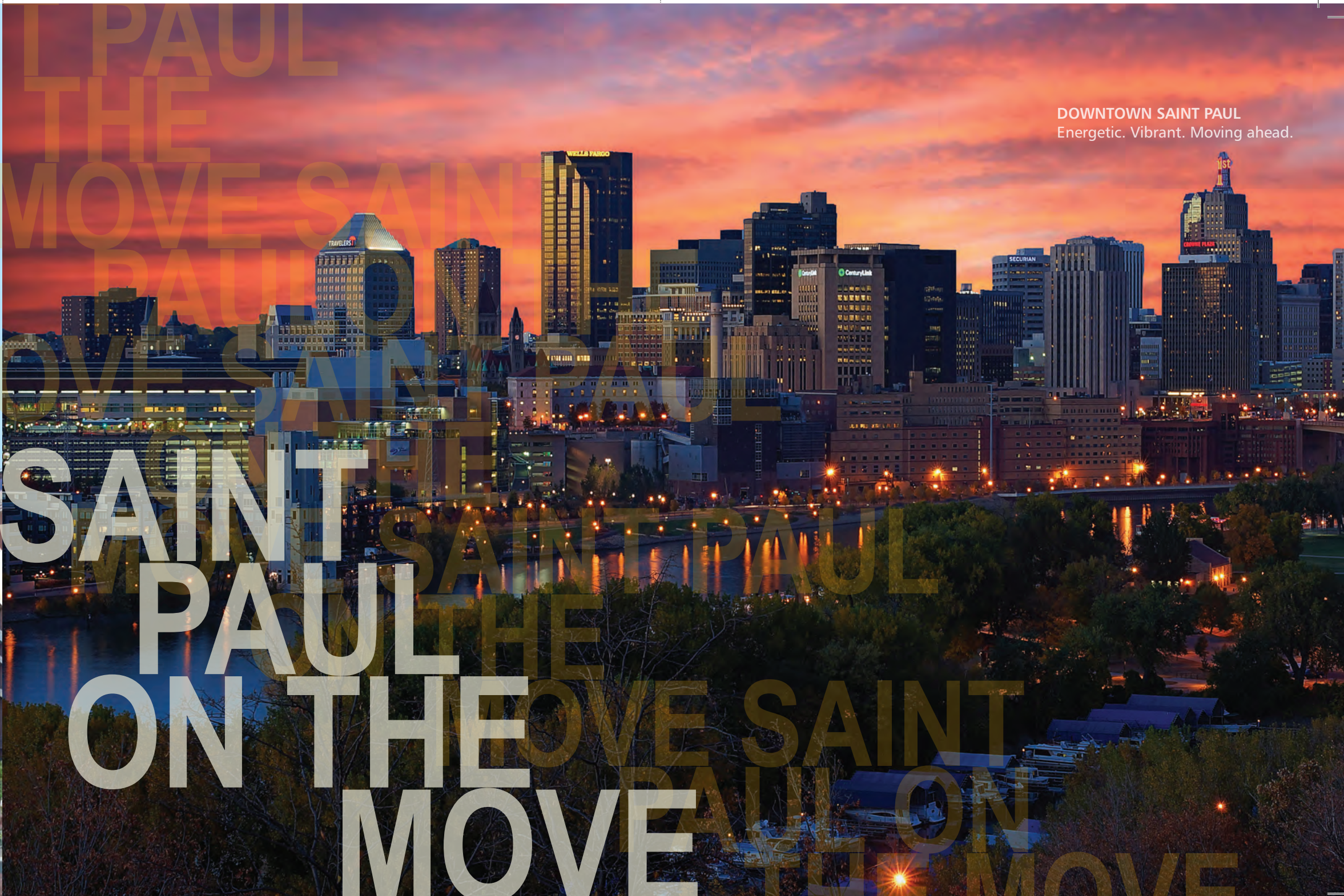




A VISION FOR
CENTRAL STATION

Outside BackCovers



