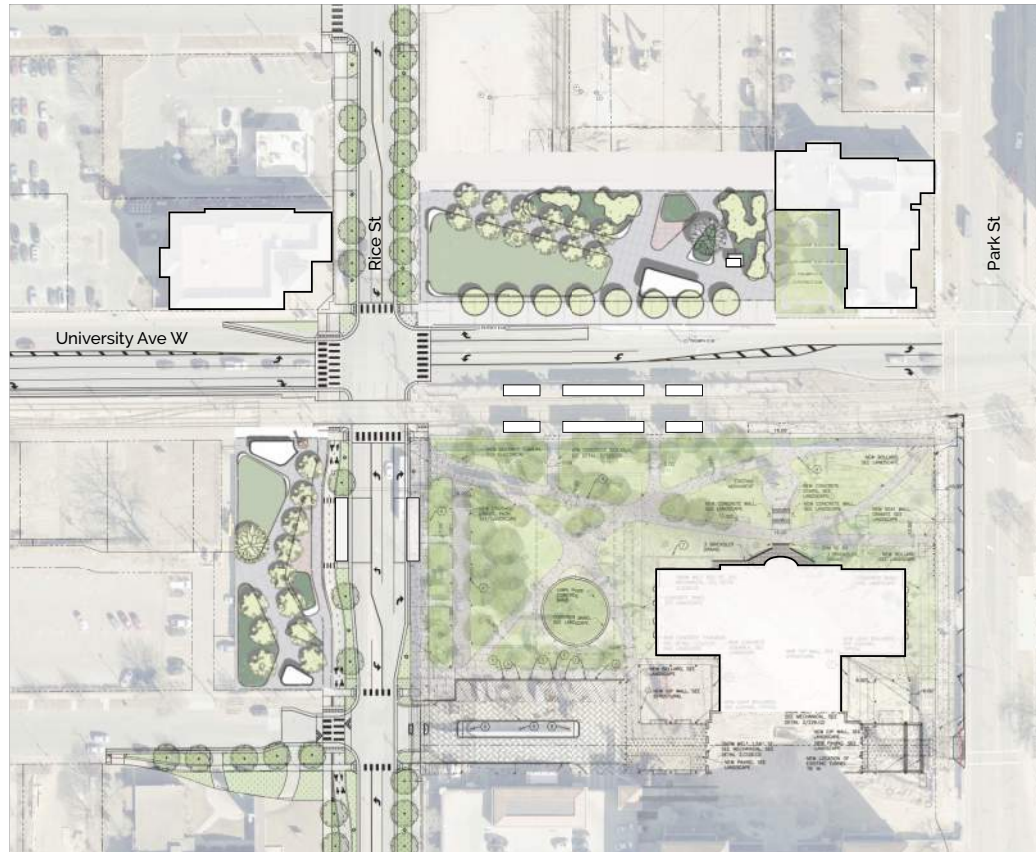
- Understand views to the Capitol dome unobstructed by building masses
- Inform site design at the intersection of University and Rice as a threshold moment in approaching the Capitol complex from the Northwest





