



BUILD A BRIDGE TO BETTER

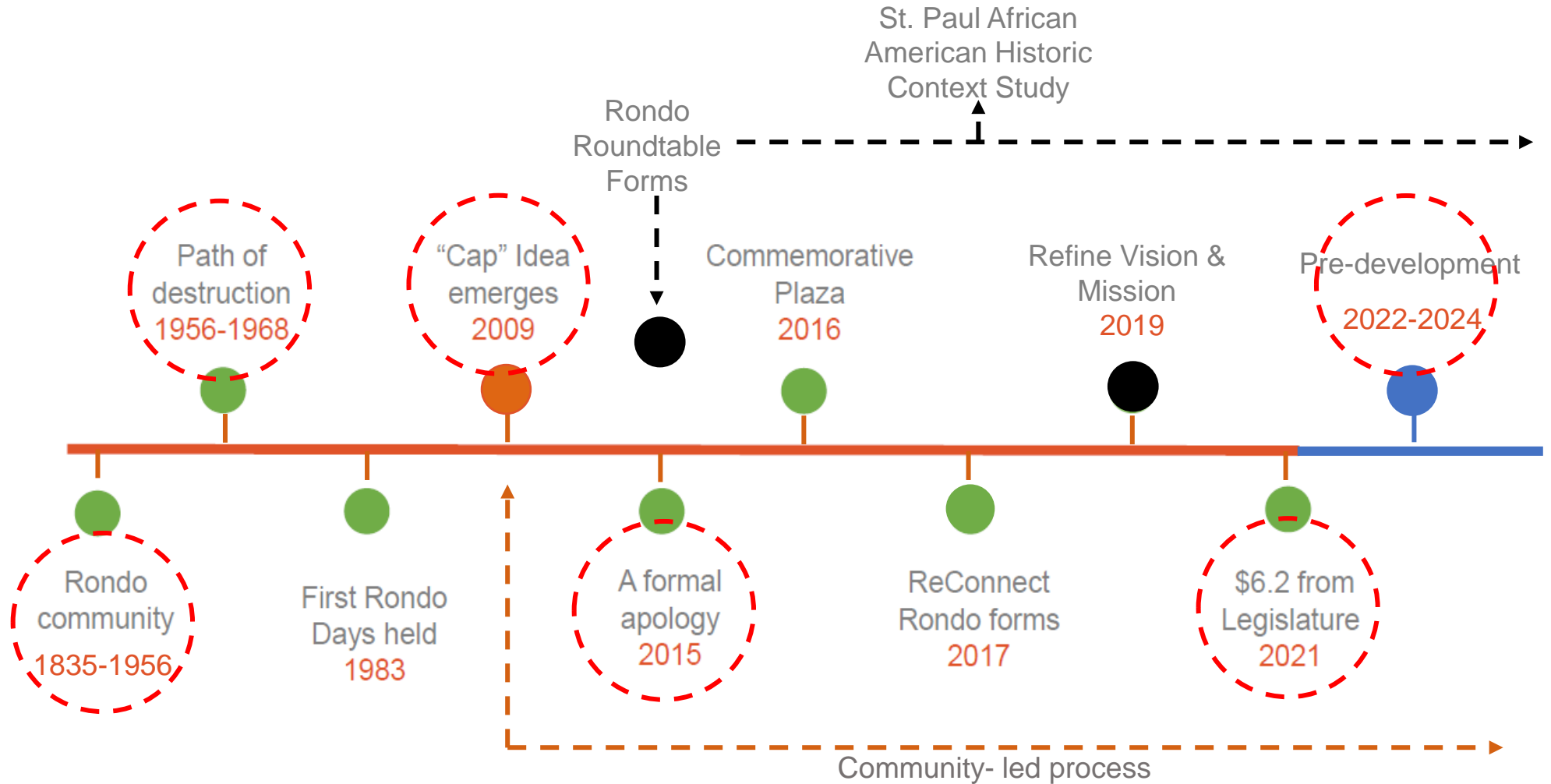
Midway Chamber Presentation

April 23, 2024

An aerial photograph of a multi-lane highway, likely I-55 in Chicago, stretching into the distance. The highway is flanked by green trees and residential neighborhoods. In the far distance, the Chicago skyline is visible under a cloudy sky. The text 'BUILD A BRIDGE TO BETTER' is overlaid in large, bold, white capital letters. Below it, 'COMMUNITY RESILIENCE & SUSTAINABILITY' and 'LEVERAGING A TRANSPORTATION ELEMENT' are also overlaid in white capital letters, though slightly smaller and less bold.

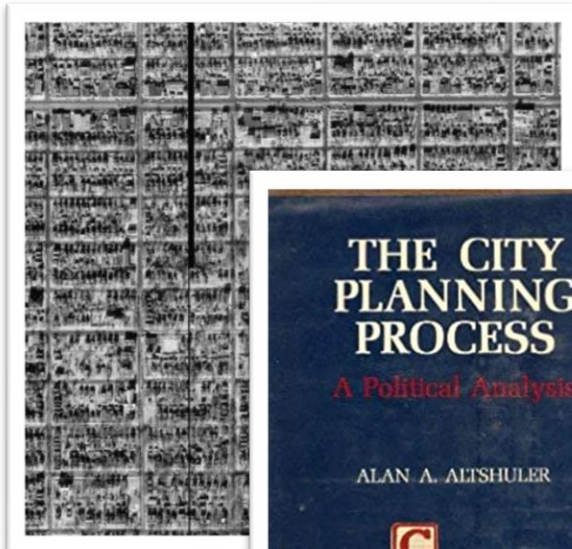
BUILD A BRIDGE TO BETTER
COMMUNITY RESILIENCE & SUSTAINABILITY
LEVERAGING A TRANSPORTATION ELEMENT