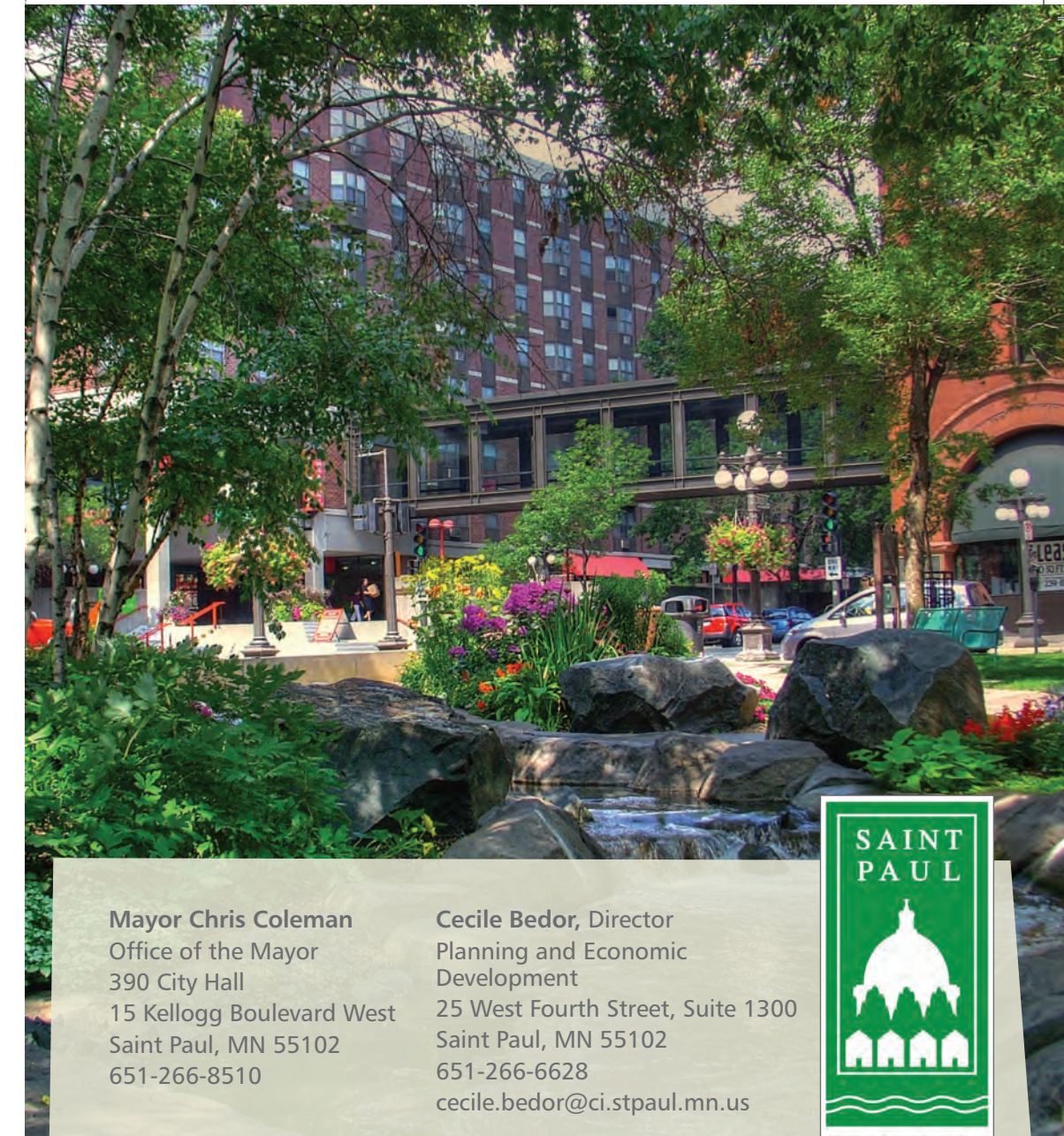
DOWNTOWN SAINT PAUL
Energetic. Vibrant. Moving ahead.

