



LIBRARY ADAPTIVE REUSE FEASIBILITY STUDY

STAKEHOLDER MEETING

DECEMBER 12, 2024

Introduction

Existing Building & Site

Background

Study Team

Existing Conditions

CURRENT SITE STATISTICS:

- Current Owner: City of South St. Paul
- Current Use: vacant
- Site Area: 20,477 square feet (0.47 acres)
- Building Footprint (est.): 7,325 square feet
- Total Floor Area (est.):
 - 6,020 square feet (original 1927 building)
 - 5,820 square feet (additions)
- Parking: 6 surface stalls, on the east side of 1927 building



Background

- After studying the feasibility for modernizing the building as a library, the building was decommissioned and the new library was built in 2023
- In 2023 the City received DEED funding to study options for repurposing the former library building, which closed in December 2023
- In September 2024, the City hired consulting firm New History and a multi-disciplinary team to lead an adaptive reuse feasibility study
- Several building assessments regarding the former library building's future role as a City facility were completed prior to this study
 - A 2023 facilities study suggested no immediate City use for the building

Study Team



NEW HISTORY



Kirk Davis, PE
STRUCTURAL ENGINEER



Katie Kuisle, AIA
ARCHITECT



Lauren Anderson
HISTORIAN



Meghan Elliot, PE, Assoc. AIA
DEVELOPER

Study Team



Jeff Miller, AICP

COMMUNITY ENGAGEMENT



Kendra Ellner, AICP

PLANNING



Marah Sobczak

STRUCTURAL



Jack Dougherty, PE

CIVIL/SITE



Josh Netterlund, PE

MECH/ELECT/PLUMB



Justin Michael, PG

HAZARDOUS MATERIALS



Study Overview

Goal & Approach

Study Status

Key Findings So Far

Study Goal

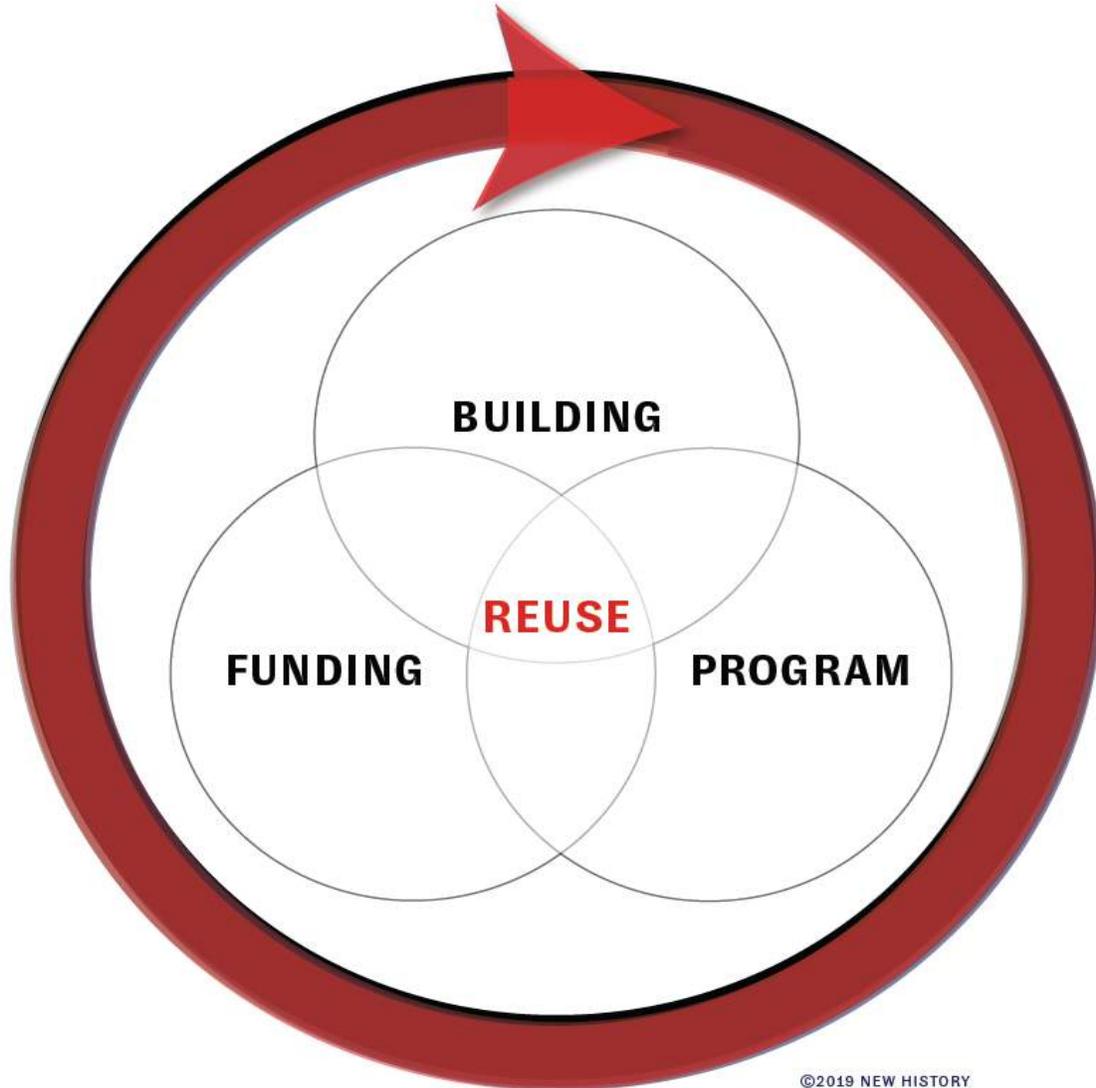
Maintain the former library as a community asset and increase its use and vitality for generations to come.