It's been a long and hard fought journey



It was a political and intentional decision

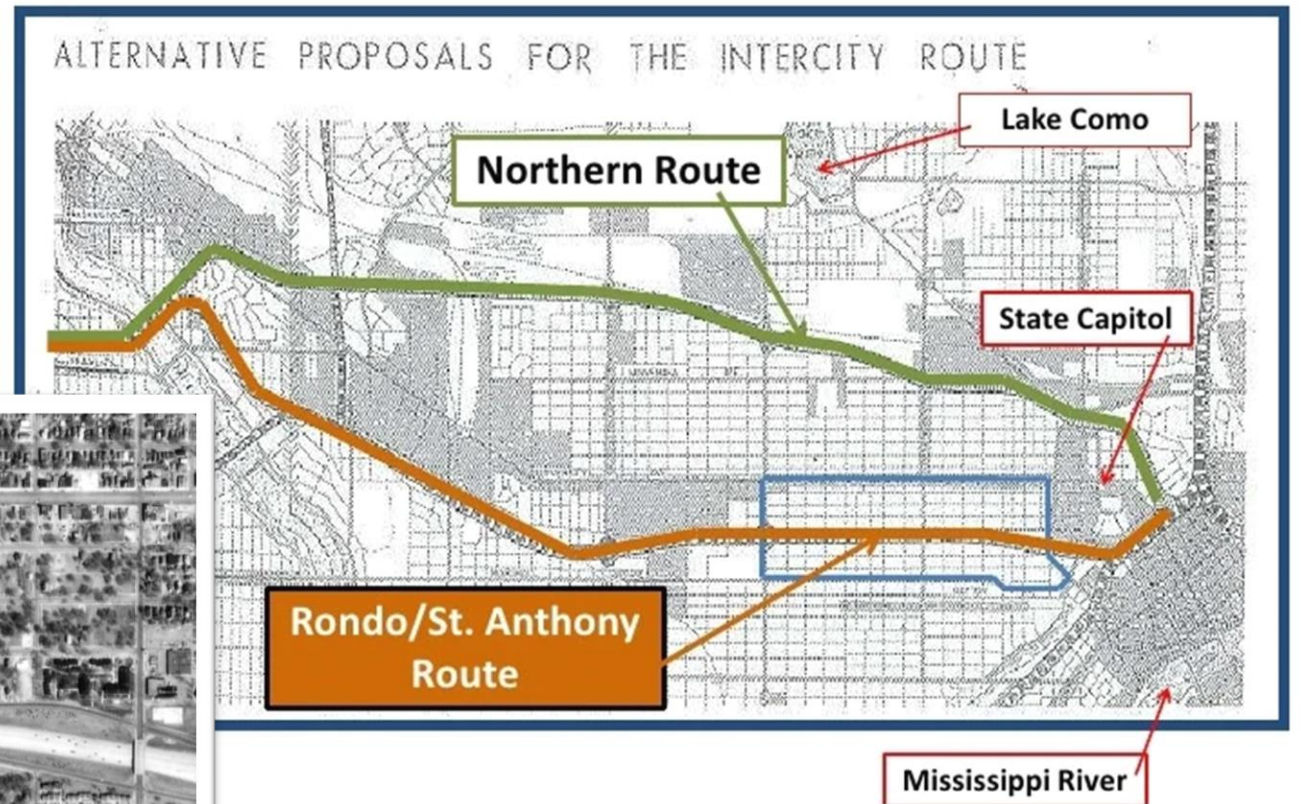
1953



1965



1974

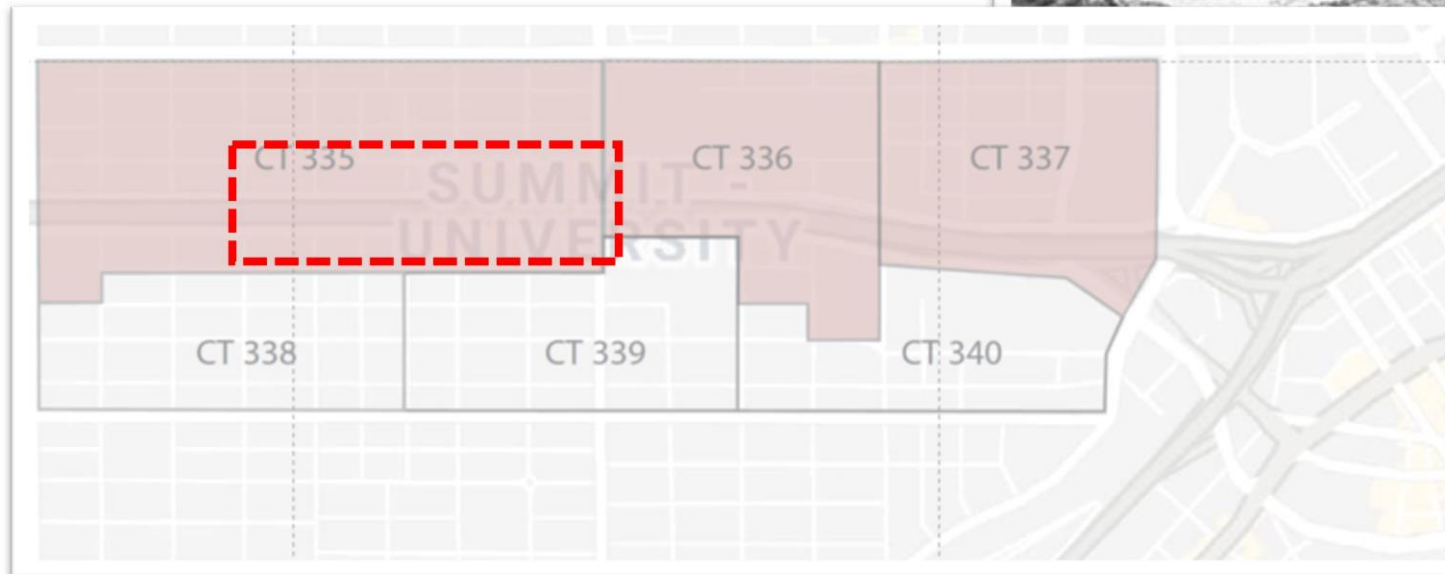


In the 1930s until 1956 Rondo was a growing middle-class community designated as a slum

Residual transactional impacts

Loss

- 700 homes 300 Business (1950-1969)
- Homeownership Loss 48%
- Population loss 61%
- Intergenerational wealth - \$35M (1980)
- \$250M unrealized home equity value



- Annual earning gap \$370M – area of concentrated poverty
- 60% minority (BIPOC) population compared to 47% for the city.

Residual social economic environmental impacts

SELF-ACTUALIZATION

Desire to become the most that one can be

ESTEEM

Respect, self-esteem, status, recognition , freedom

LOVE AND BELONGING

friendship, family, sense of connection

SAFETY NEEDS

Personal security, employment, resources, health

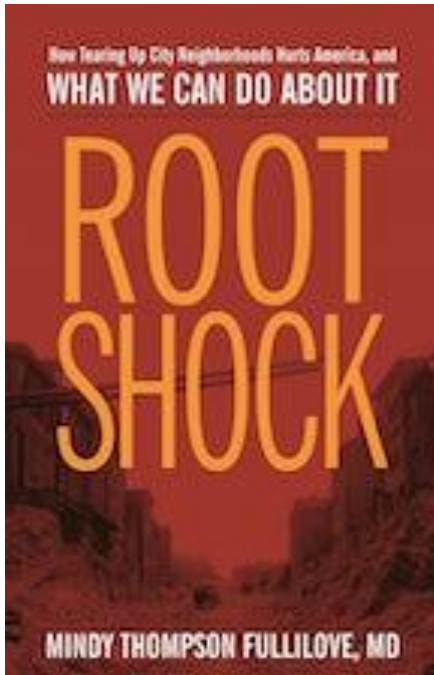
PHYSIOLOGICAL NEEDS

Air, water, food, shelter, sleep, clothing, reproduction

Leisure time security	-50	Exploitive
Educational security	-75	Exploitive
Generational ripple effect	-75	Exploitive
Family	-45	Conventional
Proximity to pollution	-60	Exploitive
Heat island effect	-50	Exploitive
Access to exercise	-50	Exploitive
Access to healthy food	-30	Conventional
Health	-60	Exploitive
Financial security	-75	Exploitive
Employment + career security	-65	Exploitive
Safe neighborhood	-60	Exploitive
Physical safety	-60	Exploitive
Energy security	-45	Conventional
Shelter	-50	Exploitive
Food security	-60	Exploitive
Water security	-45	Conventional
Air quality	-30	Conventional
Total	-50	Exploitive

“Root Shock” at the individual and community level

“...the traumatic stress reaction to the destruction of all or part of one's emotional ecosystem.” ²⁶ (p11)



- Disperses people in all directions of the compass.
- Profound emotional upheaval that destroys the working model of the world that had existed in the individual's head.
- Repaired geography is not enough to repair injuries to the complex community system.
- Undermined trust and increases anxiety destabilizes relationships
- Destroys social, emotional and financial resources
- Increases the risk for every kind of stress related disease from depression to heart attack.



BUILD A BRIDGE
BETWEEN YESTERDAY,
TODAY AND TOMORROW



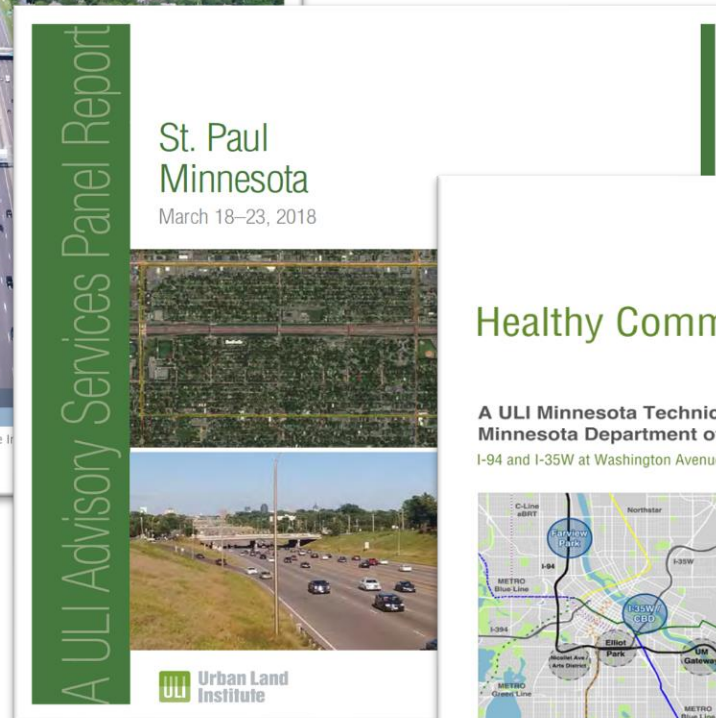
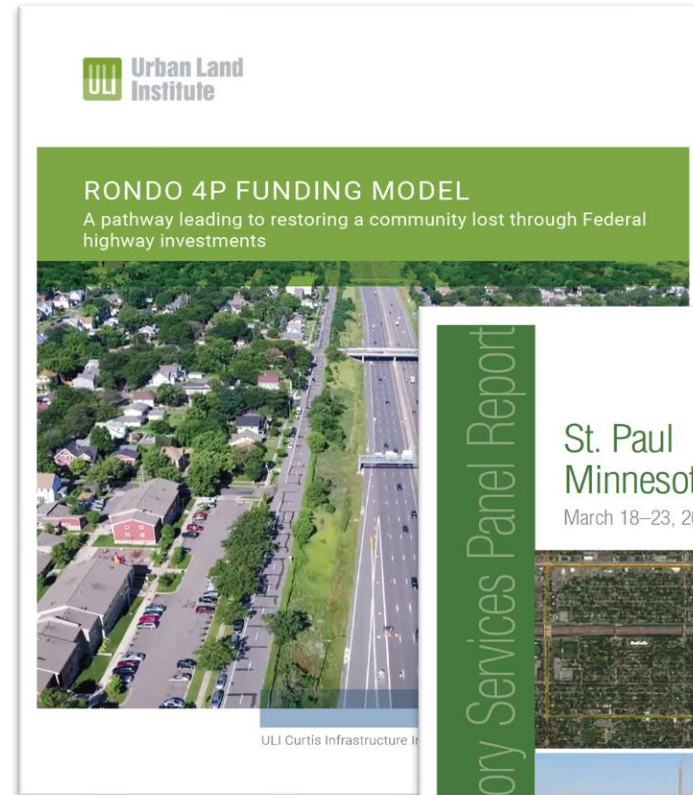
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RECONNECT
RONDO