Outside Front Covers

Flap

BUILDING AMERICA'S MOST LIVABLE CITY. Confidence in Saint Paul's future has led to significant investment to redefine what a central business district can be. Downtown's unique mix as a location where businesses prosper, and workers and residents enjoy an unparalleled quality of life, creates a vibrancy of its own. Its urban fabric of corporate headquarters and retail, arts and entertainment, parks and history creates a unique global city on a livable scale.

With the completion of the Green Line LRT (previously known as Central Corridor Light Rail Transit) and renovation of Union Depot, Saint Paul becomes a multi-modal transportation hub that connects downtown to the rest of the Greater MSP region and beyond. Saint Paul is the economic driver for the East Metro region and one of the most livable cities in America. In 2010, Mayor Chris Coleman and the Saint Paul City Council launched *Rebuild Saint Paul*, a series of projects to bring growth and vitality to the city. Through a combination of public and private funding, the initiative has leveraged more than \$3 Billion to create jobs and vitalize every corner of the city. These projects are underway and many are close to completion! **Saint Paul is on the move!**



Mayor Chris Coleman
Office of the Mayor
390 City Hall
15 Kellogg Boulevard West
Saint Paul, MN 55102
651-266-8510

Cecile Bedor, Director
Planning and Economic
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25 West Fourth Street, Suite 1300
Saint Paul, MN 55102
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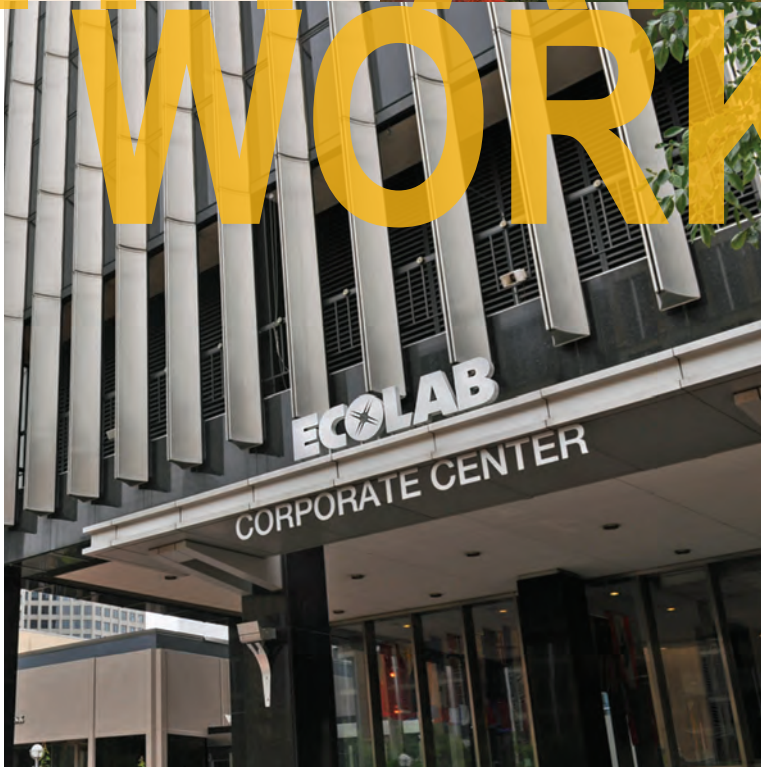


LAFAYETTE BRIDGE

The Minnesota Department of Transportation is rebuilding and expanding the Lafayette Bridge over the Mississippi River. This investment will improve access to and from Downtown Saint Paul and create an iconic river crossing.



A CITY AT WORK



“Having our corporate headquarters in downtown Saint Paul has been a real benefit. It is a perfect combination of big city amenities with small city convenience.”

DOUG BAKER, CHAIRMAN,
PRESIDENT AND CEO, ECOLAB, INC.

MANY FIRMS ARE PROUD TO CALL DOWNTOWN SAINT PAUL HOME.

18,000 new jobs and nine new office buildings have been added in downtown Saint Paul in the past 11 years — an investment equaling over \$650 Million in construction costs alone. More than 1.5 Million square feet of office space have been absorbed in the central business district over the past 10 years. Over 72,000 workers are employed by nearly 1,200 companies, creating a workforce that maintains a sharp focus on current and emerging business needs.

