

The Strategic Plan for Locating State Agencies

Supplement 1995

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State of Minnesota

Department of Administration

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Introduction

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PURPOSE

This document is a supplement to *The Strategic Plan for Locating State Agencies, State of Minnesota, 1993* (Strategic Plan). The purpose of this supplement is to provide current state facility development information reflecting changes in agency needs and economic conditions. This supplement is not intended to change the goals and objectives, concepts, principles, guidelines and strategies of the original document. The Strategic Plan recommends a comprehensive update every five years to ensure an ongoing, thorough and systematic analysis of agency and facility needs. It is anticipated that an update will begin in 1997. Additional supplements, like this one, may be prepared from time to time to ensure that the Strategic Plan continues to provide a flexible framework for decision-making. Together with this supplement, the Strategic Plan establishes a plan for meeting agencies' space needs during the next two decades.

HOW TO USE THIS SUPPLEMENT

This supplement must be used together with the Strategic Plan. This supplement follows the format of the original document and has been divided into three sections: *Capitol Area*, *Capital City and Capital Region*, and *Implementing the Plan*.

Amendments in this supplement, referenced to page numbers of the original document, include the following: Capitol Area pages 28-34; Capital City and Capital Region pages 59 and 60; and Implementing the Plan page 77. Additionally, the map of existing state owned and leased facilities in St. Paul on page 9 has been amended and is included in this section of the supplement, and the Capital City and Capital Region section includes a map showing state facilities in the St. Paul Central Business District (CBD).

Facility Development

CAPITOL AREA SHORT-TERM DEVELOPMENT STRATEGY

On the basis of needs identified in the Strategic Plan, the following projects are necessary for short-term implementation in the Capitol Area. In order to meet current and projected needs, these projects should be completed before the year 2003. Parking allocations assume full implementation of a Transportation Management Program, achieving a 20% reduction in parking needs by 2003. Projects within the Capitol Area boundary south of the Interstate 94 freeway are described in the Capital City section of the Strategic Plan.

The following sequence reflects current priorities for implementing each improvement in the Capitol Area:

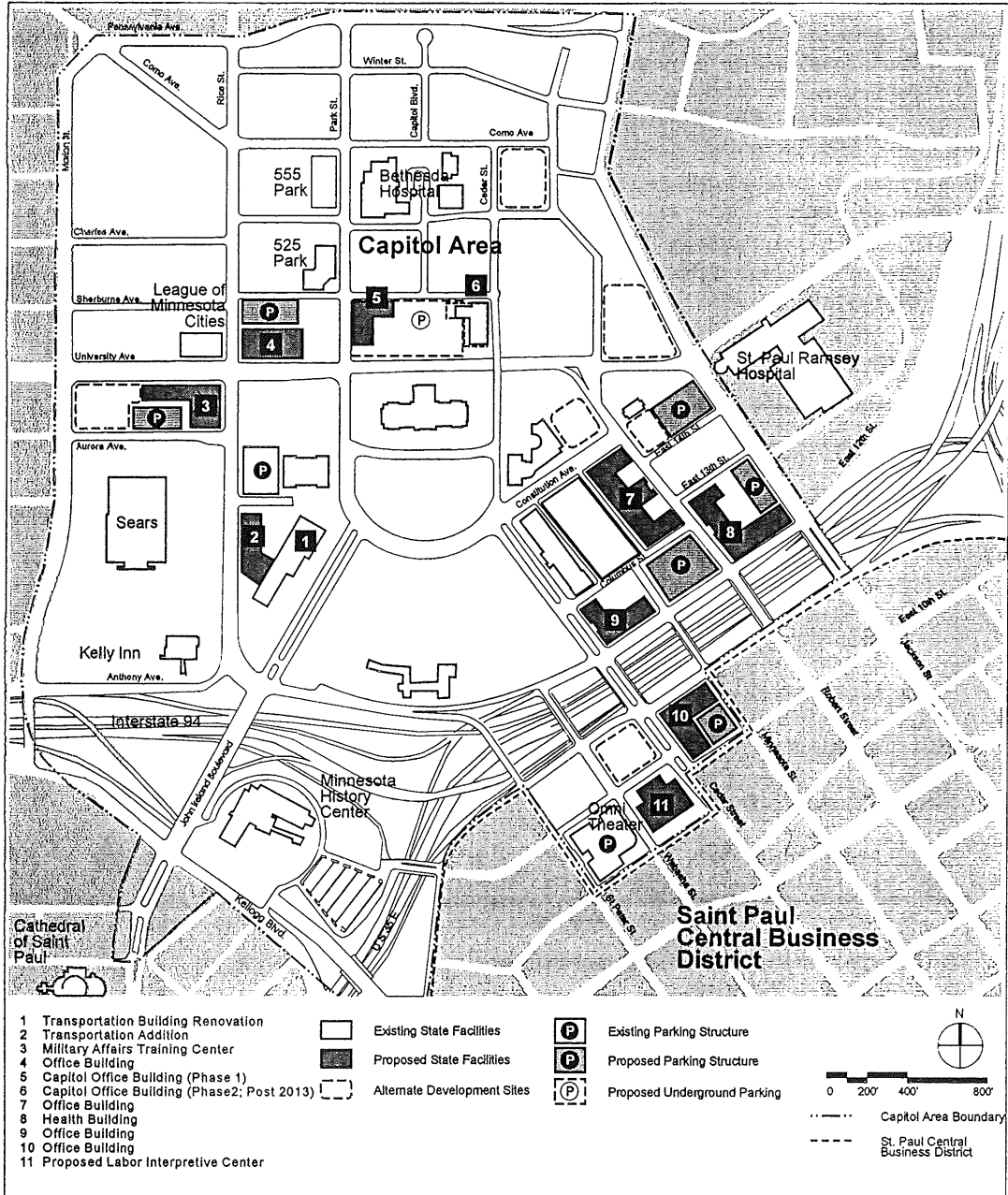
Facility	Sequence	Size (NSF)	Parking Stalls
Transportation Building Renovation	1	270,000	525
Department of Military Affairs/ Training Center (1)	2	112,000	328
Health Building (1)	3	341,000	1,265
Revenue Building (2)	4	320,000	1,000
Public Safety Building (3)	5	160,000	523
Education Building	6	250,000	530
Capitol Office Building 1/Plaza	7	265,00	1,000
Ford Building Renovation	8	45,000	256