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STRATEGIC
PARTNER





Urban Land Institute National conducted a 5-day Services Advisory Panel (SAP) concerning the Rondo Land Bridge in 2018.

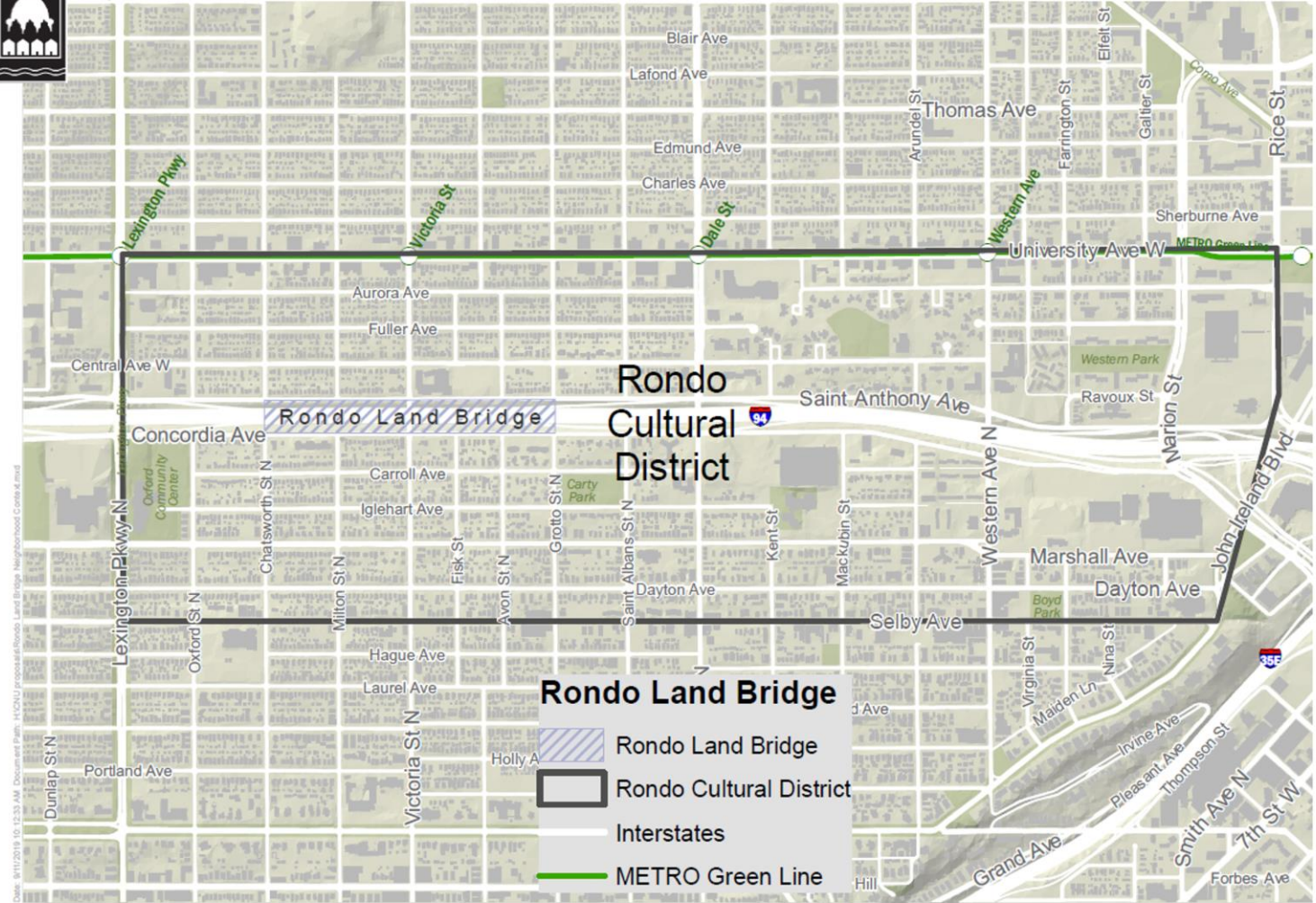
Recommendations included:

- Creating up to 21-acres of new land over I-94 freeway.
- Raising of \$6M dollars for pre-planning and pre-design activities.
- MnDOT should construct and maintain the land bridge.
- Defining the boundaries of Rondo necessary to establish an African American cultural enterprise district.



Rondo Land Bridge Neighborhood Context

September 13, 2019



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data source: St. Paul Enterprise GIS, 2018.



BUILD A BRIDGE TO BETTER

A RESTORATIVE MOVEMENT

Our **Vision** is to become an admired national model for equitable development success, known for leading a restorative movement in Minnesota

Our **Mission** is to lead the effort to revitalize the Rondo community with a land bridge that reconnects Rondo and reignites a vibrant African American cultural enterprise district in Saint Paul

Our **Plan**: Connect Minnesota leaders, equity organizations and the Rondo community to ensure a better, brighter and more equitable future



Key Strategic Goals

ESTABLISH TEAM

01

Onboard staff and expertise to fill organization gaps and provide strategic lift to processes.

ACTIVATE MASTER PLANNING PROCESS & FINANCE VEHICLE

02

Reach funding goals for Phase 0 in 12-24-months.

INCREASE NEIGHBORHOOD AWARENESS

03

Increase resident's awareness proximate to the Land Bridge in 12-months.

CONFIRM PARTNERSHIPS

04

Increase and formalize strategic partnerships and alliances in 12-months

COMMUNITY IMPACT

05

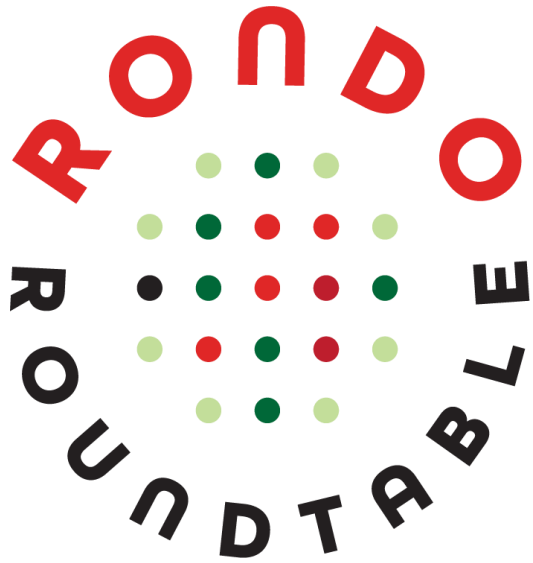
Identify anti-displacement measures strategies to mitigate gentrifications and other negative community impacts in 12-months.

