



BUILD A BRIDGE TO BETTER



BUILD A BRIDGE TO BETTER Rondo Innovation Campus (RIC)

Partners

Xcel Energy
City of St. Paul
Rondo Roundtable
Center of Diverse Expression

Summary

The Rondo Innovation Campus (RIC) is a net zero demonstration project to including the Rondo Center of Diverse Expression and Commemorative Plaza, and a new built environment for an innovation learning & community center.

Value Proposition

- Leadership in Energy and Environmental Design (LEED) Platinum and Net-Zero Energy Building Certification through the International Living Future Institute (ILFI), making it one of the first buildings in Minnesota to achieve this dual certification
- Flagship prototype to demonstrating scalable and transferable design-build features and material use for the African American Cultural Enterprise District and land bridge.
- Catalytic mechanism for economic development, investment, and growth in the neighborhood of Rondo

Key Partners – Xcel Energy and City of St. Paul

Funding Secured – \$1.5M in Community Project Funding championed by Senator Tina Smith.



Location

South of I-94 along Concordia Avenue (Old Rondo Avenue) between Victoria and Fisk. Maxfield Elementary School is directly across the freeway from the site with St. Paul College to the east and St. Paul Central High School to the West.

Potential Features and Elements

- Green Roof Terrace
- Center of Diverse Expression Offices
- Rondo Roundtable Offices
- Non-Profit Office (3 Units)
- Museum & Cultural Gallery
- Community Resource Center
- Eco-friendly Restrooms
- Live/Work Space
- Tenant Garden & Compost Area
- Pollinator Garden & Energy Center
- Eco-Energy Center (Solar, wind, water)
- ReConnect Rondo Office
- Health, Wellness & Fitness Center
- Rondo Youth Leadership Center
- Sound Stage and Broadcast Studio
- Innovation Education Center
- Lobby & Reception & Eco-friendly Restroom
- Flex Space, Kitchen
- Entrepreneur & Business Incubator
- Charging Stations

Background

The neighborhood of Rondo is a historically significant African-American community established at the end of the 19th century. This vibrant community was quite literally ripped in half by demolition and construction of the Interstate 94 freeway in the 1950s and 60s, destroying over 700 homes, 300 small businesses, splitting the community in half and, most significantly, demolished the main social, cultural and business artery of Rondo Avenue.

Reconnect Rondo is leading a number of initiatives to physically, culturally and economically re-connect the community impacted by construction of the I-94 freeway and the compounding effects of displacement through a number of redevelopment initiatives. The largest of these initiatives is to create new land over I-94 to reignite a vibrant African American cultural enterprise district connected with a land bridge.

In late September of 2019, ReConnect Rondo was selected to participate in the Nordic City Solutions Challenge. ReConnect Rondo proposed a NetZero multi-use facility demonstration project, where Nordic and American experts, businesses and community members were engaged over 6-weeks with aim to answer the following questions.

- How to set design parameters for a Net Zero multi-use facility and ensure that the concept can scale to the future land bridge and the city in a way that creates economic, social and environmental equity?