> To get there

- **Assess condition of the building**
- **Engage community and public stakeholders to understand the needs and desires**
- **Analyze categorical uses and ownership models**
- **Estimate costs of reuse**
- **Identify and evaluate funding sources available**
- **Provide recommendations based on the economical and functional merits of each option**
- **Decide whether the property should be publicly or privately owned**



Study Approach



1. **Step 1 – Building Definition**
(September – October 2024)
2. **Step 2 – Program Development**
(October 2024 – April 2025)
3. **Step 3 – Project Funding**
(January 2025 – March 2025)
4. **Step 4 – Conclusion**
(April 2025 – May 2025)

STEP 1 – BUILDING DEFINITION

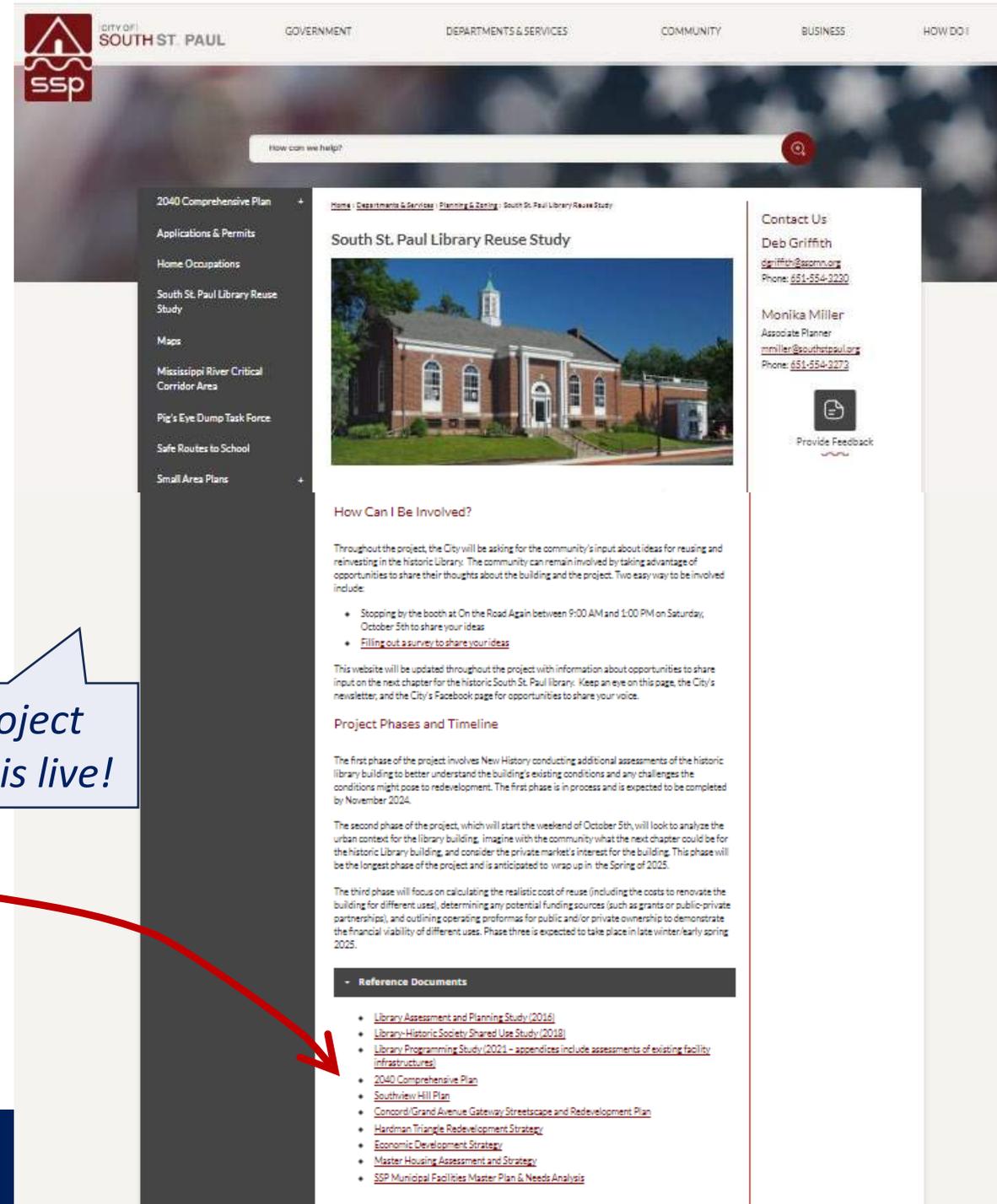
STEP 1 REPORT COMPLETE!

Developed a technical framework for evaluating reuse options.

This step included an assessment of:

- **History and Context**
- **Previous Work**
- **Building Assessment**

The project website is live!



Key Findings

- Building is likely eligible for the National Register of Historic Places (NRHP)
- Property is located at the top of the bluff, increases challenges for reuse
- MRCCA-regulated setbacks will limit building additions and potentially retention of the parking lot
- C-1 zoning designation offers flexibility for both public and private reuse options
- Surrounding neighborhood has a cluster of public destinations that increase opportunities for complementary reuse options and partnerships
- Limited on-site parking (6 spaces) necessitates relying primarily on street parking and nearby public parking lot options

Key Findings

- Building is relatively small and its internal configuration is specifically oriented to the functions of a library
- Building's physical conditions are generally good, but remedial improvements needed:
 - Exterior building materials (brick and steel) deteriorating
 - HVAC mechanical system aging
 - Plumbing, electrical, and sanitary sewer require upgrades
 - 1927 roof needs maintenance
 - Minor water-related damages to structure
- Identification of asbestos-containing materials (ACMs) and lead-based paint in the building

Community Engagement

Activities

Community's Input

Reuse Ideas

Reuses Not Desired

Community Engagement Activities

- Booth at On the Road Again (Booya) event
- Online community survey
- Project website
- Social media notifications
- Key stakeholder meeting
- City newsletter updates
- Display boards and flyers
- Community event winter / spring 2025



Former South St. Paul Library Building Reuse Study

We Want to Hear From You!

VISIT US ONLINE!
Learn more about the study, follow it's progress, and leave your feedback online!