On behalf of the community

ReConnect Rondo has set conditions for the community to lead, leverage, and accessing state and federal transportation investments and other critical resources to:

- create new land to reignite a vibrant African American cultural enterprise district
- preserve and share Rondo history
- protect residents and businesses in the neighborhood
- actualize community and regional prosperity
- establish better health and wellness outcomes and improve quality of life
- organize and implement a response to climate change challenges





RONDO ROUNDTABLE

- Model Cities
- Rondo Community Land Trust
- SoulTouch Productions
- Taste of Rondo Bar & Grill
- High School for Recording Arts
- Penumbra Theatre
- Urban League Twin Cities
- Aurora St. Anthony NDC
- Hallie Q. Brown Community Center
- ReConnect Rondo
- Rondo Center of Diverse Expression
- St. Paul NAACP – Roy Wilkins Branch
- Walker West Music Academy
- Golden Thymes Coffee
- Central Village Block Club



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**A COMMUNITY-LED
PROJECT**



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BUILDING
THE CASE





2016/2017

2018/2019

2020/2021

2022/2024

2024-2026

2026-2030

CONCEPT

Imagining & Envisioning

- Site Visits
- ULI MN Healthy Communities Initiative
- ULI Minnesota Developer

FEASIBILITY STUDIES

Business Case & Marketability

- Rondo Past Prosperity Study
- Rondo Land Bridge Feasibility Study
- Rondo Land Bridge Health Impact Assessment
- ULI Advisory Service Panel Report

PLANNING & FINANCING

Master Planning

- Neighborhood Master Planning Study
- Restorative Development Modeling
- Anti-Displacement/Overlay District
- 4P Development
- NEPA/Section 106 Studies
- Netzero Development Project Prototype

DESIGN

Project Development

- Preliminary Project Design
- Final Project Design
- Alternative Delivery Mechanisms

CONSTRUCTION

Building Process Begins

- Contract Administration
- Land Bridge Construction
- Multi-use Development Construction
- Open Space Construction

OPERATIONS

Management, Maintenance & Ownership

- Management
- Maintenance
- Ownership

RETHINKING I-94 PHASE 1
COMMUNITY ENGAGEMENT

RETHINKING I-94 PHASE 2
ENVIRONMENTAL PROCESS (TIER 1 EIS)

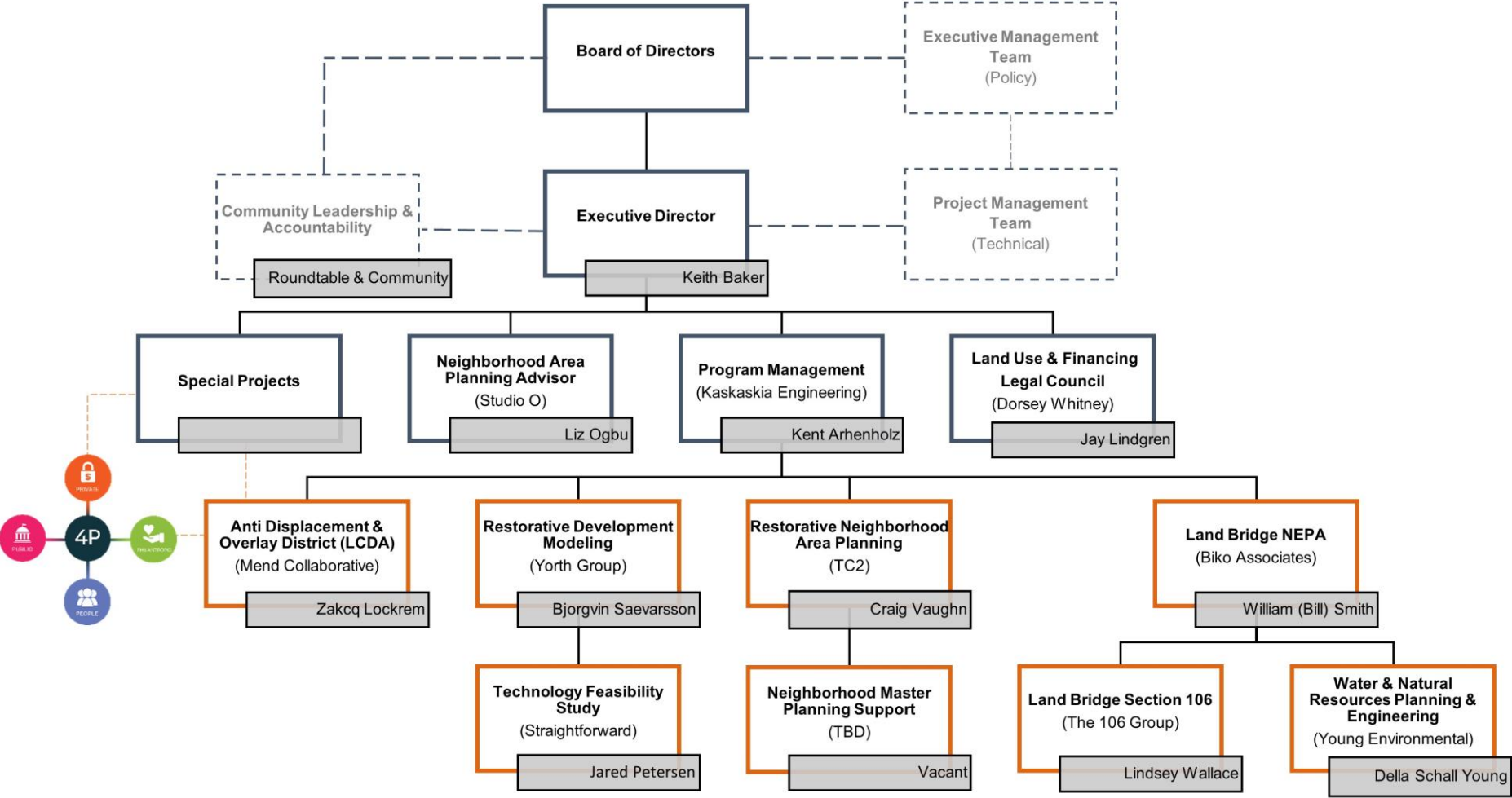
RETHINKING I-94 TIER 2 PROJECT(S)
APPROVAL & DESIGN/CONSTRUCTION

ONGOING COMMUNITY INPUT



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**TECHINICAL
COMPETENCE &
CAPABILITY**



Restorative Development Neighborhood Area Plan



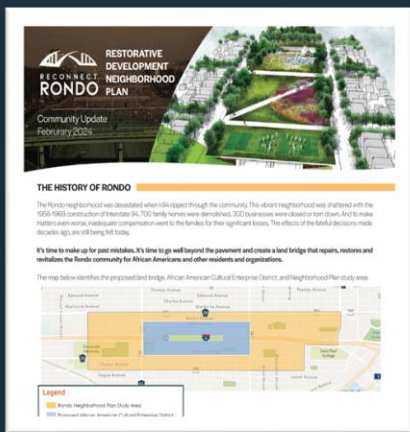
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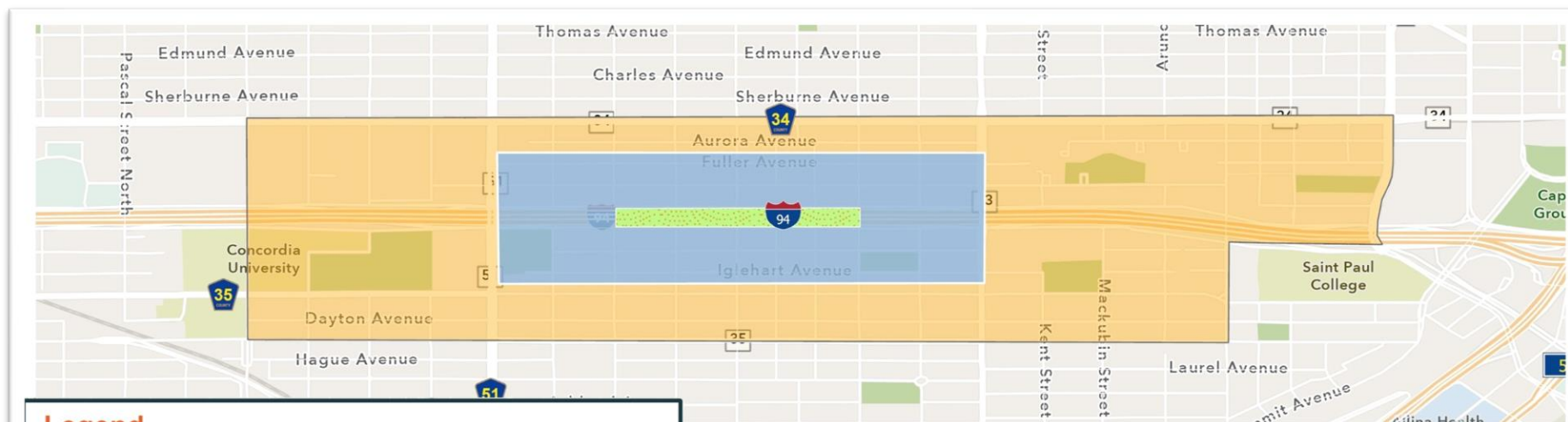


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RESTORATIVE NEIGHBORHOOD AREA PLAN

Neighborhood Study Area and Key Elements



Legend

-  Rondo Neighborhood Plan Study Area
-  Proposed African American Cultural Enterprise District
-  Proposed Land Bridge

Neighborhood development concept that emphasizes community ownership, history and cultural strengths, 21st Century innovations and the assets of historic Rondo and surrounding area.