# CONCEPT ITERATION + ENGAGEMENT

**CONCEPT 1**



**CONCEPT 2**



**CONCEPT 3**



## ENGAGEMENT

### Community Members, Groups & Leadership

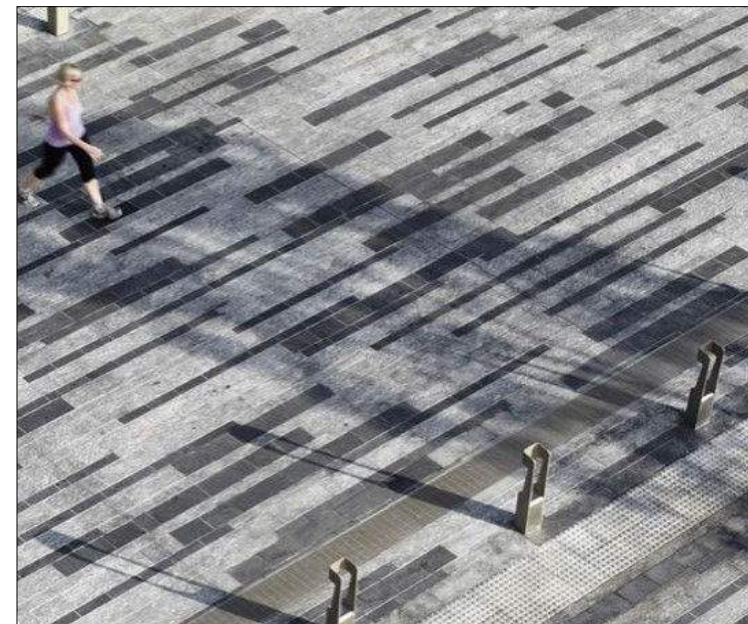
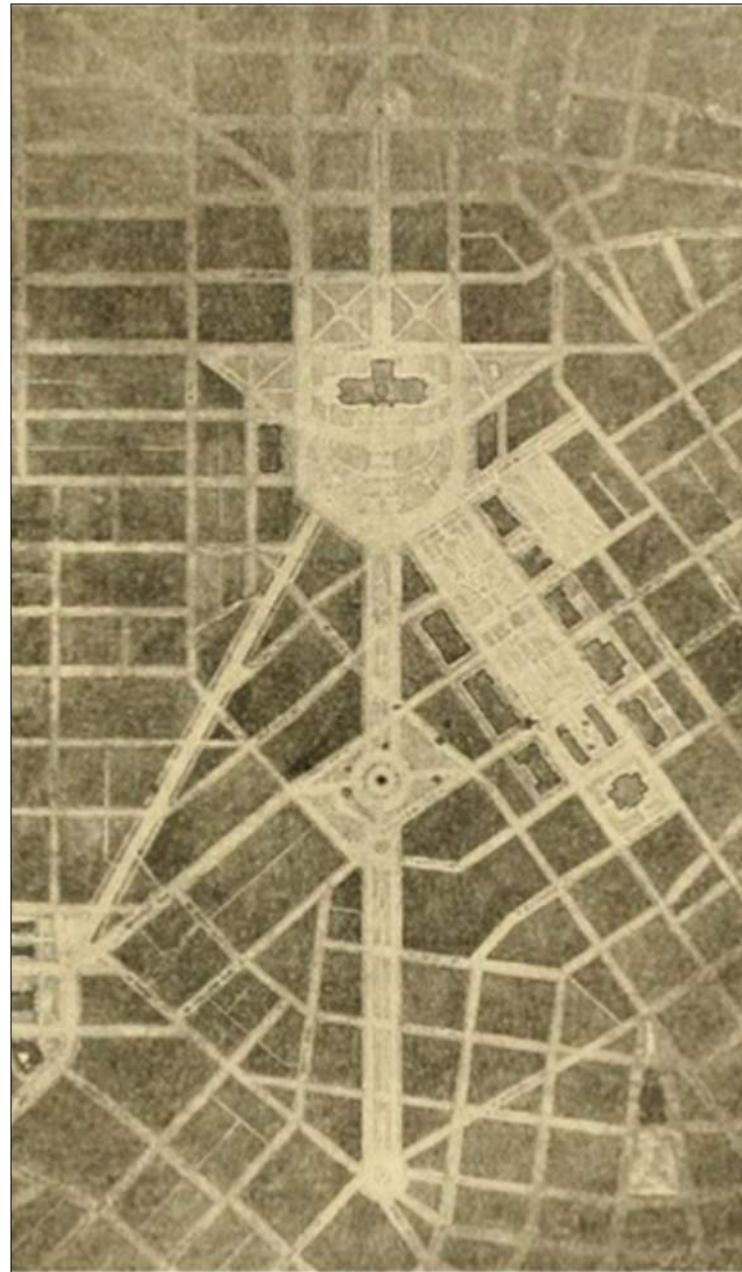
#### Providing Comments or Reviews (on Concepts 1-3):

- Legislators & Board Members- all invited
- League of Minnesota Cities
- CAAPB Advisory Committee
- St Paul City School
- Christ on Capitol Hill Lutheran Church
- Good Neighbor Group
- Focus MN
- University of MN Physicians Clinic
- Community Virtual Open House- Preview
- Pop-Up @ Community Commons : Community Members (x12)
- Lunchtime Conversations (x3)
- Capitol Region Watershed District

