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University Dale Apartments and Rondo Community Outreach Library Wins a Business Journal's "Best in Real Estate" Award

Minneapolis, Minnesota — April 21, 2006 — BKV Group, a Minneapolis based architecture, interior design, landscape architecture and engineering firm is pleased to announce that Rondo Community Outreach Library was awarded the Minneapolis/St. Paul Business Journal Best in Real Estate award. The winners were selected by a panel of nine third-party judges

Rondo Community Outreach Library was recognized as the best New Mixed-Used Development. Located at the intersection of University Avenue and Dale Street, the neighborhood has a rich history of being an arterial connector between St. Paul and Minneapolis. Formerly the location of the controversial Faust Adult Theatre, and then home to an underutilized surface parking lot and a modest community farmers market, the site became the iconic vision for the revitalization of a once proud neighborhood.

This unique mixed-use development provided an opportunity accumulated in an exceptional collaboration between a public entity, the City Public Library Agency of St. Paul, and the private development efforts between Legacy Management and Development, the Aurora/St. Anthony Neighborhood Development Corporation and the Selby Area Community Development Corporation. Fostered through the architectural design process by BKV Group, the result is a unique blend of a public community outreach library and private market rate and affordable housing complex which became only the second one of its kind in the country.

This mixture of public and private domains created a complicated delivery methodology related to financial arrangements through HUD and other sources, contractual agreements, payment terms, contractor delivery methods, etc. In the end, it all coalesced into a strong vision of the future of this community with an understanding and respectful interpretation of its historic past – The University Dale Apartments and Rondo Community Outreach Library.

The team was challenged to accommodate both the highly public features of a library and the family home in a single structure. The goal was to connect the library's community-oriented, welcoming public features to the private residential realm of the housing while retaining a sense of community and connectedness. Furthermore, parking had to be located on site, yet separated between public and private uses. The solution involved several key design decisions that would provide clarity for the public, create a strong architectural statement and provide distinction to both uses.

Founded in 1978, BKV Group is an award winning 86-person multi-disciplinary firm providing services for a wide range of market segments including Community Development, Corporate, Education and Government. Recent projects include: Pacific Flats, Silver Lake Village Redevelopment, MoZaic Mixed-Use Development, Edina City Hall and Police Station, Plymouth Public Safety, Pine County Government Center.

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