**Transportation and
Mobility**



**Parks and Open
Space**



**Economic
Opportunity**



Housing Opportunity



**Environment and
Resilience**



**History, Culture, and
Arts**





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COMPREHENSIVE
APPROACH

3 Interlocking Plans

Family of Plans

To achieve the goals stated above, ReConnect Rondo is facilitating three planning efforts:





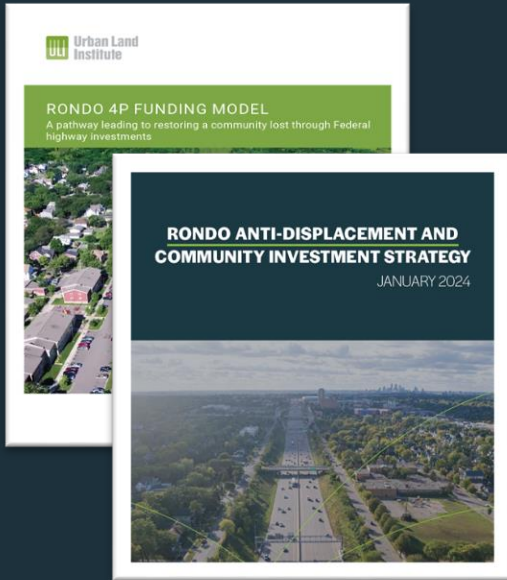
Community Investment & Anti-Displacement



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**ANTI-DISPLACEMENT &
COMMUNITY INVESTMENT**



Develop an **Anti-Displacement Toolkit** to keep residents and businesses in the neighborhood.



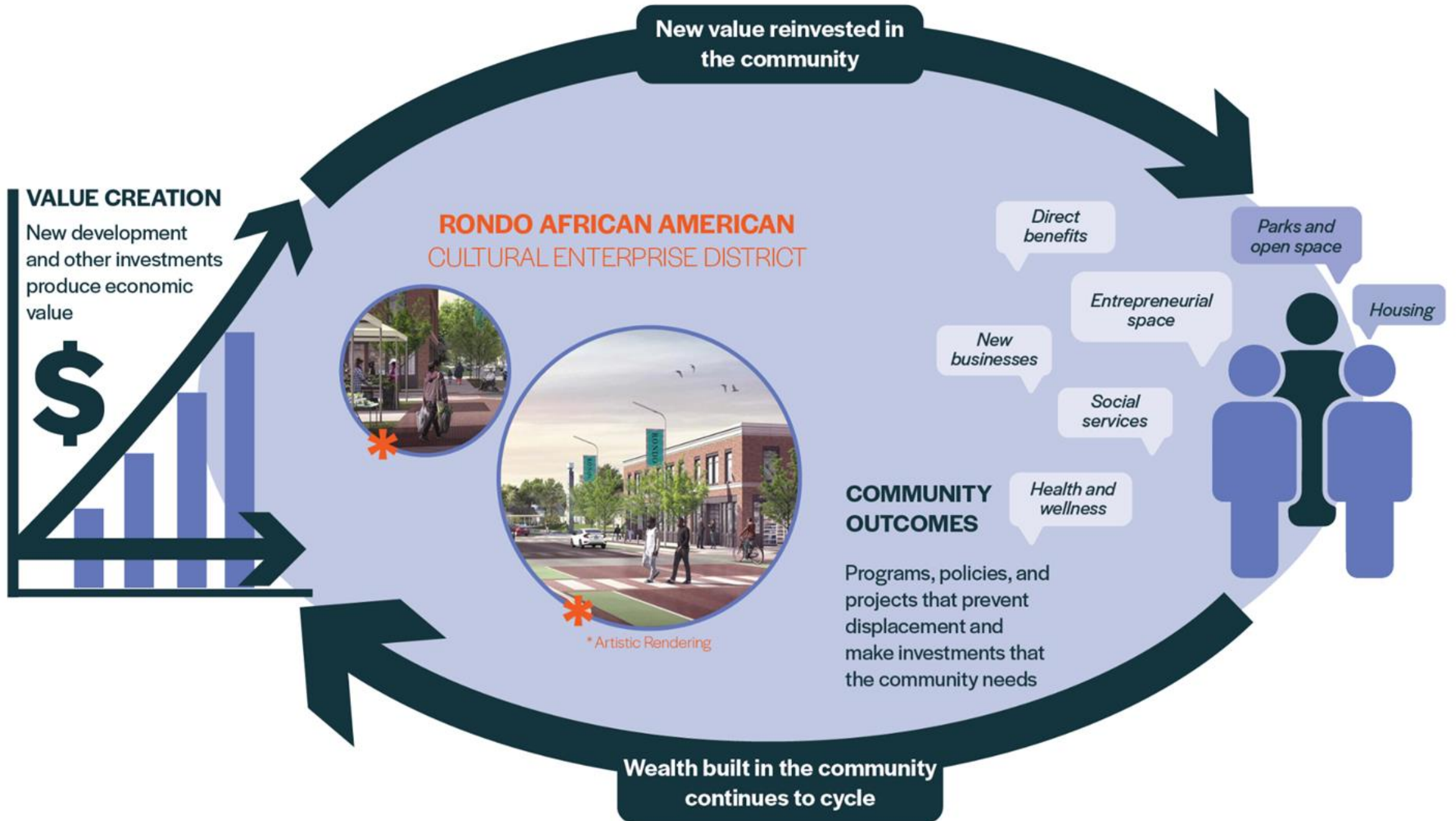
Establish a **Right to Remain and Return** for people who were displaced by the construction of I-94, and their descendants.



Establish a **Rondo Community Investment Trust** to enable the Rondo community to benefit from future development on and off the land bridge.

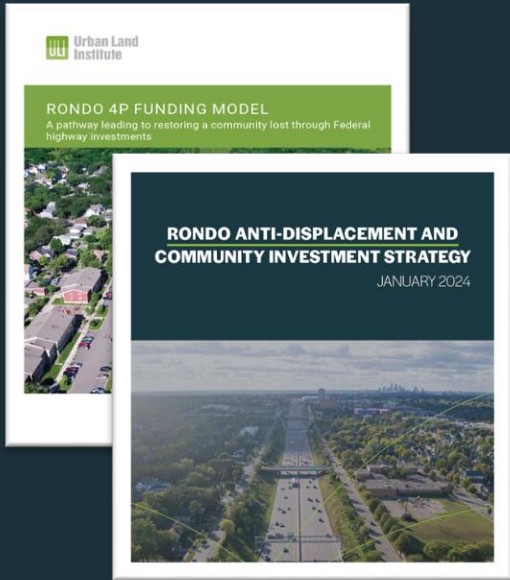


Establish a **Rondo Community Reinvestment Fund** to use revenues from the land bridge to support community assets.