(1) Data for the Department of Military Affairs/Training Center and the Health Building are based on predesign studies.

(2) Location of project subject to predesign study underway and may be in Capital City.

(3) Excludes BCA office and lab.

CAPITOL AREA DEVELOPMENT PLAN



- **Transportation Building Renovation**

A floor-by-floor renovation of this building is currently in progress, addressing code requirements and the elimination of environmentally hazardous materials.

- **Department of Military Affairs/Training Center**

Although the primary purpose of the Training Center is to provide a facility for military training, in recent years these facilities have accommodated an increasing variety of community-based activities. The Department of Military Affairs (DMA) intends to locate and configure the Training Center to promote broader community use. Co-location of DMA and the Training Center will provide an opportunity for more efficient use of seminar rooms and other facilities necessary to both DMA and state agencies. A location for this facility has been proposed on the south side of University Avenue between Marion and Rice streets at the east end of the block. This location is convenient for military, state and community users. A new parking structure directly adjacent to the Training Center will provide the required parking.

- **Health Building**

A new building of approximately 341,000 NSF for the Department of Health (MDH) will be located on the existing motor pool/central stores site. This will alleviate the current and anticipated deficiencies of the existing location at the University of Minnesota campus. Parking will be provided on site.

- **Revenue Building**

Options for this building include remaining at the current location south of the river or relocating to another location in the Capitol Area or in or near the CBD. This building is projected to require 320,000 NSF.

- **Public Safety Building**

Public Safety will be accommodated in a new building of approximately 160,000 NSF (excluding the Bureau of Criminal Apprehension office and lab) in or near the Capitol Area. Public Safety will consolidate a number of functions into this location.

- **Educational Building**

A new building of approximately 250,000 NSF to accommodate the Department of Children, Families and Learning (CFL), Minnesota State Colleges and Universities System (MNSCU) and related agencies will be built on the site of the existing Cedar Street Armory. A parking structure on the former bakery site will provide the required parking. A state training center may be included in this building to provide a training and conference facility in the East Capitol Area. The Capitol Square site will then be cleared in preparation for development for an agency that could take advantage of its highly visible location.

- **Capitol Office Building 1/Plaza**

A new building of approximately 265,000 NSF would be located immediately north of the Capitol. The structure is the first phase of two symmetrical L-shaped buildings framing a plaza which extends the Mall north of the Capitol Building. Removal of the existing Administration parking structure will allow for a new underground parking structure in its place and extend below the proposed plaza, a vacated section of Capitol Boulevard and Capitol Office Building 1.

