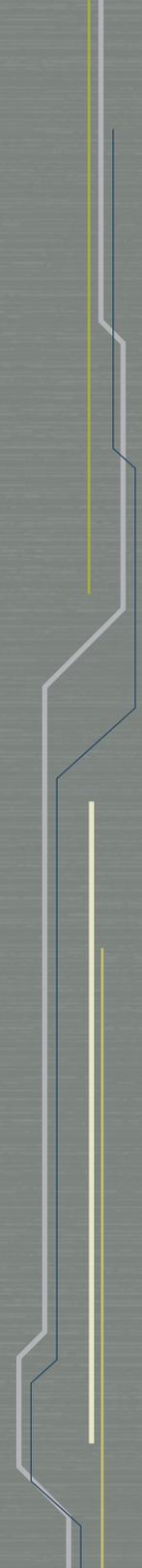


PROSPER: MOMENTUM IS BUILDING

Vision **SP**20|20



“Saint Paul is home to some of the most creative people and industries in the country. We will continue to make Downtown Saint Paul the creative epicenter of the region by supporting and connecting world-class fine arts experiences, with innovative and adventurous programming. Saint Paul will continue to be the national model for revitalizing downtowns by expanding residential and commercial development, while creating jobs and attracting a new generation of talent.” — Mayor Chris Coleman