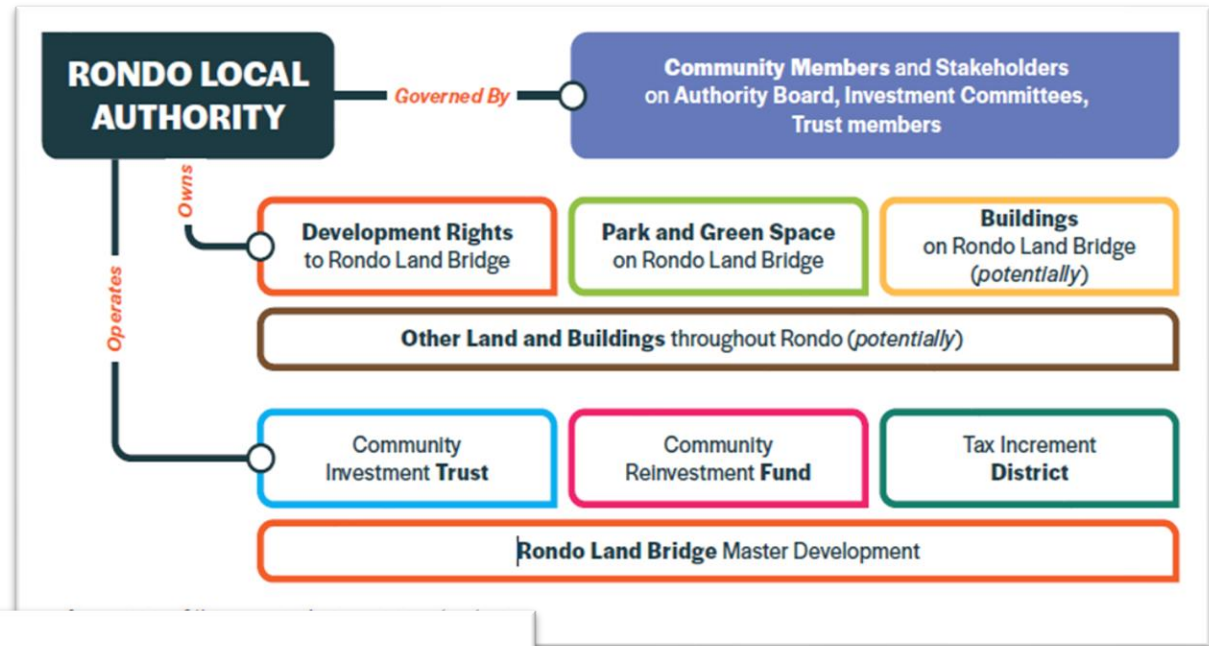


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ANTI-DISPLACEMENT &
COMMUNITY INVESTMENT

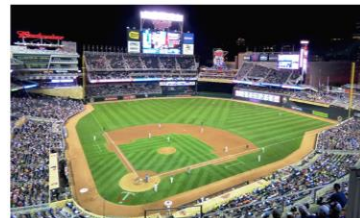
Proposed Governance Structure



PUBLICLY FUNDED PROJECTS

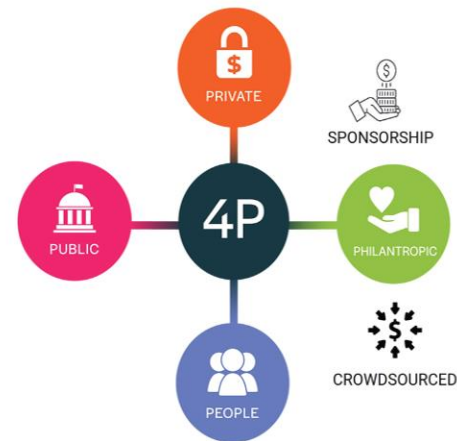


US Bank Stadium



Target Field

RESTORATIVE FUNDING MODEL



Community as
Developer

Restorative Vision for Rondo



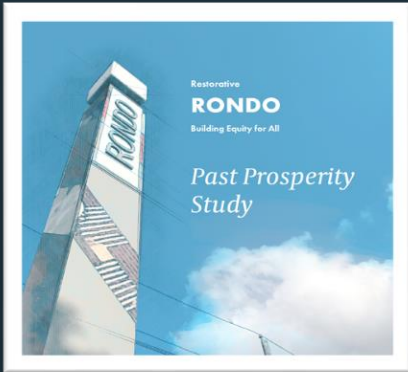
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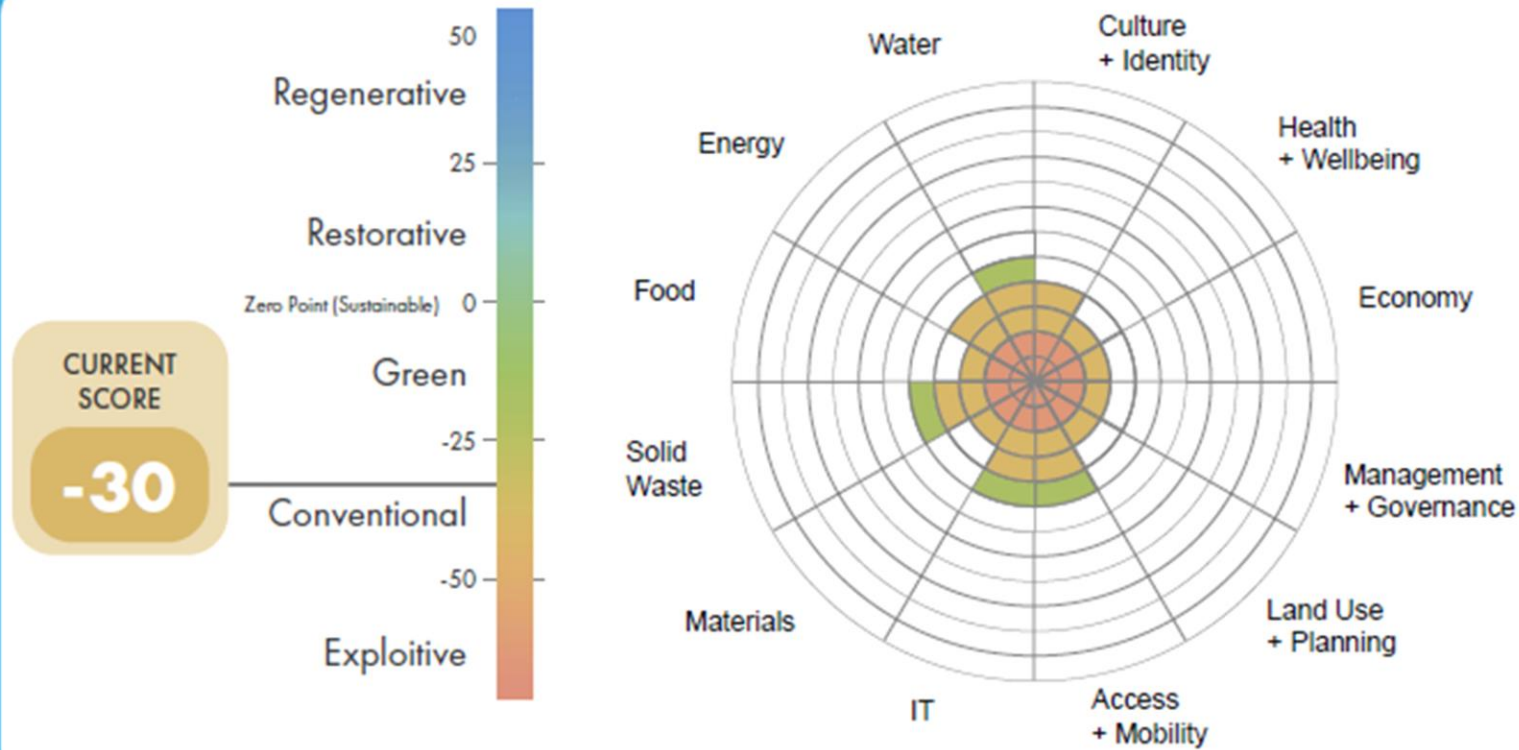
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RONDO DISTRICT PERFORMANCE