### Direct Partner Updates and Coordination

- Capitol Security (February)
- Minnesota Council on Disability (February)
- Minnesota Department of Transportation
- City of St Paul PED, Public Works
- Ramsey County Public Works
- Rice Street Street Design Team (also led by Bolton & Menk)
- Department of Administration:
  - Lot AA Design Team- monthly coordination
  - Commissioners Office- invited
  - Facilities Management Division Leadership (February)
  - Office of Enterprise Sustainability- (February preview)
  - Facilities Management- Grounds (March preview)

# REFINED CONCEPT PRECEDENT IMAGES



**Note:**  
Precedent images are chosen as a means to study form, materials, and site elements. These images don't explicitly represent the proposed improvement for Lots AA and C. These images serve as a reference point for the design team during conceptual design.

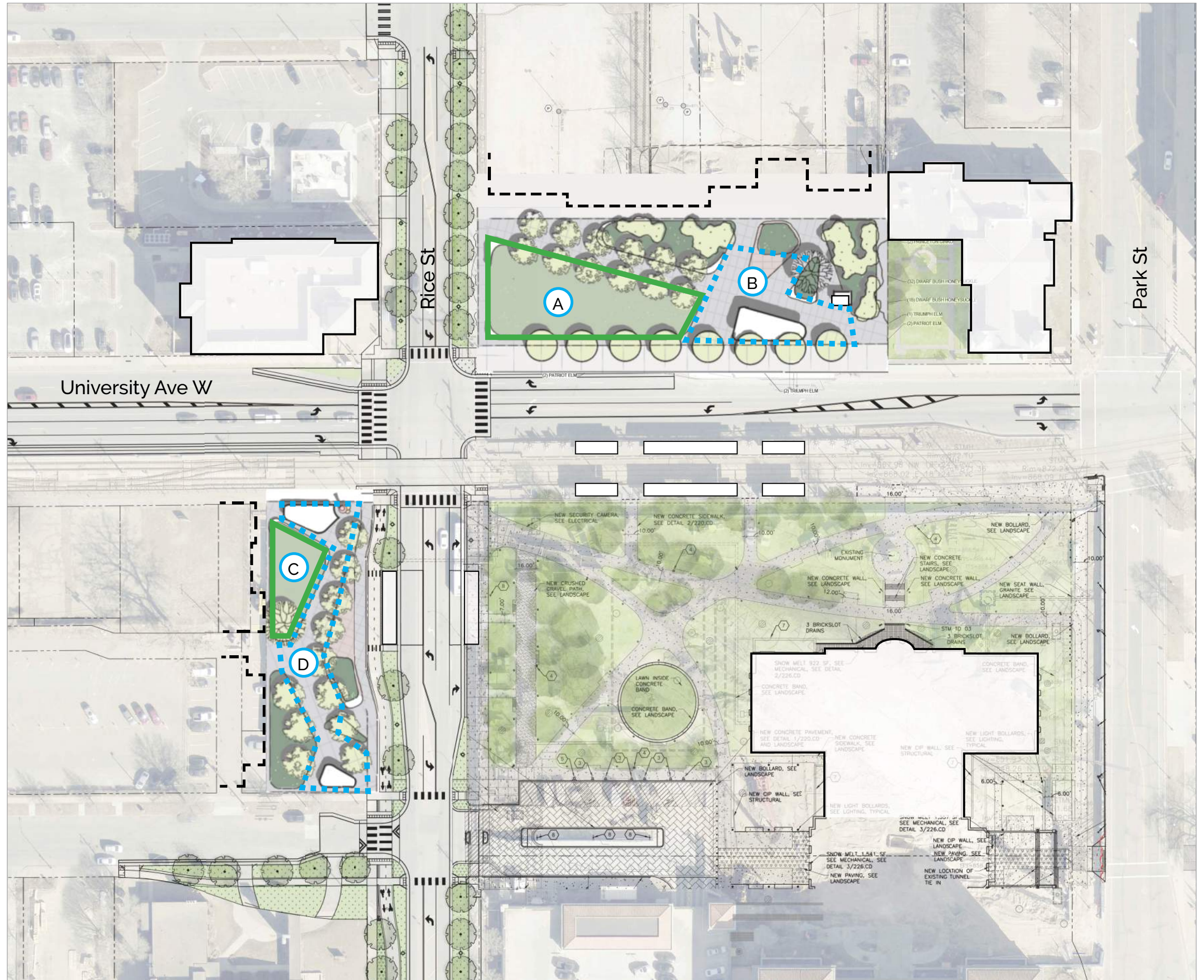


# REFINED CONCEPT

## LOTS C & AA

### Reservable / Programmable Spaces

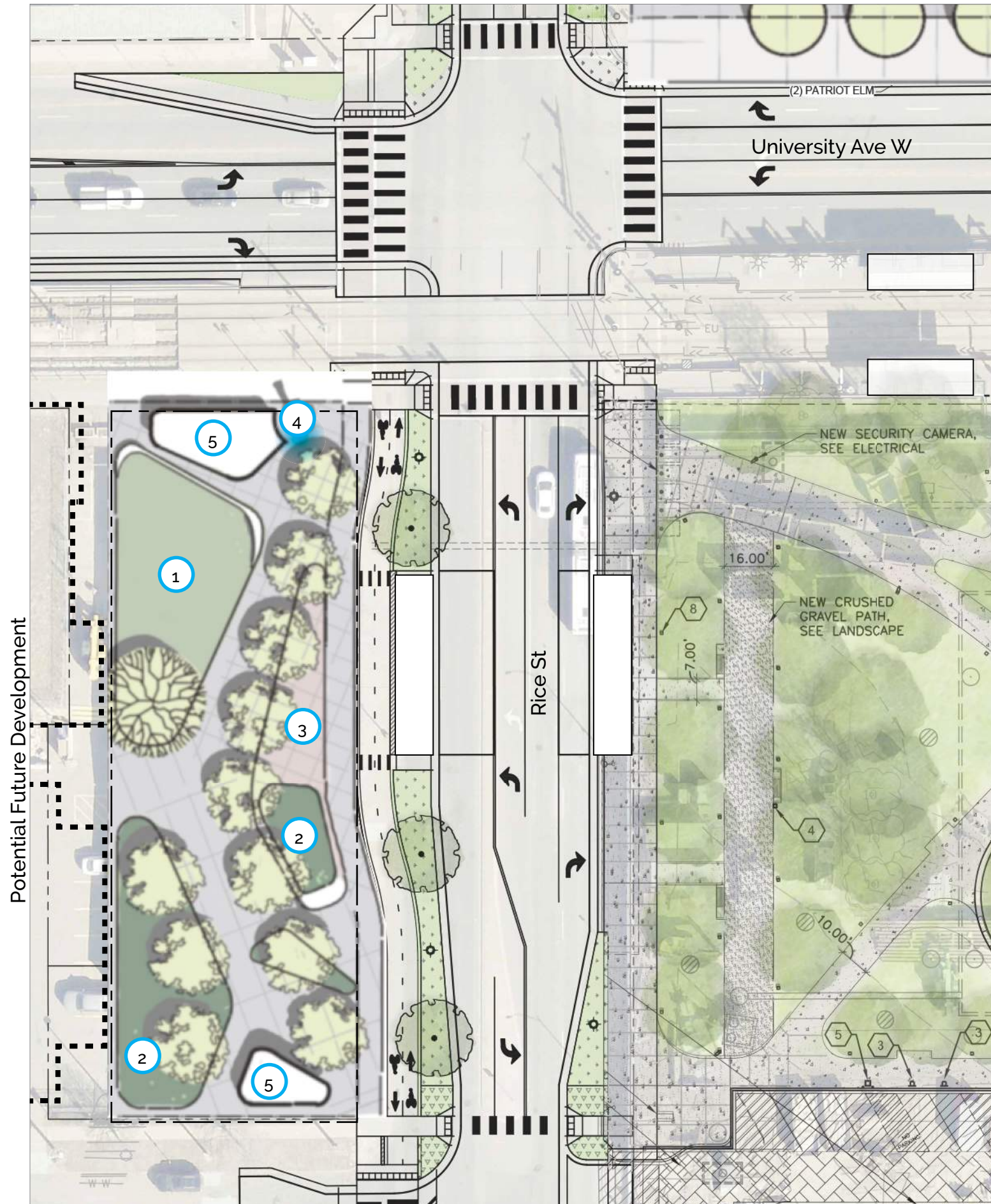
- A** Lawn - 10,000 sq ft
  - 25 SF / person
  - approx. 400 people (mixed standing/sitting)
- B** Plaza - 5,400 sq ft
  - 15 SF / person
  - approx. 350 people (mixed standing/sitting)
- C** Lawn - 3,200 sq ft
  - 25 SF / person
  - approx. 125 people (mixed standing/sitting)
- D** Plaza - 5000 sq ft
  - 15 SF / person
  - approx. 325 people (mixed standing/sitting)