SCAN The QR Code
Or Visit <https://tinyurl.com/ssplibstudy>

Community Engagement Activities

- Various community events and activities to gauge community's values and brainstorm reuse ideas

| <i>Community Engagement Activity</i> | <i>Number of Responses</i> | <i>Number of Ideas Generated</i> |
|---|----------------------------|----------------------------------|
| On the Road Again (Oct. 4th) | 104 | 38 |
| Online Survey (Oct – Nov) | 103 | 71 |
| Farmer's Market (Oct 23rd) and Senior Citizens' Thanksgiving Dinner (Nov 14th) | 64 | 37 |
| Total | 271 | 146 |

Community Input

- No demolition of original 1927 building
- Preserve building's exterior architecture
- Preserve key building features:
 - Brickwork
 - Windows
 - Columns
 - Fireplace
 - Children's area

Community's Reuse Ideas

Top Themes

- Combination of activities such as art and culture, food, recreation, family friendly/community public space, commercial event space
- Arts, cultural, performance center
- Art studio, makerspace
- Commercial, private event space
- Youth/teen/educational oriented center
- Connection to the history museum
- Recreation/community center
- Restaurant (brew pub, café, family friendly restaurant)
- Daycare facility, child and/or senior center
- Office spaces

Reuses Not Desired

- Demolition
- Dispensary or Liquor Store
- Haunted House/Escape Room
- Apartments/Condos

Stakeholder Discussion

Meeting Questions

Stakeholder Meeting Questions

1. What do you see as the key assets of the library building and location for future reuses of it?

