

2003 Project of the Year: **Emerald Gardens - 2577 Franklin Avenue, St. Paul**

Emerald Gardens is a 216-unit condominium project that dramatically revitalizes a former industrial area in the heart of the Twin Cities. The first building of 54 townhomes and condominiums, was completed in November, 2003 with the new owners currently moving in. This housing complex blends a contemporary design recalling the site's industrial history with elements of traditional residential design. It creates an elegant transition between the single-family landmark neighborhood of Prospect Park, and commercial uses along University Avenue and Highway 280. Emerald Gardens exemplifies the principles of good urban design, providing exceptional living space within a building that offers an active, pedestrian-friendly street frontage. The four individual buildings are sited along the street, and each ground floor unit has an individual entry, adding vitality to the streetscape. Within the interior of the site, streets also provide connections between unit entries, terraces, gardens and courtyards. The building massing and architectural elevations articulate the diversity of the individual townhomes as well as unify the design to provide a continuous street rhythm.

Even with a relatively high density of 55 units per acre, the four-story buildings at Emerald Gardens demonstrate that with exceptional architectural design, multi-family housing can be compatible with adjoining single-family neighborhoods. Because it is being marketed as ownership housing, Emerald Gardens also establishes the viability of the condominium market, adding a critical new option for development prospects along the corridor.

Emerald Gardens was developed by Wellington Management and Hunt Associates. The project was designed by Elness Swenson Graham Architects, and built by Borson Construction, Inc.



2003 "Uni" Award Winners for Outstanding Projects:

The Art & Architecture Building 3338 University Avenue SE, Minneapolis

Jim Schmitt and Mark Addicks purchased this four-story warehouse building in early 2003. They substantially renovated the first floor storefronts, which involved peeling away a recently added colonial cornice and windows, and other incompatible decorative trim. Patio and garden spaces have been created on both sides of the building. Jim relocated his architectural salvage store, Art + Architecture, to the space. A high-end bakery and neighborhood coffee shop called Cupcake will soon open next to the antique salvage store. The building was named Art & Architecture for the anchor store, as well as the art, photography, architecture and landscape architecture studios located in the upper floors.



1922 University Avenue, St. Paul

This one-story commercial structure was built in 1914 and has had a succession of occupants reflecting the changing nature of University Avenue. Tom Dunn recently purchased the building, and had to start his renovation by removing over one thousand yards of remnants left by the former occupant, Abigail Uniforms. Dunn then proceeded to virtually rebuild all of the mechanical systems and replace exterior doors and windows. The renovation focused on turning the building from an inward to an outward orientation. Dunn used as his guide a historical photograph dating back to 1937, a time when Murphy Trucking Company had occupied the building. He removed the old storefront that essentially sealed up the front facade, and replaced it with a close replication of its historical appearance.

With its utilitarian style and simple elegance, the building has provided a reassuring note to the streetscape for almost a century. The Awards Panel was impressed by the level of sensitivity and extra effort put into this renovation by the owner.



**Jack Becker and FORECAST Public Artworks
2324 University Avenue, St. Paul**

Jack Becker, Artistic Director and co-founder of FORECAST Public Artworks, is being recognized with a special "Uni" Award for twenty-five years of extraordinary service promoting the creation of art in public places, including streets, storefronts, skyways, parks, plazas, atriums and a variety of other venues. Since 1978, thousands of people have received FORECAST's services or publications, and millions have been exposed to its programs. Over the years, Jack Becker and FORECAST, have had a special interest in the University Avenue corridor, and have been responsible for four major projects including the historic photography exhibit, Frogtown: Portrait of a Neighborhood by Wing Young Huie at Dale and University; the Green Chair by Joel Sisson at Dale and University, the bus shelter sculpture Out of the Woods by Marcia McEachron at Fairview and University; and the loon sculpture Red Alert by Al Wadzinski at the entrance to Goodwill/ Easter Seals. Jack is currently working with Councilmember Jay Benanav, and others, on several additional projects at University and Raymond.



2003 Awards Panel:

- Richard Fischer**, President, St. Paul Chapter, American Institute of Architects
- Tim Griffin**, Director of the St. Paul on the Mississippi Design Center
- Seitu Jones**, Public Artist and resident of Frogtown
- Jerry Blakey**, St. Paul City Council
- Bill Gahr**, President of University UNITED

University UNITED is an organization committed to promoting the highest possible design standards in projects built along the corridor. It has received extraordinary support over the last several years from design professionals who have volunteered their time and talents on a number of community projects. We are pleased to recognize them for their generous contribution: Tim Griffin, Director of the St. Paul on the Mississippi Design Center

- Robert Lunning, Hokanson, Lunning, Wende
- Nicholas R. Koch, Hammel, Green and Abrahamson Architects
- Mike Lamb, Mike Lamb Associates
- Peter Musty, Charrette Center
- Richard McGlaughlin, Architecture and Town Planning
- Gary Korlin, Artist
- Mary Vogel, Senior Research Fellow, University of Minnesota
- Robert Howard, Pope Associates
- William Sanders, Sanders Wacker Bergly, Inc.
- Bob Close, Close Landscape Architecture
- Brian Lubben, Walsh Bishop
- Ronald W. Ankeny, Maria Manion, and Stephanie Alstead,
- Ankeny Kell Architects
- Tom Dobbs, Megan M. Duffy and Mark Nolan,
- Hay Dobbs Architects
- Kurtis A. Dale, Anderson Dale Architects, Inc.
- Noah Bly and Aaron Kadoch, Cunningham Group
- Brian C. Wass, Krech, O'Brien, Mueller & Wass, Inc.
- Regina Flanagan, Landscape Architect
- Carmen Simonet, Landscape Architect
- Richard Fischer, Fisher Associates
- Seitu Jones, Public Artist

We also remember, with sadness, the untimely death of Elizabeth Thompson, who represented the St. Paul Chapter of the American Institute of Architects on the first University UNITED Annual Awards Panel. Elizabeth was a strong supporter of efforts to promote the University Avenue corridor. She will be missed.

The University UNITED Annual Awards Program is made available by a generous contribution of Western Bank.