Residual Impacts in Rondo

District Performance Scorecard





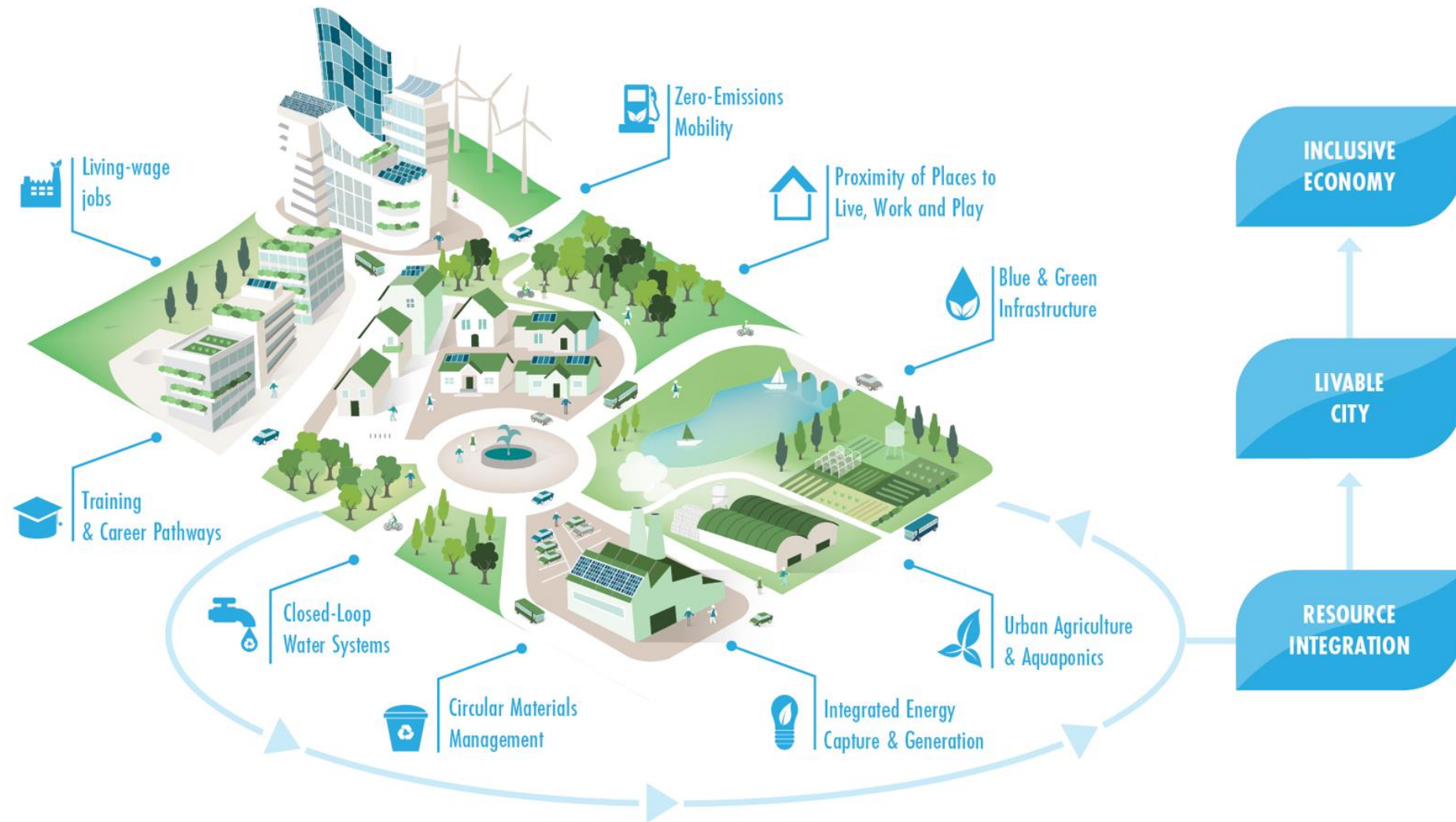
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RESTORATIVE DEVELOPMENT

Industrial Symbiosis & Circular Economy

Restorative path toward equity



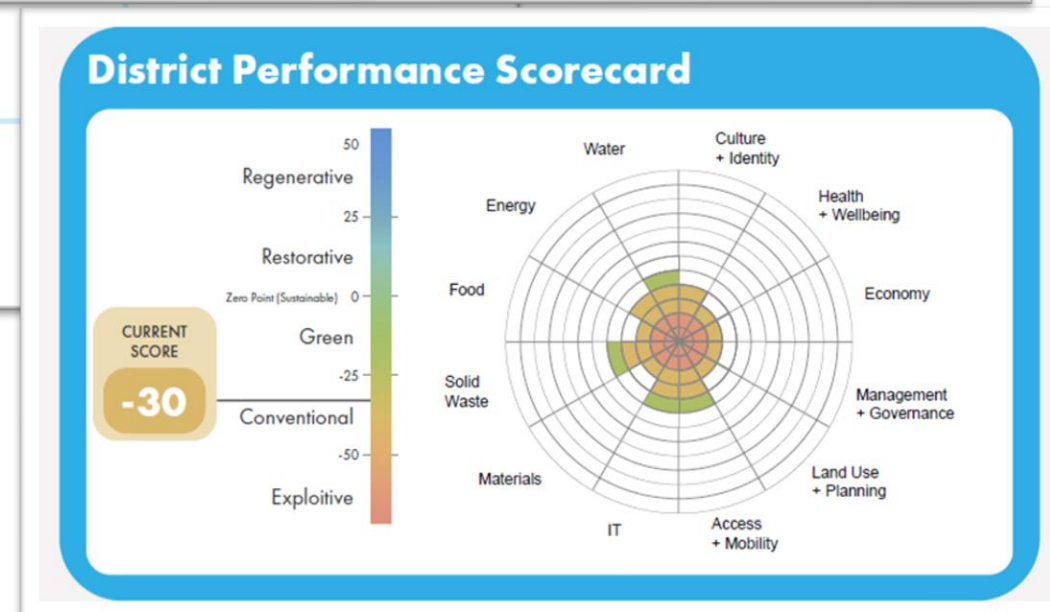
Key elements of restorative design

Equity is building a **resilient and sustainable** community ecosystem that is responsive to environmental, social and economic inequities and that safeguard health and wellbeing to improve overall quality of life.



- Digital Access
- Regenerative Urbanism and Mobility
- Circular Economic / Integrated Utility Mgmt.
- Business Ecosystem
- Education and Training Program

What does it mean to restore community?

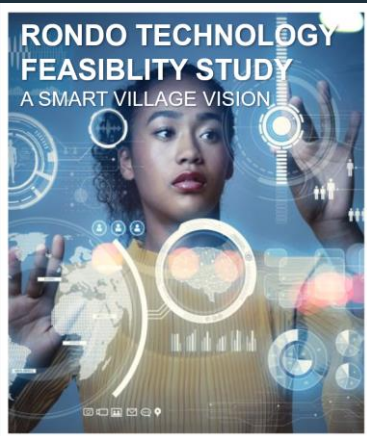


“Restorative development” is a system-based approach to development that is inclusive and where environmental, social and economic performance and benefits are interconnected and interactive.”