Downtown Saint Paul provides unique proximity as a center for government. Businesses are close to a variety of governmental entities including County Government and City Offices, and a host of government agencies such as the Minnesota Trade Office, the Department of Agriculture, and the Department of Natural Resources. Businesses wanting to leverage public policy and resources can find no better address than Downtown Saint Paul. In downtown there are:

13,200 State of Minnesota employees

2,900 City of Saint Paul employees

2,700 Ramsey County employees



SOME OF THE
LARGEST PRIVATE
SECTOR EMPLOYERS
IN DOWNTOWN
SAINT PAUL
INCLUDE:

US Bancorp
HealthPartners/
Regions Hospital

Allina/United Hospital
The Travelers Companies

HealthEast/
St. Joseph's Hospital

Securian Financial Group
Ecolab

Infor Global Solutions
(Lawson Software)

Century Link
Pioneer Press

Wells Fargo

Morrissey Hospitality
Companies, Inc.

Minnesota Public Radio

Gander Mountain

Cray, Inc.

Agribank, FCB

Minnesota Sports &
Entertainment

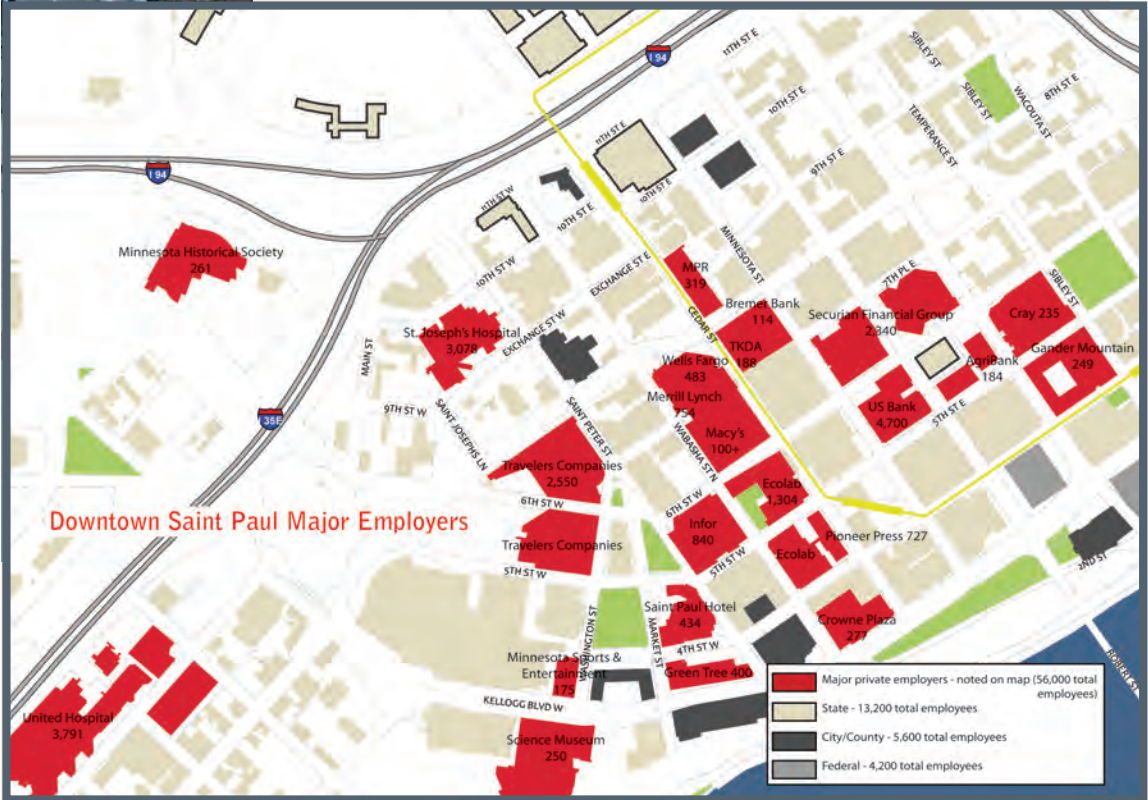
TKDA

Bremer Financial
Corporation

Green Tree



ST. JOSEPH'S HOSPITAL \$90 Million expansion and new emergency department



**INNOVATION
IS ALIVE IN
SAINT PAUL**

In the past five years, Downtown has added new companies and seen new jobs from companies such as:

- AECOM
- Genesis 10
- Cray, Inc.
- Flagstone Foods
- GovDelivery Inc.
- Three Deep Marketing
- Biomedix
- Microsoft Expressions

SAINT PAUL IS A HUB FOR HEALTH CARE AND LEADS THE REGION'S INDUSTRY POSITION IN HEALTH AND LIFE SCIENCES.

Six expanded hospitals, public and private research organizations, medical device manufacturing companies and the Minnesota Department of Public Health, form a broad-based industry cluster in the city. Downtown is a short distance from the University of Minnesota, the 9th ranked public university research facility in the world. Green Line LRT will connect Downtown and the University, providing easy access to this top-notch facility, the University Enterprise Laboratories non-profit business incubator, the Biomedical Discovery District and the Minnesota Science Park. The talented workforce in Saint Paul will be feeding innovation in this important sector well into the future.

RECENT HOSPITAL INVESTMENTS:

ST. JOSEPH'S HOSPITAL: \$90 Million expansion and new emergency department

REGION'S HOSPITAL: \$179 Million expansion with 20 new operating rooms, expanded behavioral health unit, new emergency room space

GILLETTE CHILDREN'S SPECIALTY HEALTHCARE: \$61 Million investment in new pediatric intensive care unit and specialty outpatient clinic

UNITED HOSPITAL \$34 Million new patient care tower, Cancer Center and emergency room

CHILDREN'S HOSPITAL, SAINT PAUL \$75 Million patient care tower, operating rooms and emergency room

“We’re proud to be a key partner in Saint Paul’s renaissance and redevelopment. As part of our continued commitment to the City and its residents, HealthPartners recently invested \$179 Million in the expansion of Regions Hospital...a true investment in the city and its future. Together, we will improve the health of our customers and the entire community.”

MARY BRAINERD, PRESIDENT AND CEO, HEALTHPARTNERS, INC.

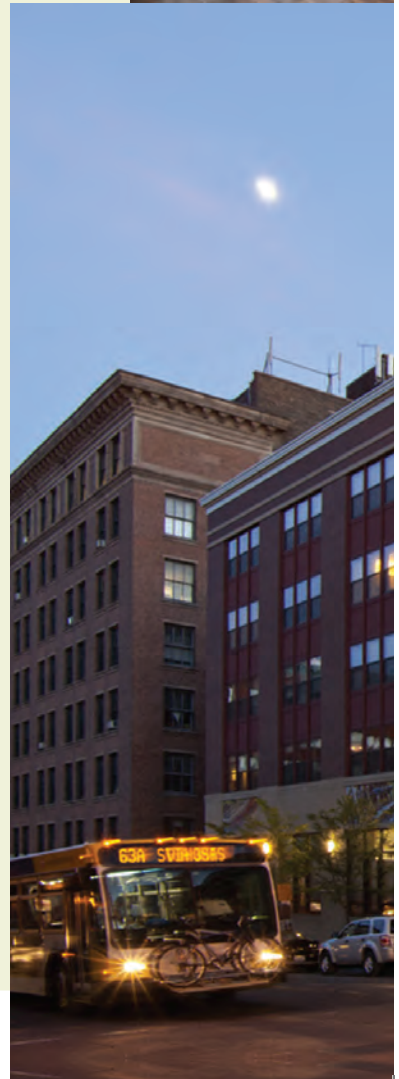
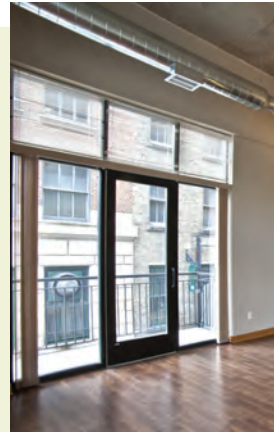


REGION'S HOSPITAL expansion with 20 new operating rooms, expanded behavioral health unit, and new emergency room space

DOWNTOWN OFFERS HOUSING OPTIONS AS DIVERSE AS ITS POPULATION.