Overview

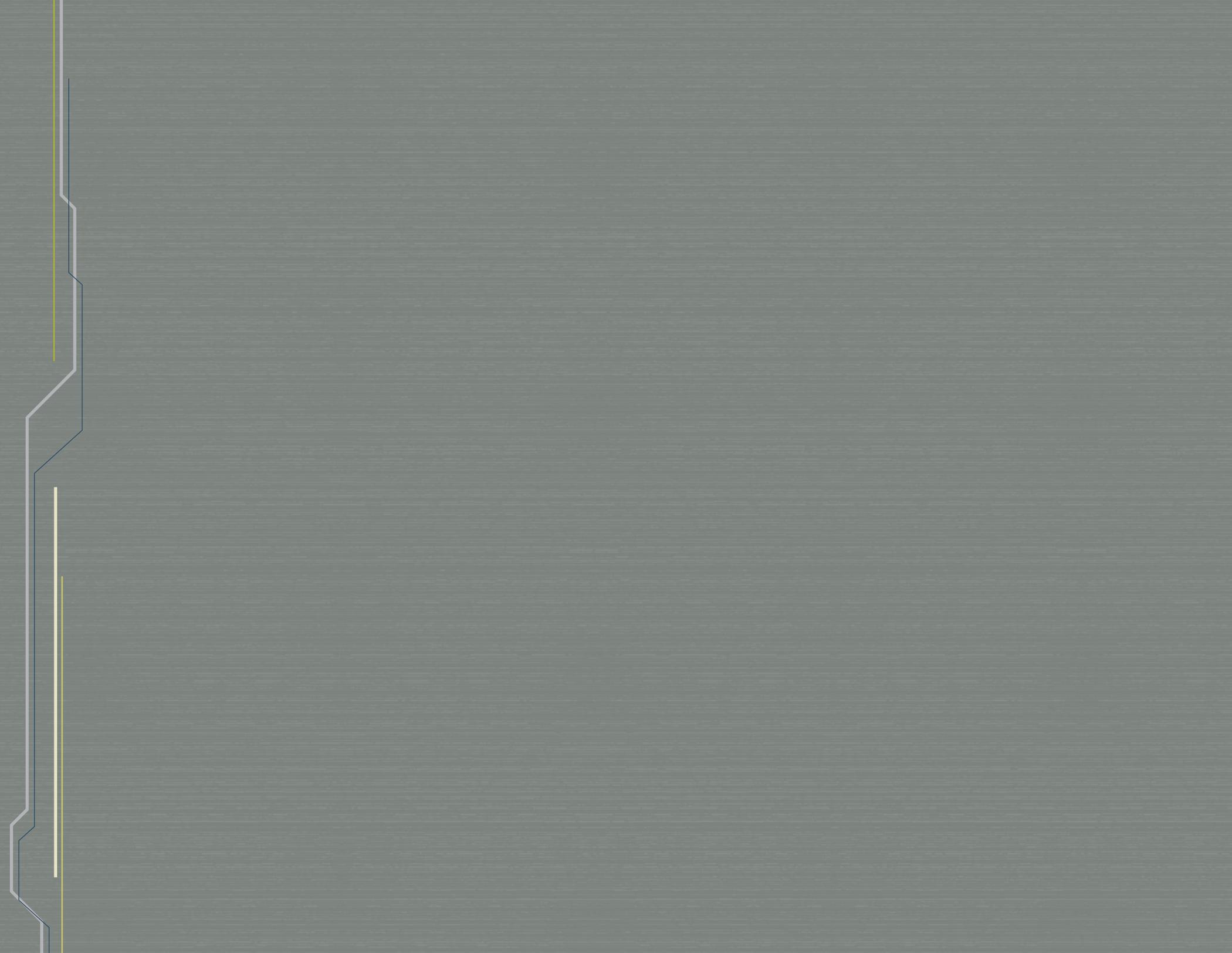


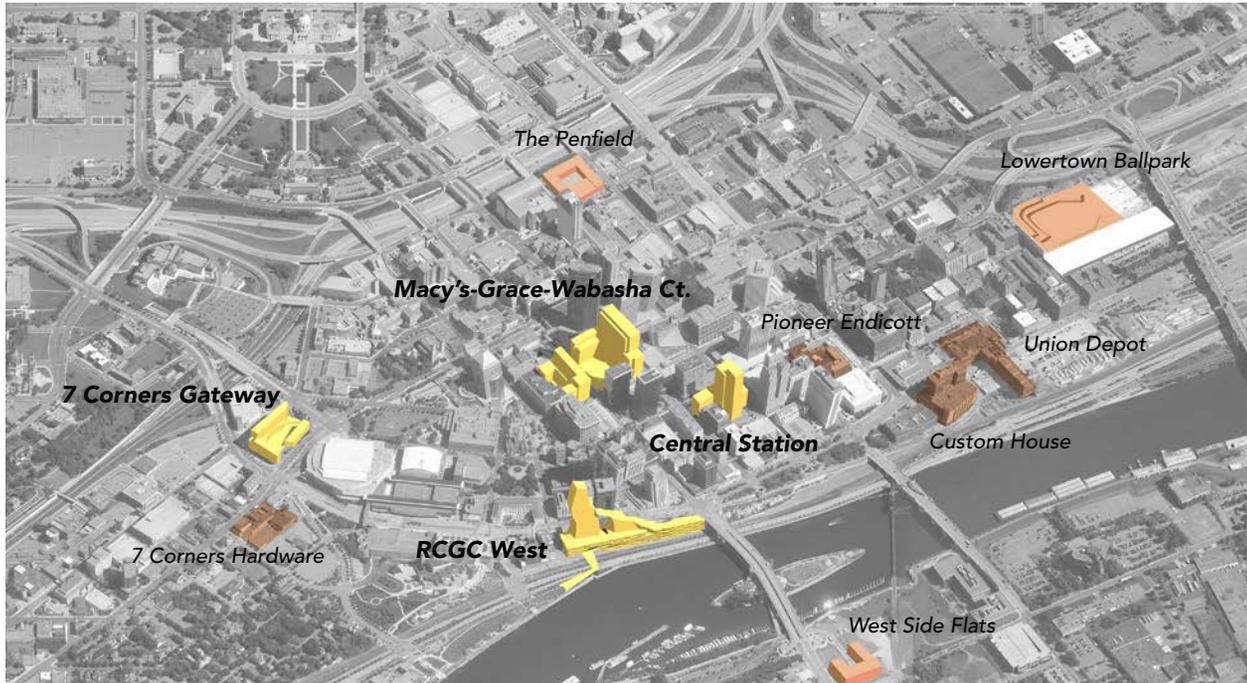
A Bright Future

- » Confidence in Saint Paul's future has led to significant thought and energy about the future of Downtown Saint Paul.
- » In 2010, Mayor Coleman and the City Council launched Rebuild Saint Paul 2015, an initiative to leverage \$3 billion in a series of projects to bring growth and vitality to the city.
- » In Downtown Saint Paul, this initiative built a strong foundation, invested in mass transit infrastructure, created a multi-model transportation hub, expanded housing options, and realized significant growth in health care facilities.

Saint Paul is on the Move!

- » Downtown Saint Paul is a place where businesses prosper and workers and residents enjoy an unparalleled quality of life. Its unique mix of corporations and small businesses, green spaces and historic architecture, arts and entertainment venues, restaurants and markets, creates the energetic core of a strong community.
- » Located on one of the world's great rivers, downtown is compact and walkable, covering approximately one square mile. Plans for development of the Downtown Bike Loop, and completion of the Green Line Light Rail will enhance the mobility and vibrancy of the community.