# REFINED CONCEPT

## LOT AA

- 1 Lawn panel
- 2 Potential planting bed and/or stormwater management facilities
- 3 Flexible plaza space
- 4 Opportunity for public art
- 5 Pavilion / shade structure



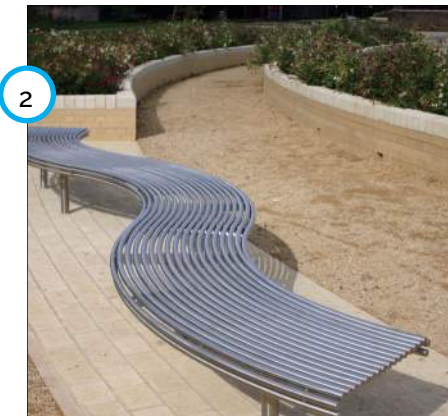
Flexible lawn panel provides open green space for gatherings/events



Opportunity for public art, could be coordinated with art piece across intersection to the NE



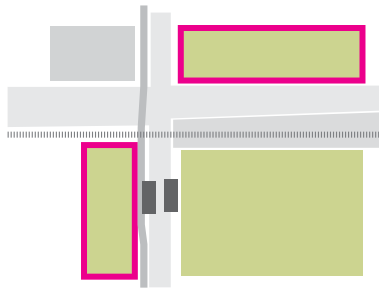
Opportunity to integrate seating with green infrastructure adjacent to BRT platform



# REFINED CONCEPT

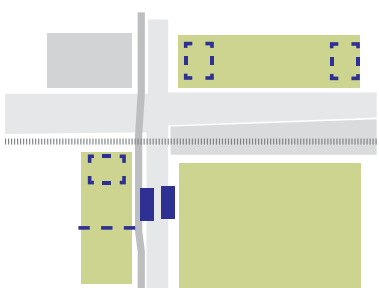
## LOT AA

### EDGE DEFINITION



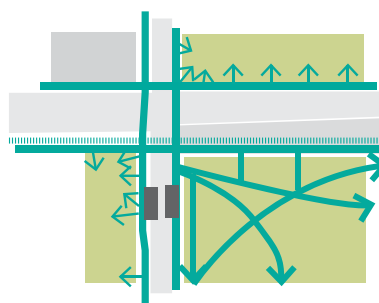
- Type: Solid / Perforated / Open
- Structured (seat walls, bollards) vs. Natural (tree line, low planting)
- Current condition vs. Future Development