From artist's lofts in renovated turn-of-the-century buildings to luxury condos in high rises, senior housing to affordable housing, the available options allow for the creation of an urban village where residents of all economic levels can find a home. Downtown has become a highly desirable place to live because of its proximity to entertainment, dining, retail and cultural venues. A walkable city, it enjoys numerous green spaces, a farmer's market, access to the Mississippi River and a regional park and trail system that stretches for 30+ miles. With the addition of the Green Line LRT, commuting to other parts of the region will be a snap.

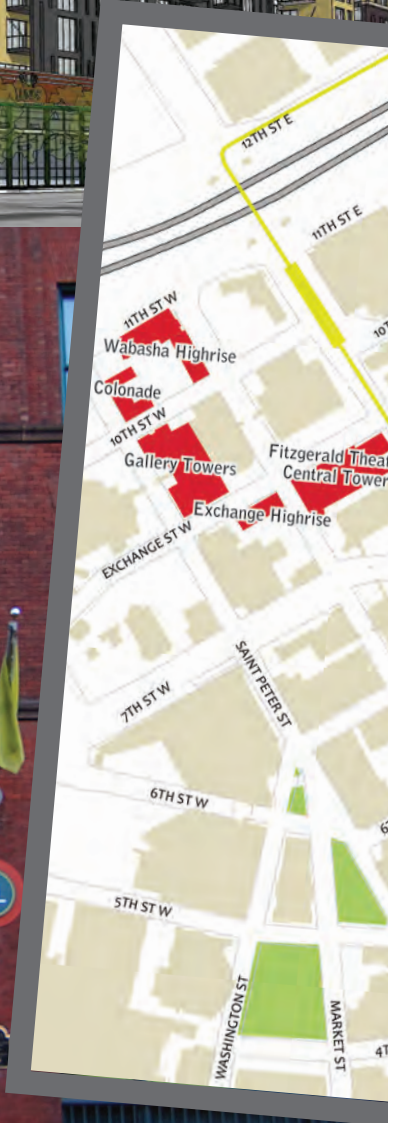
More than 8,500 people live in Downtown Saint Paul in over 7000 housing units. In the past decade, Downtown Saint Paul has experienced a 38% increase in the total number of housing units and a 28% increase in residents. An additional 813 housing units are currently proposed, bringing in 1,089 new residents to Downtown by 2015. Future demographic trends indicate that with access to convenient transit, young single professionals, couples and empty nester baby boomers will be attracted to vibrant, active downtown urban cores to live. Downtown Saint Paul, with its spectacular riverfront, easy commute and myriad quality of life amenities, will capture this emerging residential market segment.





LOFTS AT FARMER'S MARKET (5th and Wall sts)
Just completed and fully leased, this market-rate rental project commands the highest rents in Downtown. The project also includes 2,000 square feet of retail space.





THE PENFIELD (10th Street between Minnesota and Robert Sts)
A new construction project that will include 256 market rate
apartments and a 30,000 square foot Lund's full service grocery store.

Special thanks to BKU Group for the renderings of Penfield





THE FUTURE OF DOWNTOWN
AS A TRANSIT VILLAGE

A CITY ON THE MOVE

THE CITY OF SAINT PAUL IS COMMITTED TO INCREASING THE AMOUNT OF PUBLIC TRANSIT IN THE CITY AND THE REGION.

It has renewed its support of walkable, bicycle-friendly and transit-oriented development through planning, zoning and investment. The Central Corridor Development Strategy provides a framework for transit-oriented development. The Green Line LRT will provide multi-model connections to four of the top 10 employment centers in the State of Minnesota: Downtown Saint Paul, the State Capitol area, the University of Minnesota and downtown Minneapolis. The \$1 Billion line will catalyze over \$5.5 Billion of private development, making the Central Corridor a focus of public and private investment for the next 20 years. With a direct link to 280,000 jobs, 34,100 households, 80,100 residents and 86,000 college students, the Central Corridor presents an opportunity to re-imagine Saint Paul as an innovative, diverse and progressive place to live, work, play and invest. Union Depot in the heart of Downtown will come to life as the hub of this vibrant transportation network.