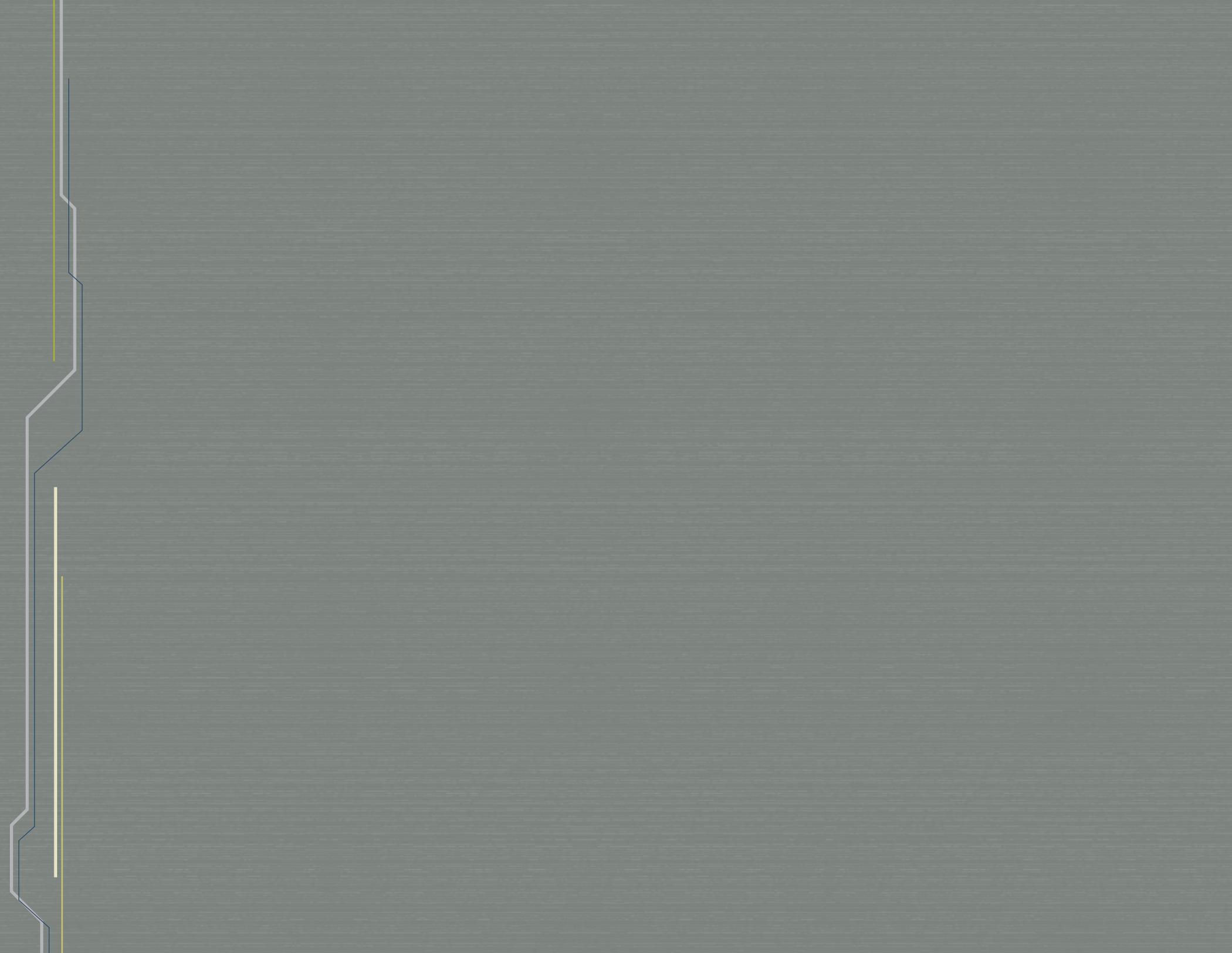
A Unique Opportunity

- » Downtown's evolution has already begun and the city is poised to realize its vision of a redefined downtown through redevelopment of key sites to serve businesses and citizens.
- » Downtown has a population of approximately 74,000 workers and 8,100 residents. Its population has grown 28% in the past 10 years (compared to a 17% average in major U.S. markets).
- » Trends in increased density in urban cores will continue to push population growth in Downtown Saint Paul.
- » Expanding residential options can serve as a catalyst to attract more people, which will attract more retail and businesses.

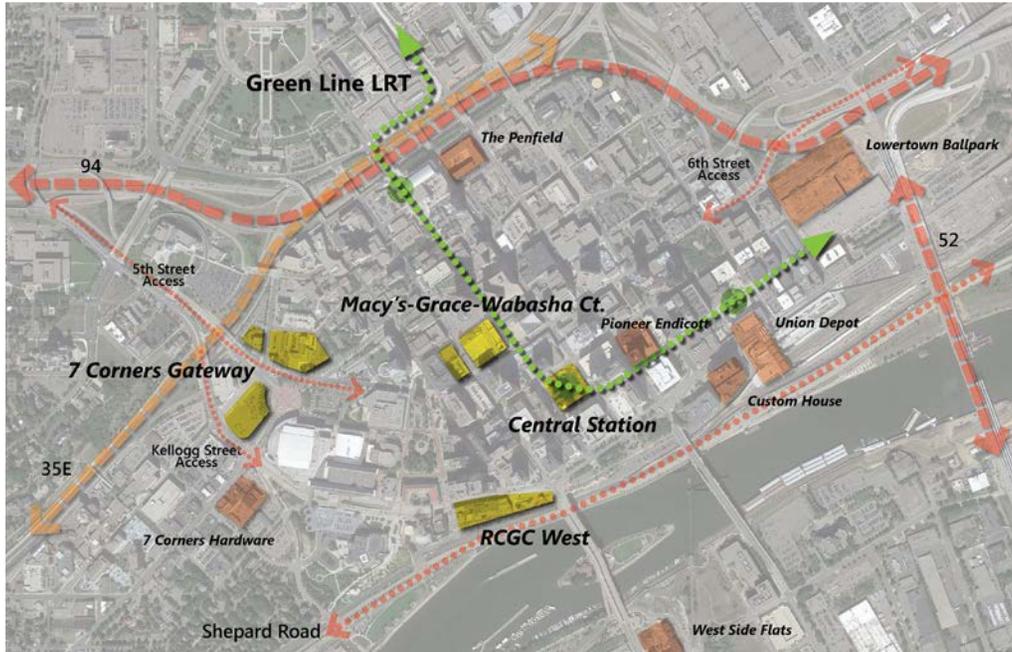
Development Sites

- » Four large catalytic development sites have been identified in downtown. These sites provide opportunities to extend the vibrancy of the downtown through a mix of residential, Class A office space, retail, hotel, and public spaces.
 - 7 Corners Gateway
 - Macy's-Grace-Wabasha Court
 - Central Station
 - RCGC West
- » The following pages depict concepts for what these sites could become for illustration purposes. It is unlikely that all sites could be feasibly developed at these levels.
- » A number of significant development projects are in progress (e.g., Custom House and Lowertown Ballpark) and have been included to provide context.