- **Ford Building Renovation**

This building would be renovated to accommodate general office use when Print Communications relocates to the Support Services Center.

CAPITOL AREA (LONG-TERM) DEVELOPMENT STRATEGY

The following projects might be developed in the Capitol Area during the second half of the 20-year planning study.

Facility	Size (NSF)	Parking Stalls
Human Services Building	505,000	1,260
Multi-Agency Building	307,000	770
Transportation Building Expansion	60,000	300

- **Human Services Building**

A new building of approximately 505,000 NSF is recommended in the Strategic Plan. This building will be located in the Capitol Area to facilitate interaction with the Legislature and other agencies, including Health and CFL. An adjacent parking structure will provide the required parking. Because this would force relocation of plant management, additional office and parking may be required for that division.

- **Multi-Agency Building**

This new building will allow smaller boards and agencies to share facilities and be close to the Capitol. The Ford Building block site has been suggested as a possible location for this building, to be built during the second decade of the Strategic Plan. The Department of Administration might occupy this building as a replacement of the current Administration Building by a second phase of the Capitol Office Building.

- **Transportation Building Expansion**

There is potential for new west wing to the Transportation Building to accommodate 60,000 NSF of expansion space. Two levels of underground parking could be provided.

In addition to these facilities, the following programs are essential to the Strategic Plan:

- **Transportation Management Program**

Implementation of a Transportation Management Program will reduce the need for employee parking by encouraging the use of transit and other transportation alternatives. This program will substantially contain the costs associated with providing employee parking at current rates, significantly reducing the construction cost of every building by decreasing the need to build parking.

- **Visitor Center**

Enhanced customer and visitor information services should be provided within the Capitol Area. Conveniently located short-term visitor parking should be provided.

- **Visitor Signage**

A signage program to direct visitors to the Capitol and to other primary destinations within the Capitol Area should be implemented.

- **Child Care**

Child care should be located within convenient walking distances of agency office buildings in the Capitol Area. Minnesota Statute 16B.24 may require new state buildings to provide space for child care, if there is a need. These facilities should be models for local jurisdictions and private industry.

Related development, which is described in the Capital City section of the Strategic Plan, include the following:

- **Cedar Office**

This general office building will be built on the Capitol Square site during the first decade of the Strategic Plan.