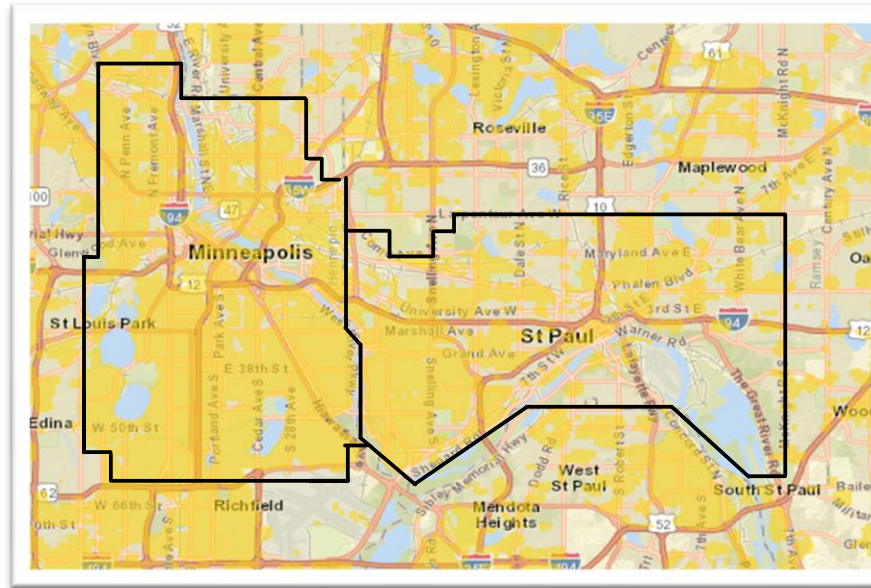


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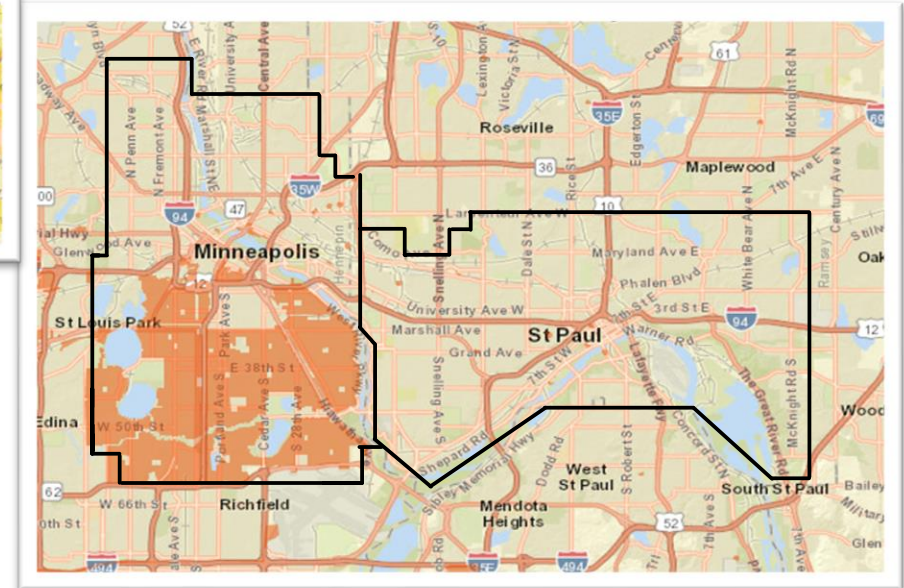
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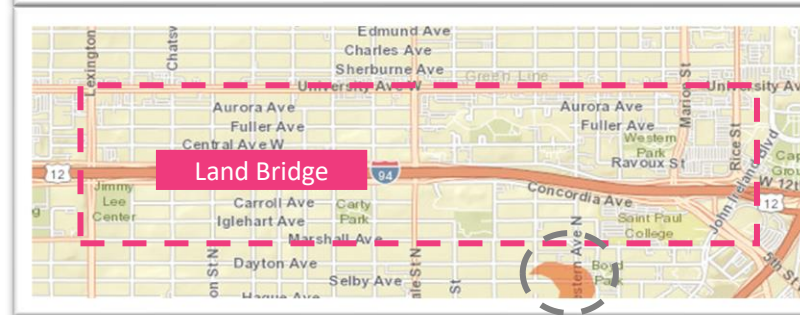
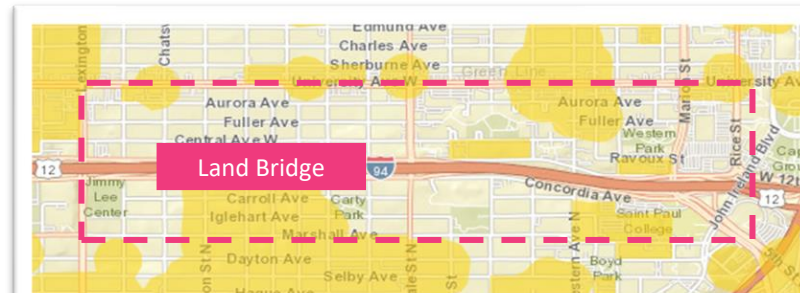
TECHNOLOGY
FEASIBILITY STUDY



Current Condition (Orange)
Fiber Broadband of at least 1G/1G



Current Condition (Yellow)
Fiber Broadband of at least 25M/3M



- Data center or Connection Center to provide connectivity
- Solutions for water resource management, energy, healthcare access, transportation mobility, and more
- Opportunities for advanced educational programs, support commercial activity, and promote civic engagement

Feasibility & Investment

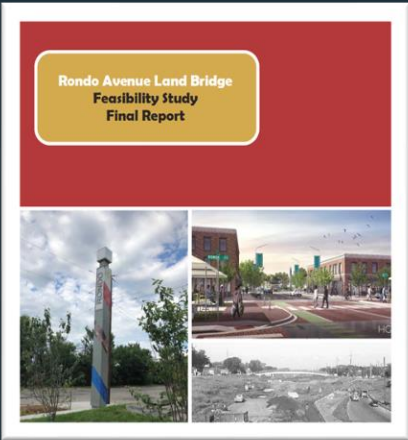


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LAND BRIDGE FEASIBILITY STUDY

Feasibility Study

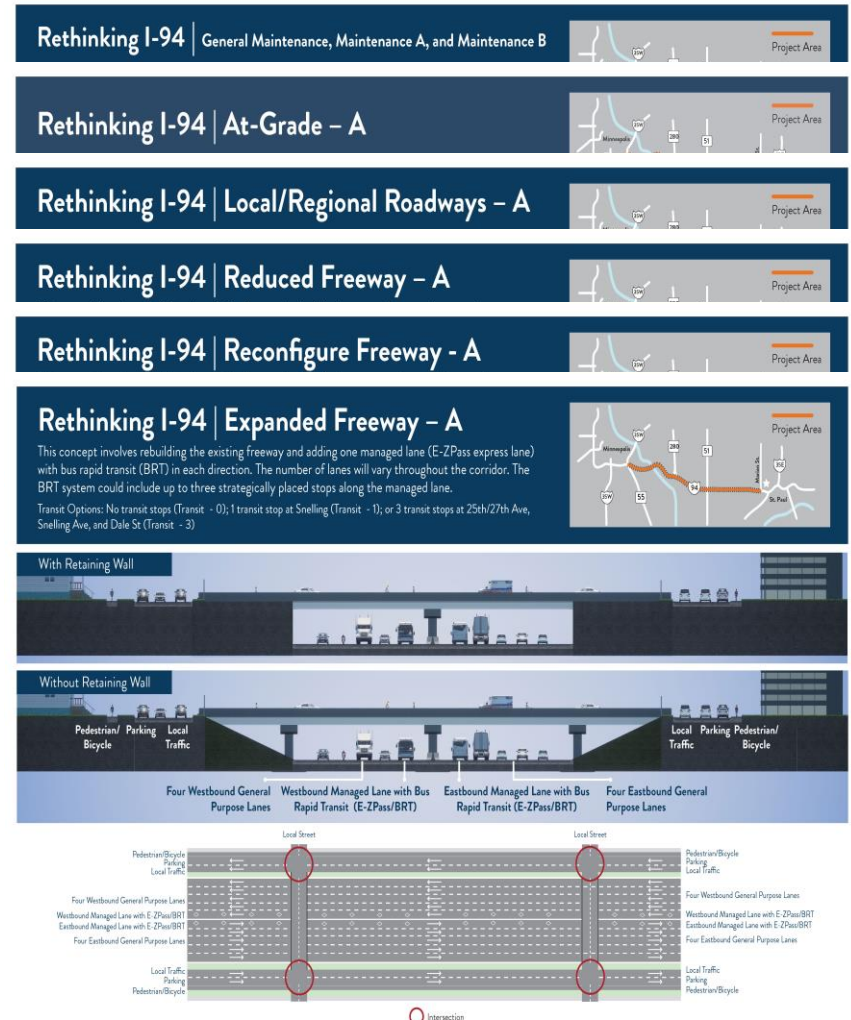
- 21 acres w/park and open space
- 576 housing units
- 140,000 Sq. Ft. market place/institution/non-profit
- 1800+ jobs
- \$3M+ annual city revenue

Bridge and Infrastructure Design, Engineering & Construction	\$313M
Buildings, Utilities and Parks & Open Space	\$167M
Pre-planning	\$13-15M



Rethinking I-94 Alternatives Position Paper

- No recommendation to eliminate alternatives. All but one seem to align with and support a district and land bridge.
- At Grade A/B and Expansion A/B Alternatives present questions and concerns.
 - Not enough information about “At Grade” Alternatives available:
 - No feasibility analysis reflecting benefits, cost and impacts
 - No traffic analysis or modeling of daily vehicle movement and redirection
 - Lack of clarity or a study indicating how those who lost are direct beneficiaries
 - Mobility and safety concerns crossing at grade options.



*Visualizations are intended for conceptual purposes only and are not to be interpreted as showing actual scale or final design for the roadway. They only represent a small section of the corridor. Potential changes to overpasses, interchanges, ramps, frontage roads, and parking have not been determined at this time. Final design will be determined through careful consideration of various factors and may differ from the concepts depicted. MnDOT is committed to walkability and bikability improvements on all built alternatives. Details on improvements will be identified later in the process.



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September 11-13, 2024
InterContinental Riverfront Hotel – St. Paul, Minnesota

Building A National Community of Practice