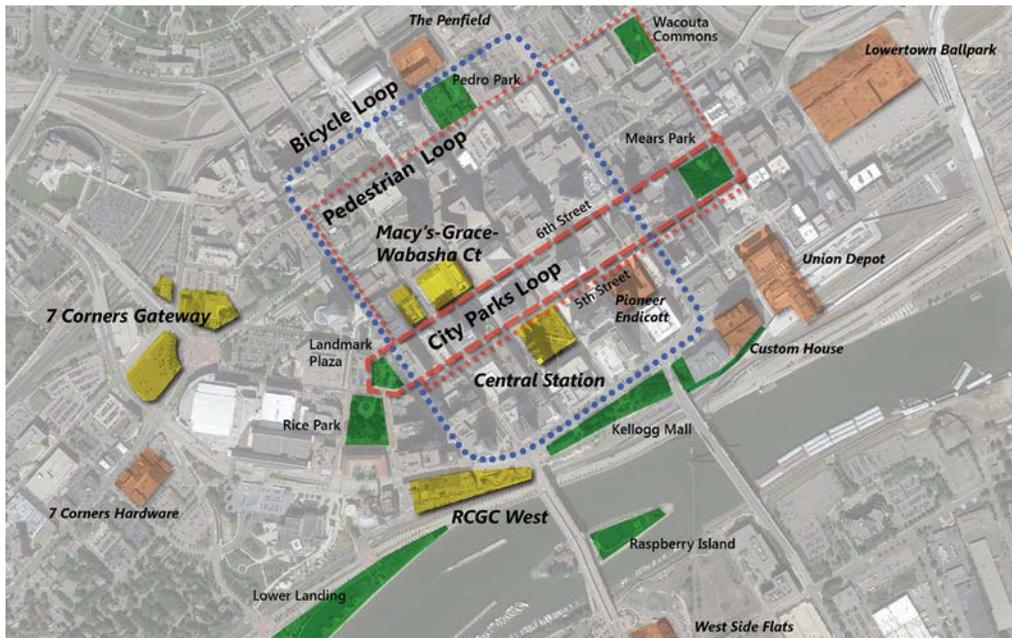
Unique Downtown Characteristics



Access and Transportation

Downtown Saint Paul is conveniently served by three major vehicular routes: Interstates 94 and 35E, and Shepard/Warner Road. The addition of the Green Line Light Rail links Downtown Saint Paul with Minneapolis, Mall of America, and MSP International Airport. The development sites are all linked to these transportation routes and in many cases create "gateways" or "portals" to the vibrant activity and commerce within the downtown environment.

There are two major transit studies underway to improve mobility in Downtown Saint Paul: adding streetcars on East/West 7th Street and Bus Rapid Transit on Robert Street.

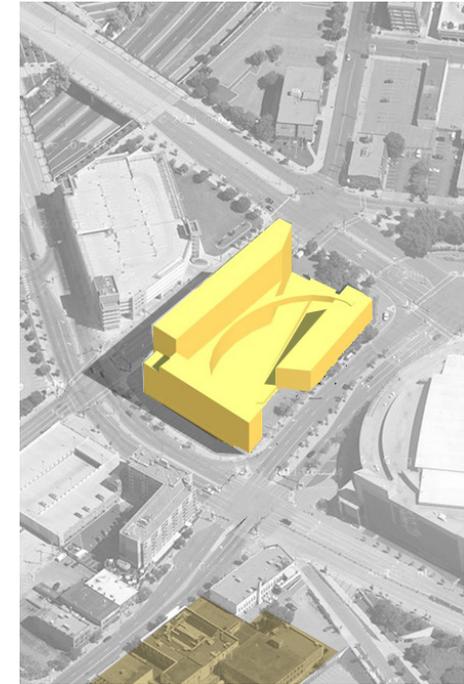
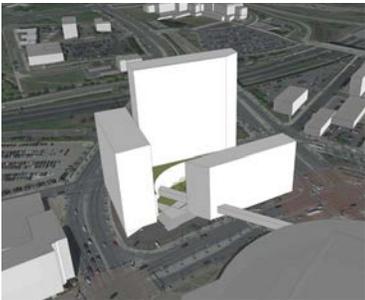


Parks and Pathways

Downtown Saint Paul is an urban environment which embraces the parks and open spaces that help organize its streets, districts, and neighborhoods. A City Parks Pedestrian Loop links Rice Park and Mears Park, bringing the east and west ends of downtown together. A proposed bicycle loop also embraces pedestrian movement, touching Kellogg Mall and a proposed Pedro Park, and will create a new north/south link.

7 Corners Gateway





The 7 Corners Gateway site is an important link between downtown and the West 7th Commercial District. It is the confluence of many important arterial roadways, as well as the “Gateway to Saint Paul” from the 5th Street exit from Interstate 94 and the Kellogg Street exit from Interstate 35E. It also forms a connection between a major parking venue and the Xcel Energy Center to the south. There is an opportunity to create a mix of hotel, retail, and assembly space which will support activities at both Xcel Energy Center and RiverCentre. Good urban planning can capture this venue-related excitement as well as create safe passage for pedestrians navigating across 7th Street and Smith Avenue.

The hotel is an “L” shape, situated to support the courtyard below and create a visual backdrop for the event space on Cleveland Circle. Skyways will connect the Smith Avenue Transit Center to the new hotel and, in turn, to the Xcel Energy Center. The two-story courtyard forms a great meeting space before and after events. A concept to close 7th Street for events would further reinforce the “Event Courtyard and Plaza” as an extension of both Xcel Energy Center and this new development.

The program for development illustrates:

Hotel	650 Rooms
Ballroom/Event Space	22,000 s.f.
Commercial/Retail	25,000 s.f.
Courtyard/Amenity Space	50,000 s.f.

SITE PLANNING SCENARIOS

The above scenarios illustrate options for building forms which may occur on the site. Development could occur organized around an open two-story plaza as a single tower, multiple towers, or a combination of towers and expanded building podium base.

7 Corners Gateway



MASTER PLAN OPPORTUNITIES
An expanded master plan for this gateway area may extend across 5th and 6th Streets. This new block would be linked via an elevated walkway above 5th Street reinforcing the “gateway experience” as one enters downtown.