Stakeholder Meeting Questions

2. The library has limited parking on the site, so must rely on street parking primarily. How far do you feel people are willing to walk before the parking situation becomes a deterrent for future reuses?

Stakeholder Meeting Questions

3. This property is zoned C-1, Retail Business District, which means that it could be used by a private owner for a wide variety of uses. Are there any uses that you feel are more desirable for this location?

Stakeholder Meeting Questions

4. The library building is relatively small, with some accessibility issues at the entries and internally. How important is it for the community to have access to the interior of the building, or is it important to just see the building saved, and be able to say "that used to be our library"?

Stakeholder Meeting Questions

5. The building is located in an institutional and residential neighborhood, with a variety of city, county, and school institutions in close proximity to each other. What are some possible expansions, complementary uses, or potential partnerships with existing institutions and agencies in the neighborhood?

Stakeholder Meeting Questions

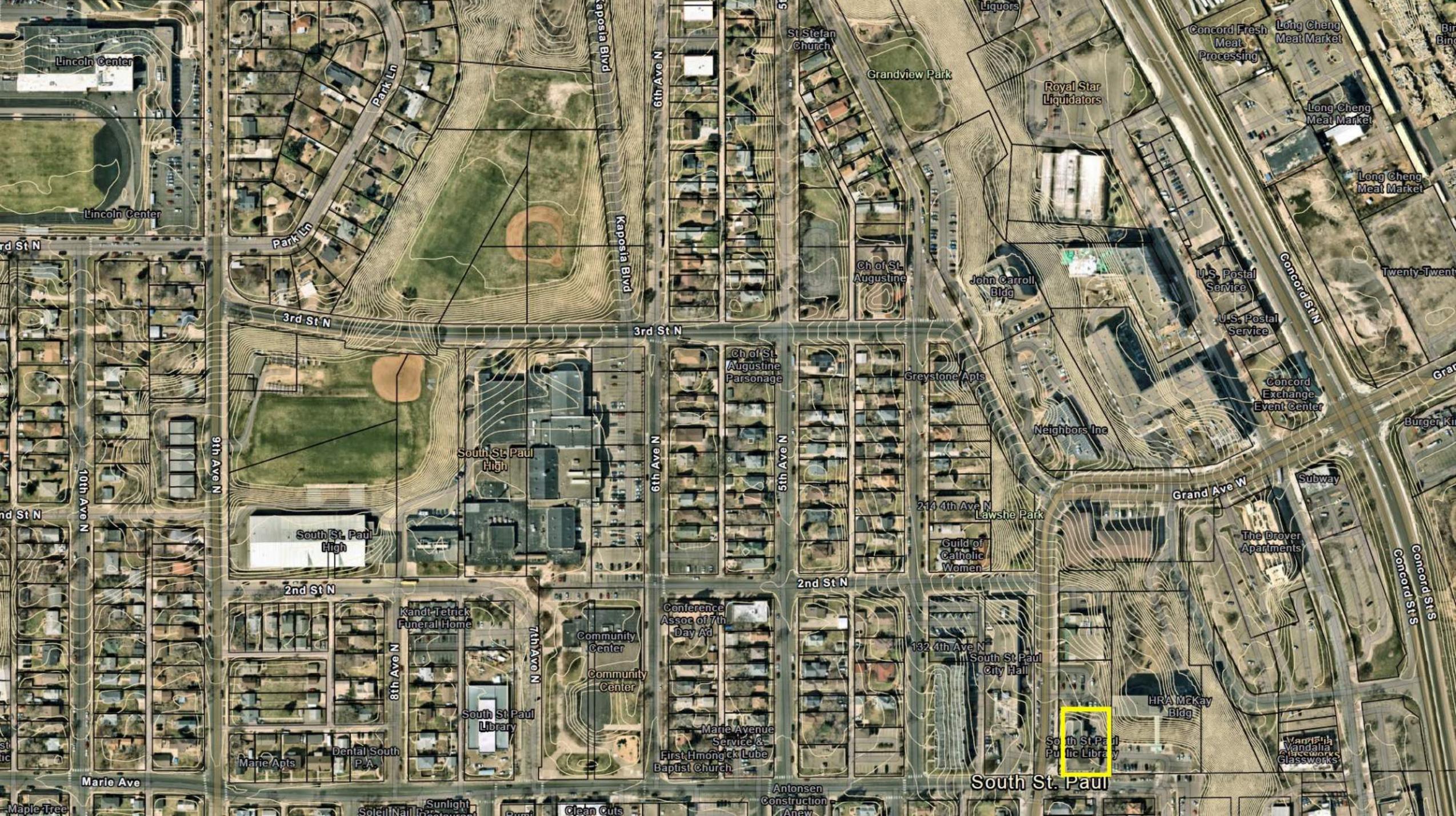
6. Our experience suggests that to overcome the challenges of reusing a building, a successful project, especially public, often has a local champion, or several. Who might be the champions for preserving and reusing the library building? Are there any foundations or philanthropists in the area that may be interested in this effort?