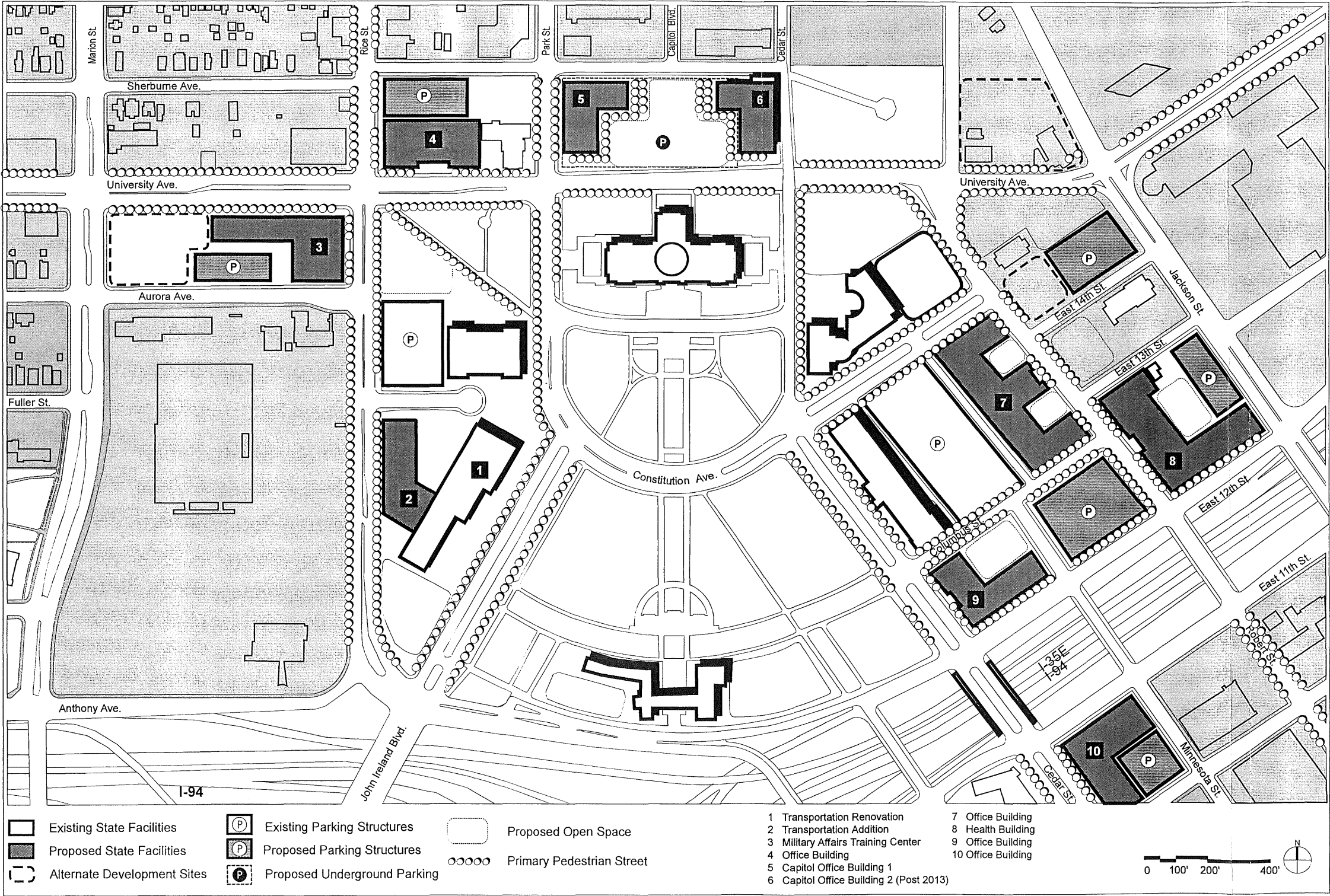
- **Support Services Center**

This facility centralizes the light industrial uses which support agencies and is developed early under the Strategic Plan.