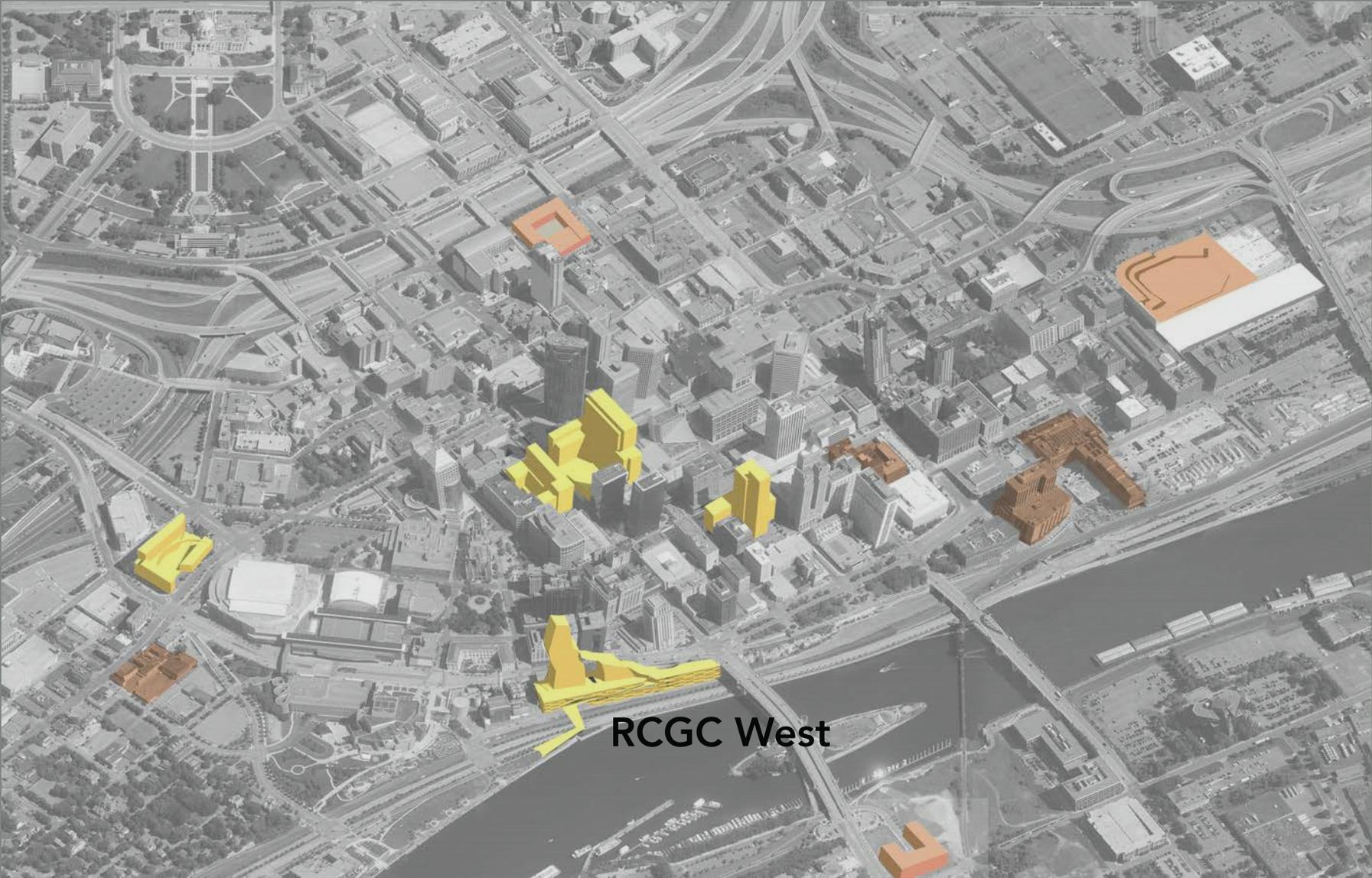


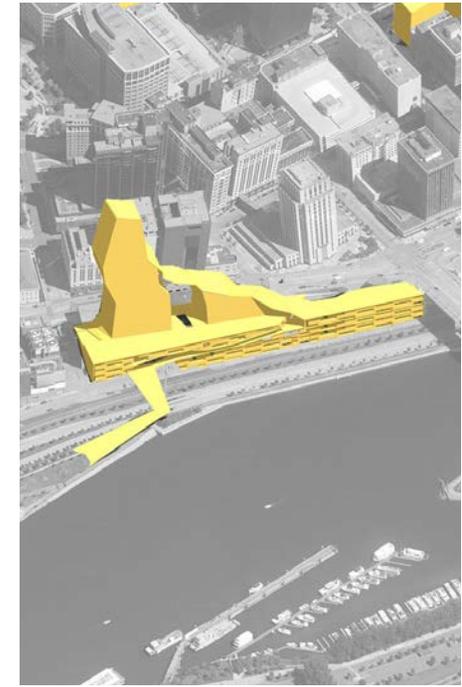
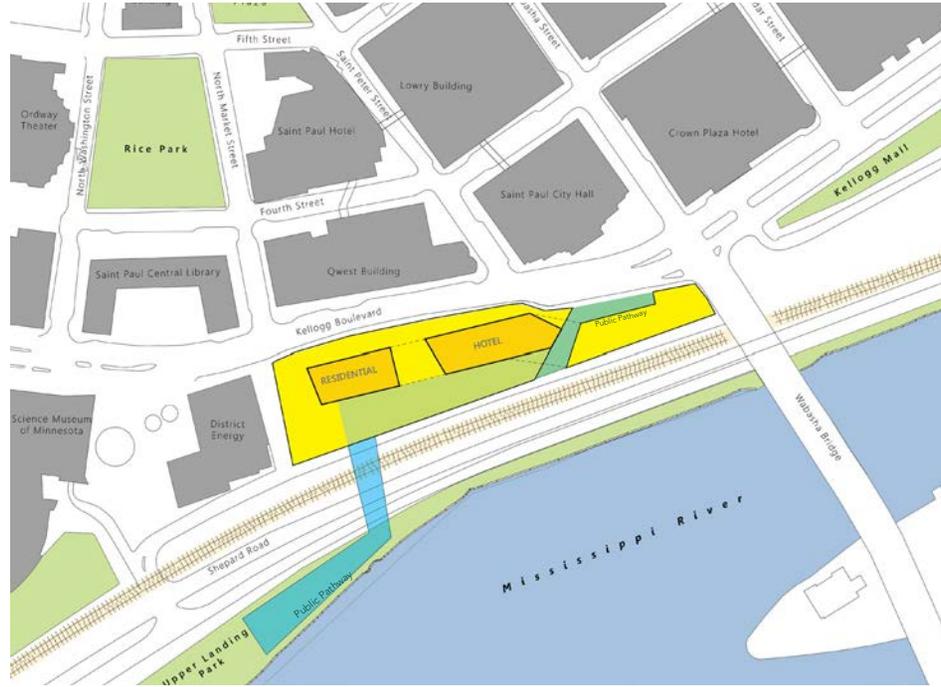
This aerial view illustrates a conceptual development of the 7 Corners Gateway site. A hotel sits upon an elevated courtyard which links the hotel and ballroom/event space on Cleveland Circle.