### STRUCTURE

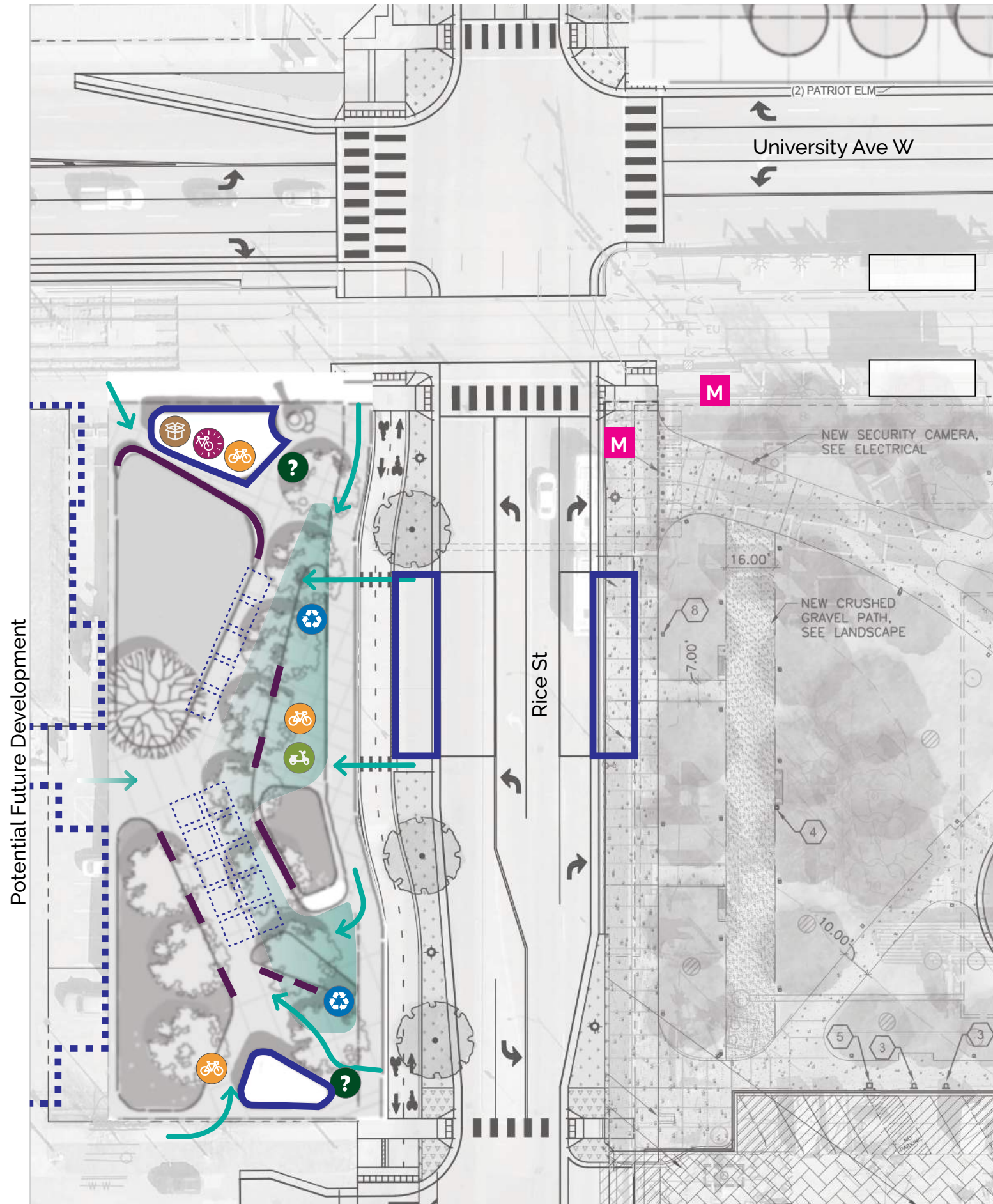


- Structure as a Gateway or Terminus
- Utilitarian vs. Sculptural
- Relationship to Adjacent Buildings

### CIRCULATION



- Mobility Hub (ped, bike, scooter, transit)
- Free Movement vs. Physical Restrictions
- Connect to adjacent developments (Sears, SOB, etc.)



### Site Amenity Opportunities (Primary)

- Bench / integrated seating
- Bicycle storage
- Information kiosk / wayfinding
- Litter / Recycling receptacles
- Metro Transit kiosk (options)

### Site Amenity Opportunities (Secondary)

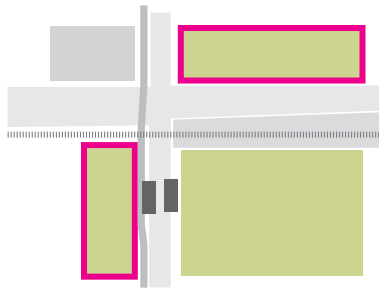
Additional amenities being discussed with Kimley Horn team regarding Mobility Hub design (possible locations TBD):

- Long-term bicycle lockers
- Parcel pick-up
- e-Scooter & Bicycle Share parking zone
- 10' x 10' Festival Tent (temporary)

# REFINED CONCEPT

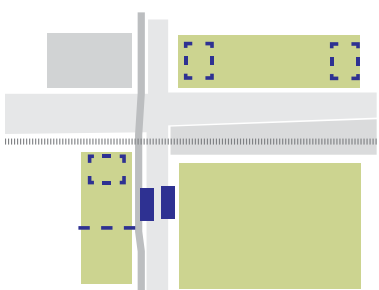
## LOT C

### EDGE DEFINITION



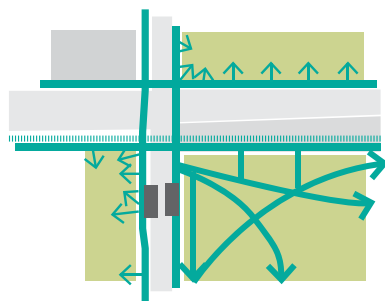
- Type: Solid / Perforated / Open
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### STRUCTURE