A REVITALIZED UNION DEPOT WILL AGAIN BE A VIBRANT MULTI-MODEL TRANSIT HUB, featuring light rail, commuter rail, high-speed rail, inter- and intra-city bus service, Amtrak and a bike depot. This facility will allow for a seamless transfer among transportation modes while providing access to all Downtown Saint Paul.



“Saint Paul provides a great work/life balance for high-tech employees. Saint Paul allows us to attract employees based on any number of personal interests: transportation options, diverse culinary choices, culturally rich entertainment, health care and many other amenities.”

Wayne Kugel, Senior Vice President,
Operations and Customer Support, Cray, Inc.



LIGHT RAIL TRANSIT STATION IN FRONT OF UNION DEPOT

A CITY AT PLAY



SAMUEL MORGAN REGIONAL TRAIL A 10.65 mile bike and pedestrian trail along the riverfront in Downtown that connects to more than 30 miles of trails throughout the region.



SAINT PAUL RESIDENTS ENJOY A STUNNING ARRAY

of the finest arts, dining, music, and culture in Downtown Saint Paul. From the nationally-recognized performing artists at the Ordway, to the local artists in Lowertown, there truly is something for everyone in Downtown. The city serves as home to more than 200 arts and cultural institutions – museums and galleries, theatres and stages, festivals and carnivals. The arts and culture sector generates an estimated \$310 Million in local economic activity annually, supports 8,025 full-time jobs, and generates \$242 million in household income. The activity is here year-round. Even in the winter, we celebrate the outdoors: the Saint Paul Winter Carnival has been a tradition in Downtown Saint Paul for over 125 years.



**DOWNTOWN
SAINT PAUL
IS HOME TO:**

The Minnesota Opera
Saint Paul Chamber Orchestra
Saint Paul Art Crawl
Twin Cities Jazz Festival
The Science Museum
of Minnesota
Minnesota Children's Museum
The History Center
Park Square Theater
The Fitzgerald Theater
A Prairie Home Companion
with Garrison Keillor
The Flint Hills
Children's Theater
Music in Mears Park
Concrete & Grass Festival



**A DIVERSE MIX OF DINING
EXPERIENCES IS AVAILABLE
IN DOWNTOWN.**

Established venues and new eateries have put Saint Paul squarely in the center of major US food trends. Critics have cited The St. Paul Grill, Kincaid's, Pazzaluna, Sakura and Heartland among national top metropolitan area restaurants. Foodies and locavores will find the perfect meal to satisfy



their tastes at Christos, Meritage, the Tanpopo Noodle Shop, Barrio, Faces in Mears Park, the Bulldog, plus the abundance of food trucks appearing throughout the Downtown.



SPORTS FANS ARE IN LUCK

as Saint Paul boasts several exciting, fan-friendly venues. The Minnesota Wild plays in the Xcel Energy Center, recently selected by Sports Illustrated as the NHL's top arena, while ESPN Magazine



LOWERTOWN ST. PAUL SAINTS STADIUM.

rated it as the “best stadium experience.” The St. Paul Saints have announced plans to build a new ballpark in Lowertown to attract 400,000 visitors and over \$10 Million. Saint Paul is also home to the Minnesota Roller Girls roller derby team and the Swarm professional lacrosse team. The Green Line LRT will make it easy and affordable for the region's residents to ride the “sports train” from the St. Paul Saints ball park, to Xcel, Target Field, the Vikings Stadium and the University of Minnesota sports venues.



IMAGES OF DOWNTOWN Upper left and facing page: Mears Park, home of Music in Mears Park Upper right and lower left: Historic facades of Saint Paul's Lowertown. Lower right: Farmer's Market, a popular destination for organic and local food enthusiasts.