This eye-level view illustrates the activity that might occur at both the street level and plaza level above. The hotel frames the plaza and ballroom/event space, while respecting the view of the cathedral beyond. A skyway links this development to Xcel Energy Center across 7th Street. It might be possible to convert 7th Street to a public plaza on event days which would allow pedestrians to safely and actively participate in pre- and post-event activities.

RCGC West





SITE PLANNING SCENARIOS

The above scenarios illustrate options for building forms which may occur on the site. Development could occur as a series of residential and hotel towers, all situated on a residential bluff development.

This unique piece of Saint Paul bluff line has housed business leaders, law enforcement, and commercial rail lines and provided a transition from downtown to the historic Mississippi River. Its unique location and position on the Saint Paul skyline, nearly three blocks in length along the Mississippi River, affords multiple development scenarios. This development can form a natural pedestrian connection from downtown atop the 100-foot bluff to the river below. It will form a unique urban edge along Kellogg Boulevard.

A mixed-use development on this site can take advantage of not only a challenging site but also capture the beautiful views of the Mississippi corridor. Development at the base of the bluff can be lined with parking and housing, and also create a public pathway traversing the bluff to the river below — capturing the spirit and imagery of a European hill town.

The program for this development illustrates:

Hotel	400 Rooms
Commercial/Retail	100,000 s.f.
Housing (Tower)	300 Units
Housing (Bluff)	150 Units

RCGC West



This view illustrates the dynamic presence from across the Mississippi River as the hotel/housing tower grows from the bluff base of housing and parking below. The rhythm of the bluff housing units is reminiscent of the striated limestone bluffs that line the Mississippi River valley in this region. The unique form of the hotel/housing tower appears to "grow from the bluff below." Kellogg Mall continues westward and forms the base and then appears to extend the top of the tower in an organic expression. The lower mass of the towers maintain the view and presence of the historic courthouse beyond.



This view of the public pathway evokes a sense of climbing the bluff from the river corridor to the downtown above. This pathway links Kellogg Mall and the Upper Landing Park as it weaves and climbs through housing, small restaurants, and coffee shops embedded into the bluff.

This view at Kellogg Boulevard looking east illustrates the visual connection to the Mississippi River valley beyond through a large open landscaped plaza. Street level activity brings life and excitement to the river bluff while forming an important pedestrian connection to the river below.

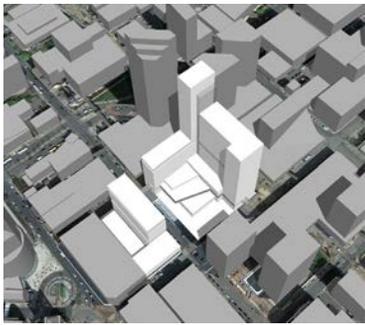
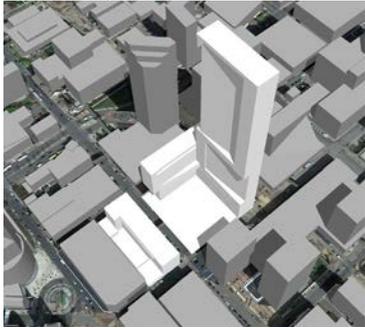


This view illustrates a dramatic night view of the downtown bluff line and the presence of the proposed development as a sculptural element on the skyline

Macy's-Grace-Wabasha Ct.



Macy's-Grace-Wabasha Ct.



SITE PLANNING SCENARIOS

The above scenarios illustrate options for building forms which may occur on the site. Development could occur emphasizing a single tower, stepped towers of office and housing, or more densely organized towers on both sites.



The former Macy's site has been home to department store retail establishments for over 50 years. This department store location has contributed to the life blood of Wabasha Street as a retail and pedestrian-oriented urban space. Wabasha Court and the former Grace Building site is an underutilized link between Wabasha Street, 6th Street, and 7th Place, and affords the opportunity to engage and energize the 7th Place pedestrian mall, and link St. Peter Street with its restaurants and cultural amenities to Wabasha Street.

This mixed-use approach of retail/entertainment, office, and housing creates a 24-hour active urban place. The proposed Grace-Wabasha Court site development "completes the historic Hamm Building block" with a base of retail/entertainment and office with a boutique hotel above.

The program for this development illustrates:

	<i>Macy's Site</i>	<i>Grace-Wabasha Court Site</i>
Retail/Entertainment	171,000 s.f.	30,000 s.f.
Boutique Hotel		80 Rooms
Housing (Tower)	230 Condos	
Class A Office	400,000 s.f.	

Macy's-Grace-Wabasha Ct.