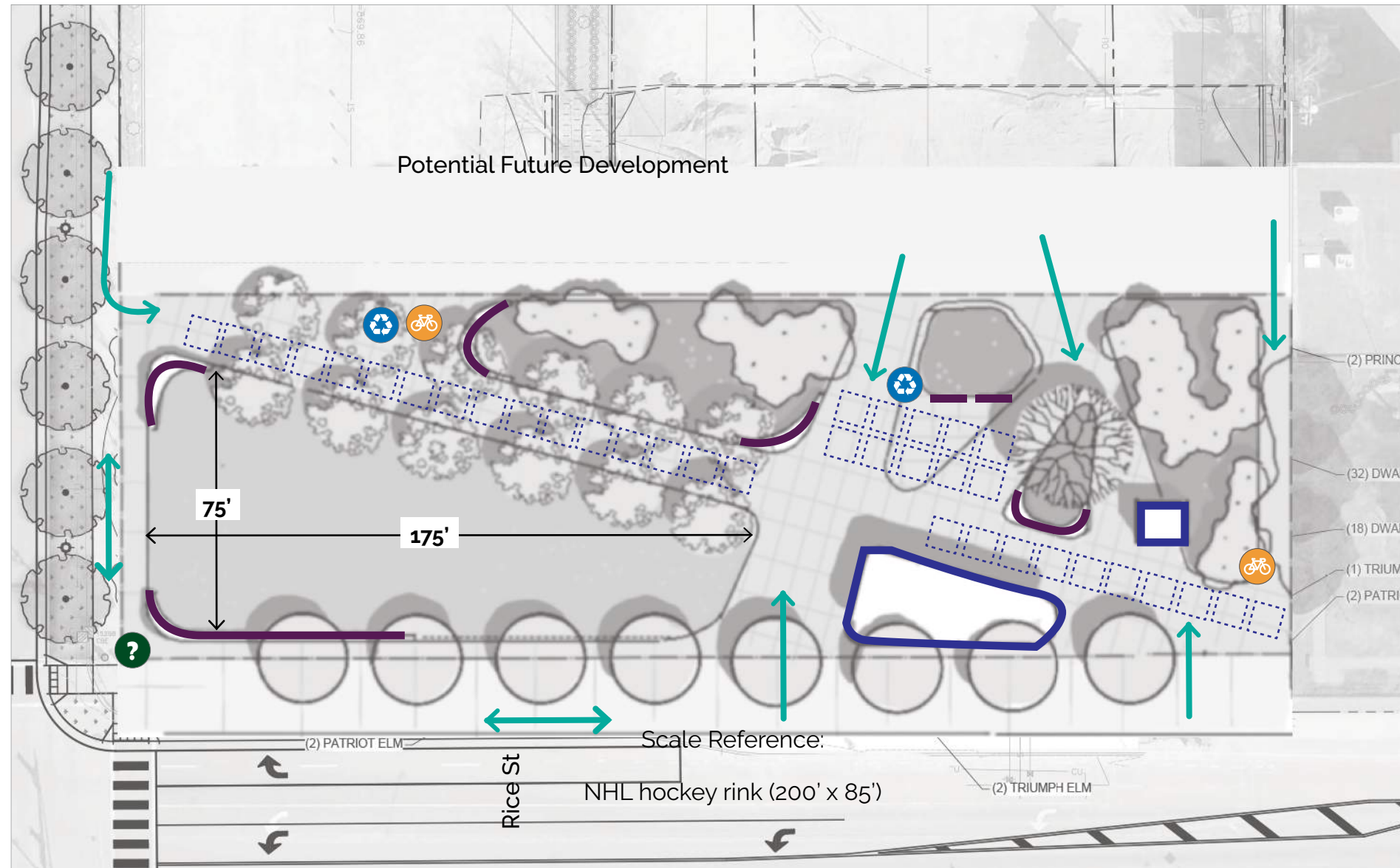


- Structure as a Gateway or Terminus
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### CIRCULATION