Stakeholder Meeting Questions

7. The National Register of Historic Places is our nation's list of places worthy of historic preservation. This building is likely eligible for historic designation. Do you think that this building should be listed in the NRHP? Is the NRHP an important honor for the community?

Stakeholder Meeting Questions

8. Who would object if demolition of the 1964 addition were proposed by a building owner?



Lincoln Center

Lincoln Center

rd St N

Park Ln

3rd St N

3rd St N

Kaposia Blvd

6th Ave N

St Stefan Church

Grandview Park

Royal Star Liquidators

Concord Fresh Meat Processing

Long Cheng Meat Market

Long Cheng Meat Market

Long Cheng Meat Market

Twenty-Twent

Ch of St Augustine

John Carroll Bldg

U.S. Postal Service

U.S. Postal Service

Concord St N

Concord Exchange Event Center

Neighbors Inc

Burger Ki

9th Ave N

South St. Paul High

6th Ave N

Ch of St Augustine Parsonage

Greystone Apts

Grand Ave W

Subway

nd St N

10th Ave N

South St. Paul High

244 4th Ave N

Lawshe Park

The Drover Apartments

Concord St S
Concord St S

2nd St N

Kandt-Tetrick Funeral Home

Conference Assoc of 7th Day Ad

Guild of Catholic Women

132 4th Ave N

South St Paul City Hall

HRA McKay Bldg

Vanella Vandalia
Glassworks

8th Ave N

7th Ave N

Community Center

Community Center

Marie Avenue Service & First Hmong ck Lube Baptist Church

2nd St N

132 4th Ave N

South St Paul City Hall

South St Paul Public Library

Marie Ave

South St. Paul

Maple Tree

Soleil Nail

Sunlight

Clean Cuts

Antonsen Construction Anew



Next Steps

STEP 2 – PROGRAM DEVELOPMENT (*October 2024 - April 2025*)

Private Market Analysis and Developer Outreach

Evaluation of Opportunities & Challenges to Various Reuses

STEP 3 – PROJECT FUNDING (*anticipated January 2025 - March 2025*)

STEP 4 – CONCLUSIONS AND PRESENTATIONS (*anticipated April 2025 - May 2025*)





THANK YOU!