This aerial view illustrates a conceptual development for the Macy's-Grace-Wabasha Court site. A two-story base of retail and entertainment lines Wabasha Street on both the Macy's and Grace blocks. An office tower embraces an outdoor park atop the retail base. A second tower extends skyward as housing, taking advantage of the views of downtown and the river beyond. A boutique hotel rises above the retail/office base which completes the Hamm Building mass of the Grace site.



This eye-level view illustrates the activity that might occur at Wabasha Street looking north. A lively retail mix animates street level as the office and housing towers are set back from the street and invite one to the park above. The buildings embrace the sidewalks reminiscent of dense/active urban streetscapes, not unlike the character of Wabasha Street in its heyday as a retail destination.

Central Station





SITE PLANNING SCENARIOS

The above scenarios illustrate options for building forms which may occur on the site. Development could occur as a single tower, multiple towers or a combination of towers, and expanded building podium base.

The diagonal passage of the Green Line Light Rail Transit (LRT) and the creation of a station connecting 4th and Cedar Streets provides for an opportunity to create a unique landmark development focused on a dynamic new public plaza/park in the heart of the Central Business District of Saint Paul.

Development of this unique urban block will afford unparalleled access to LRT while providing direct linkages to the Union Depot and its planned regional links, Downtown Minneapolis, the Mall of America, and MSP International Airport. It will become a hub in the city center, as a public plaza/park linking Rice Park to Mears Park, and to the new Lowertown Ballpark. It will provide a unique office environment among amenities that will serve a growing downtown residential population.

Central Station

This 3/4 block can support many development scenarios. Development can happen surrounding the LRT Central Station, span over top it, not unlike a Grand Central Station, or adjacent to it like a new emerging neighborhood. The public park/plaza can act as a focal point for arrival and departure, activities, as well as a backdrop for those activities housed around and above it. The illustrated development scenario surrounds the LRT Central Station with office, retail, and housing in the following program:

Class A Office	
6 Floors @ 32,000 s.f./floor	192,000 s.f.
Commercial and Retail Spaces	16,000 s.f.
Housing — 250 Apartments/Condos	
Private Deck/Amenity Spaces	32,000 s.f.



This aerial view illustrates a conceptual development for the Central Station site. The residential tower sits amongst a park on the roof of the office building below. The office building spans the LRT Central Station.

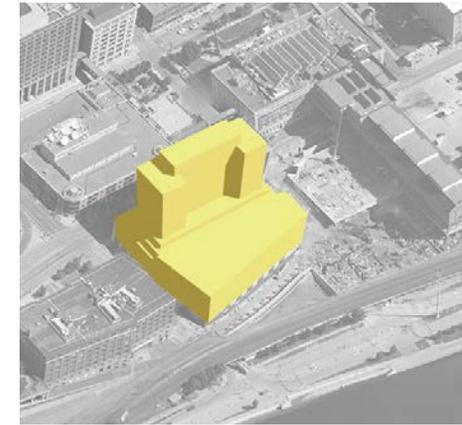
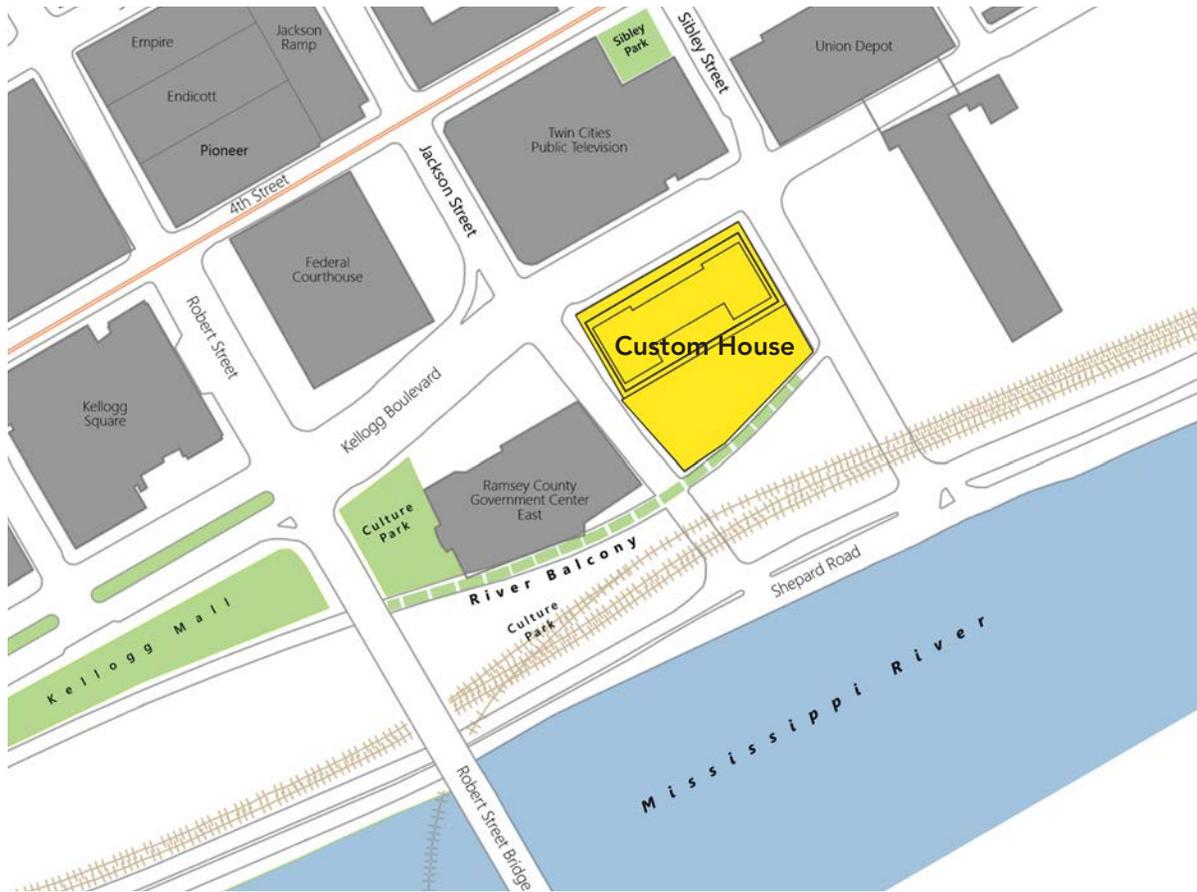


This street-level view illustrates the LRT Central Station situated amongst the park/plaza and beneath the office podium. A confluence of mass transit systems is organized around a vibrant urban plaza which links the upper levels of retail, commercial, office, and housing to the activities below.