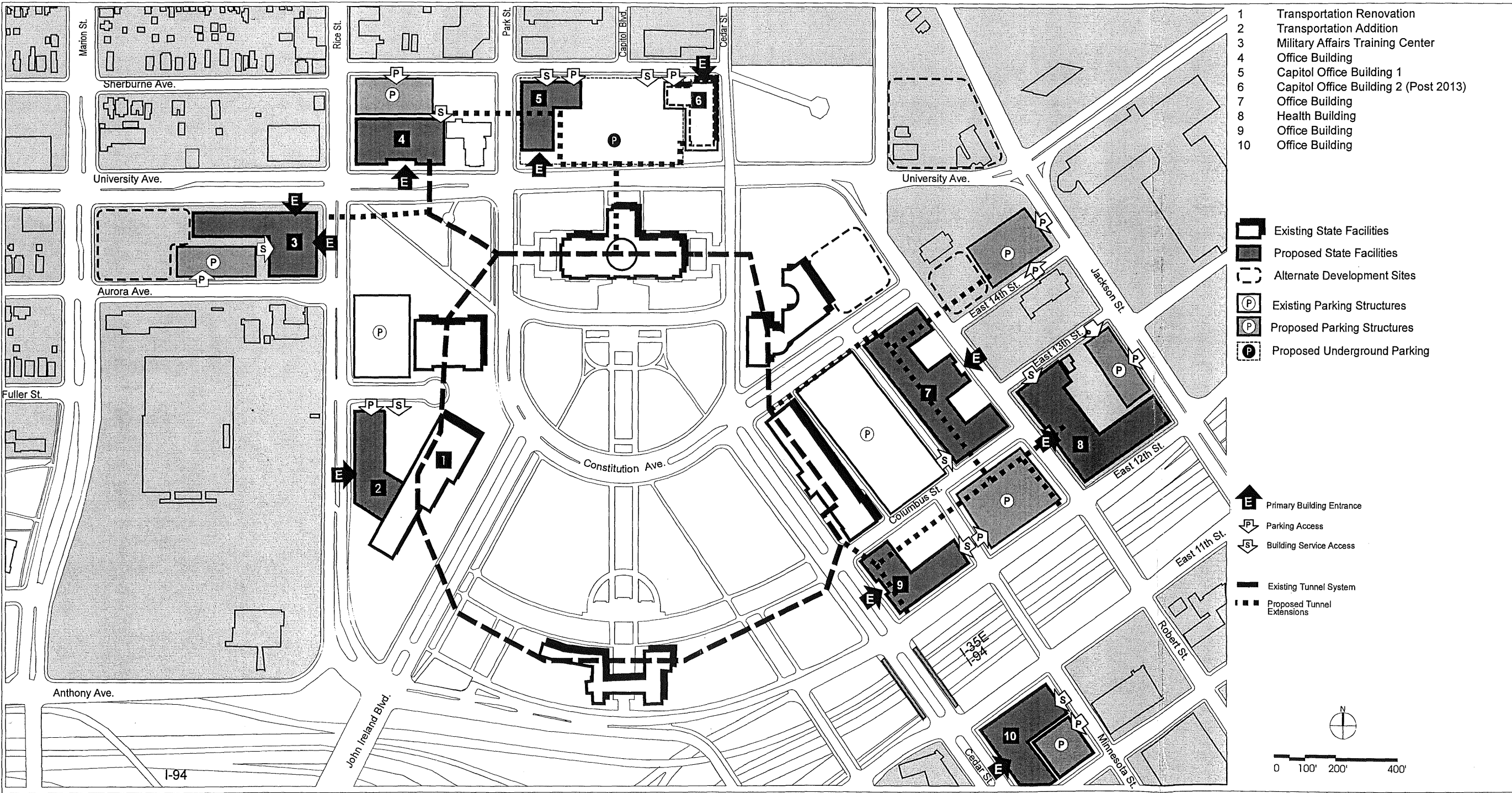
- **Labor Interpretive Center**

The proposed Labor Interpretive Center is planned to be housed in the east building of the Science Museum of Minnesota when the museum relocates to the St. Paul Riverfront development area.

PROPOSED BUILDING SITES AND OPEN SPACES



BUILDING ACCESS AND SERVICE



Capital City and Capital Region

Facility Development

2

Facility Development

CAPITAL CITY FACILITY DEVELOPMENT

The following agency facilities are recommended under the Strategic Plan. The sequencing and priority are determined by existing lease commitments and coordination with projects proposed for the Capitol Area.

Facility	Locational Recommendation	Space (NSF) Required	Parking Stalls
Support Service Center	Industrial Park near Capitol Area	111,000	32 + motor pool
Cedar Office Building	Capitol Square Site	250,000	200
Agriculture Building	Capital City	117,000	290
Environmental Building	Capital City	460,000	1,150
Corrections Building	Capital City	85,000	220

- **Support Services Center**

This facility would consolidate the motor pool, some maintenance facilities, storage, central stores, printing and micrographics on a light industrial property near the Capitol Area. A total of 111,000 NSF of light industrial space is required in new or remodeled buildings. A large, inexpensive site is recommended for these facilities to provide space for vehicular parking and equipment storage. Early acquisition of this site would allow for the vacation of the present motor pool site for development of the Health Building.

- **Cedar Office Building**

This proposed building will be located on the site of the Capitol Square Building. This building will provide an opportunity to co-locate one or more of the following agencies: Public Utilities Commission, Trade & Economic Development, Housing Finance Agency, Labor and Industry, Public Service, Department of Commerce or other agency in approximately 250,000 NSF.

- **Agriculture Building**

This facility of 117,000 NSF would remain and expand at the current location south of the river or relocate to another location near downtown St. Paul. A site of low- to medium-development density, similar to the present site, is recommended.