- Mobility Hub (ped, bike, scooter, transit)
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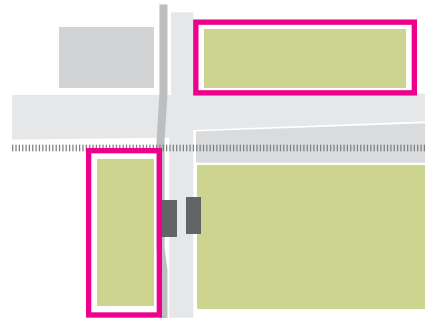
### Site Amenity Opportunities (Primary)

- Bench / integrated seating
- 🚲 Bicycle storage
- ❓ Information kiosk / wayfinding
- ♻️ Litter / Recycling receptacles
- 🏠 10' x 10' Festival Tent (temporary)

# O+M CONSIDERATIONS

An effective operations and maintenance (O&M) strategy for an urban plaza ensures the space remains safe, clean, and vibrant while extending the life of its infrastructure.

## MOBILITY HUB



### FACTORS THAT INFLUENCE OPERATIONS + MAINTENANCE

#### 1. Material Selection

Material selection is the primary driver of long-term Operations and Maintenance (O&M) costs. Choosing high-durability, low-porosity, and “self-finished” materials reduces the need for frequent cleaning, sealing, and specialized repairs.

*The following list are material considerations, noting that some of these materials and systems require different degrees of maintenance and care:*

- Paving Bituminous / Concrete / Unit Pavers / Stone
- FF+E: metals / wood / composite
- Stormwater: permeable paving systems, bioswales
- Plant selection, hardiness, growth habit
- Lighting: fixture selection, bulb type
- Wayfinding + Art: durability

#### 2. Design Detailing

Strategic design detailing reduces the frequency of maintenance and the total cost of ownership by selecting durable materials and optimizing layouts for efficient cleaning and repair. Simplify detailing for ease of construction and to withstand conditions of an urban environment.

#### 3. Installation Quality

In an urban plaza, installation quality is the bridge between a visionary design and a space that actually works for the community over the long

term. Beyond just “looking good,” the precision and durability of the installation directly impact the plaza’s safety, maintenance costs, and social success.

#### 4. O+M Instruction Manual

An Operations and Maintenance (O&M) manual is the definitive “owner’s guide” for an urban plaza, ensuring the space remains safe, functional, and attractive long after the construction team leaves. It transitions critical technical knowledge from the designers and builders to the facility managers who will oversee the plaza’s daily life.

- Long-Term Asset Preservation: preventative maintenance, warranty management and lifecycle cost reduction:
- Safety and Risk Mitigation
- Standard Operating Procedures (SOPs)
- Emergency Preparedness
- Regulatory Compliance
- Operational Continuity
- Accurate “As-Built” Data
- Vendor and Spare Parts Tracking

### PERMITTED PROGRAMMING + EVENTS

The commons plazas, Lots AA + C, are intended to be flexible, usable, and programmable. Program and events that may be a part of these spaces includes, but not limited to:

- Winter activities
- Community groups
- Art fairs
- Speaking engagements
- Performances

Events, activities, and permitted program would have to comply with the guidelines and processes of State Administration. The cost of some temporary events may require the need for vendor operations.

## TYPE + FREQUENCY

	As-Needed	Daily	Weekly (1-2x)	1-6 Months	6-12 Months	Annually
<b>Aesthetic</b>						
Wayfinding legibility	■					
Sweeping					■	
Empty trash/recycling		■				
Powerwash				■		
FF+E graffiti / clean	■				■	
Mow, trim, weed			■			
Replace understory plants						■
Remove trash from site		■				
<b>Functional</b>						
Check Stormwater Drains						■
Snow/Ice Clearing		■				
Irrigation (summer check)		■	■			
Irrigation Winterization					■	
<b>Safety</b>						
Check Bollards, Rails						■
Pedestrian Lights		■			■	
Tripping Hazards			■			
Emergency Station					■	
Tree Pruning						■
<b>Structural</b>						
Cracking Pavement						■
Unit Paver/Stone Reset						■
Pavilion Inspection						■
Art/Sculpture Footing						■
Bike Amenities						■