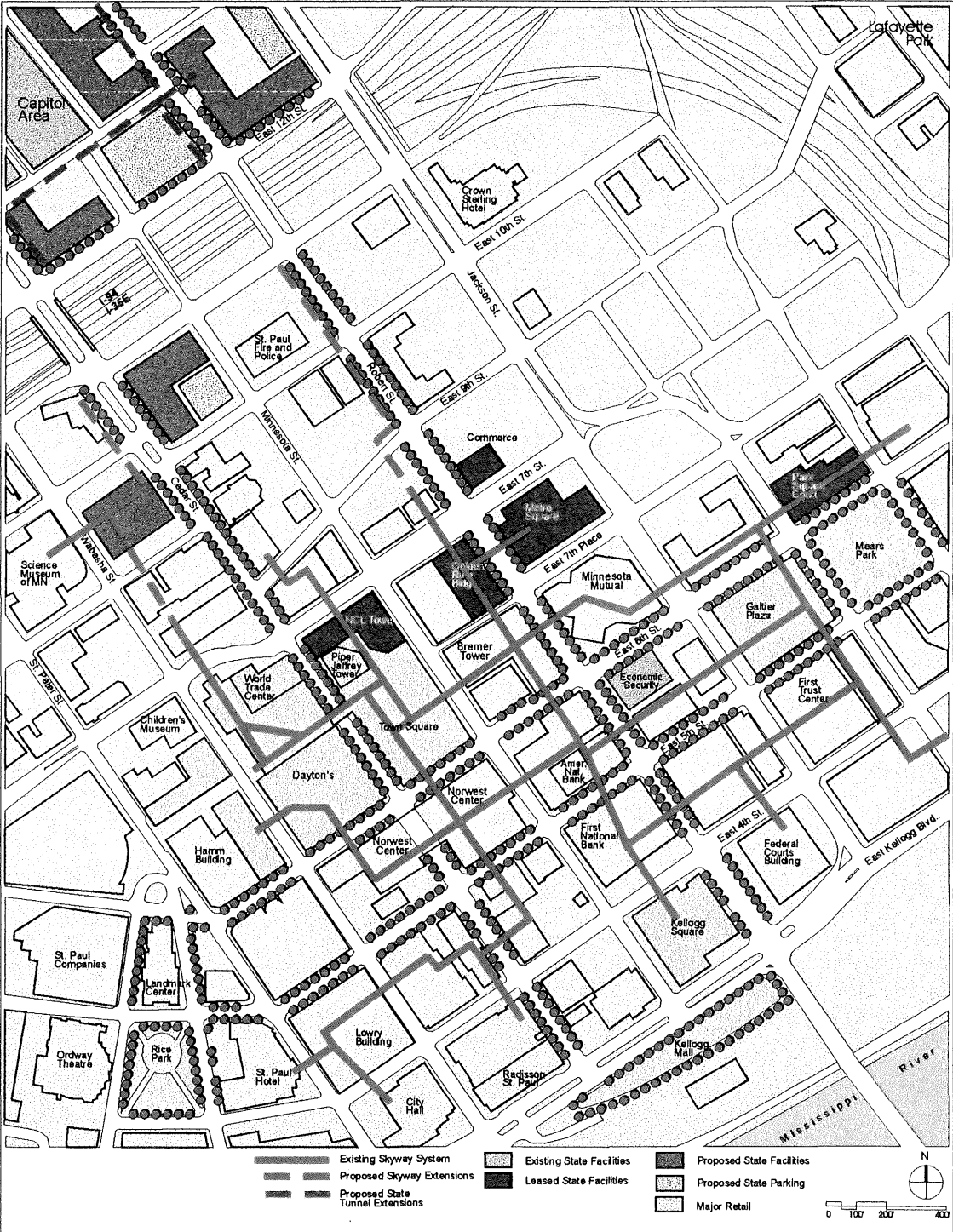
- **Environmental Building**

This facility, which might be housed in a cluster of buildings, may remain and expand at Lafayette Park or relocate to a similar density site near the Capitol Area. Approximately 460,000 NSF of space will be needed. This could include Pollution Control Agency (PCA), Department of Natural Resources (DNR) and related functions.

- **Corrections Building**

Corrections would remain in the current, or similar, facility located in a medium-development density site in the Capital City or near the Capitol Area. A 85,000-NSF building is required.

CAPITAL CITY CBD DEVELOPMENT CONTEXT



Implementing the Plan

Phasing

3

PHASING SUMMARY

The planning and development of Capitol Area facilities require specific phasing in order to ensure space requirements are met for continuous and uninterrupted state agency operations. These related projects are linked in groups which have interdependent development requirements. They are as follows:

- A Support Services Center must be developed to accommodate the construction of the Health Building on the current Motor Pool site.
- A new Military Affairs/Training Center must be developed to allow the Education Building to be built on the Armory site.
- The placement of the existing Administration parking structure with a new underground structure should be combined with the development of Capitol Office Building 1 to maximize construction efficiencies and minimize future operational disruptions.
- The state agencies located in the Capitol Square Building must be relocated to allow redevelopment of the site.

The approximate phasing of the Capitol Area development proposed by the Strategic Plan is indicated in the following schedule:

PHASING SCHEDULE

**SHORT-TERM
(10 YEAR) FACILITY DEVELOPMENT SCHEDULE**