Custom House



Custom House



Connection

The building may be served by a “river balcony” connecting to the downtown core, Lowertown, and the trail system on the north bank of the Mississippi River at the foot of Sibley Street. The river balcony would be similar to the “High Line” elevated linear park on the west side of New York City. The river balcony concept is included in the “Great River Passage” park plan adopted by the Saint Paul City Council for the downtown riverfront.

APARTMENT VIEWS



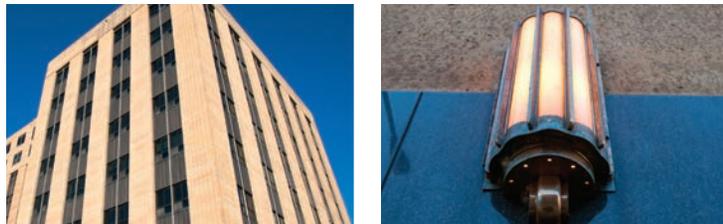
Images provided courtesy of Jim Stolpestad.

Custom House

Repositioning

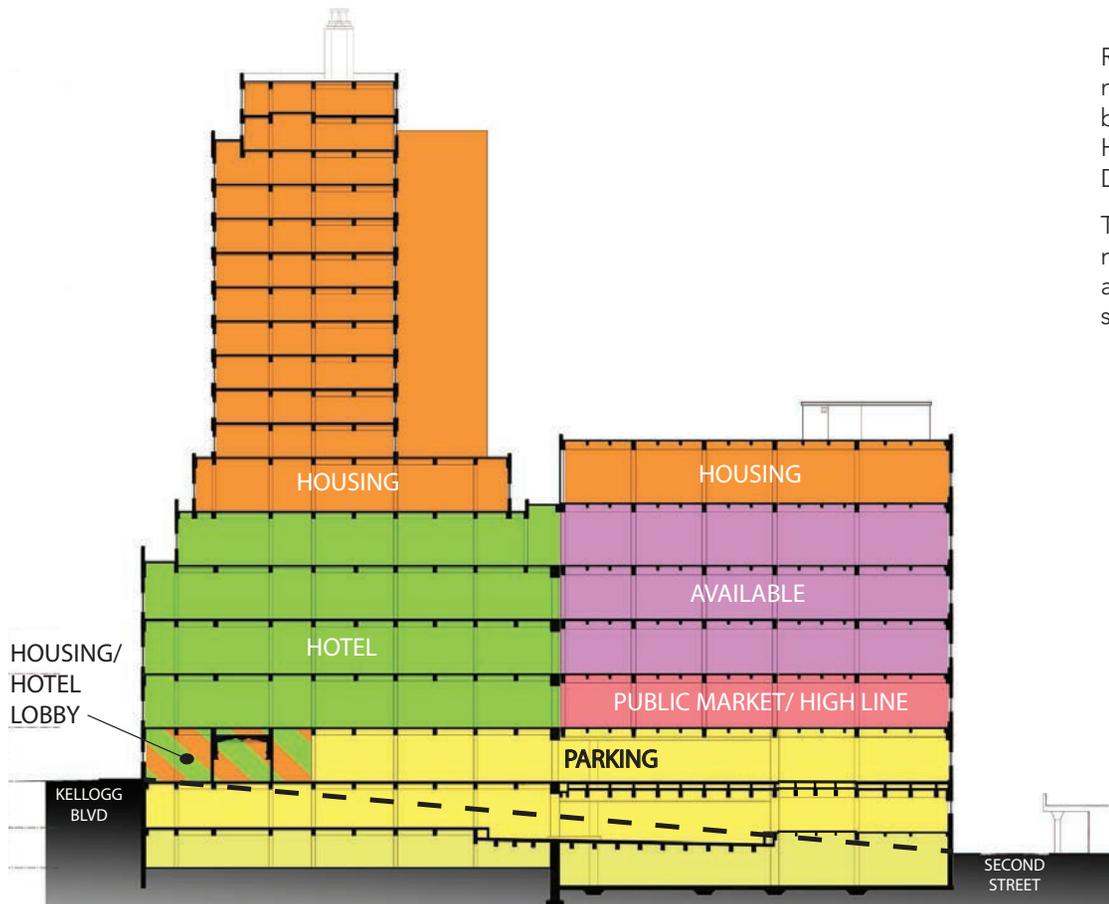
Custom House is an iconic historic structure located where the City of Saint Paul had its beginnings — at the Lower Levee steamboat landing on the Mississippi River.

The 17-story building was constructed in phases in 1934, 1939, and 1961, and functioned as the city's main post office for 79 years until its last postal operations moved out in early 2013. During its peak years after World War II, the building and the adjacent Union Depot were the third busiest Post Office operation in the nation.



Images provided courtesy of Jim Stolpestad.





Redevelopment will include the replacement of all electrical and mechanical systems and the installation of new windows in the building tower to match the historic look of the original windows. Heating and cooling will continue to be provided by Saint Paul District Energy, Inc.

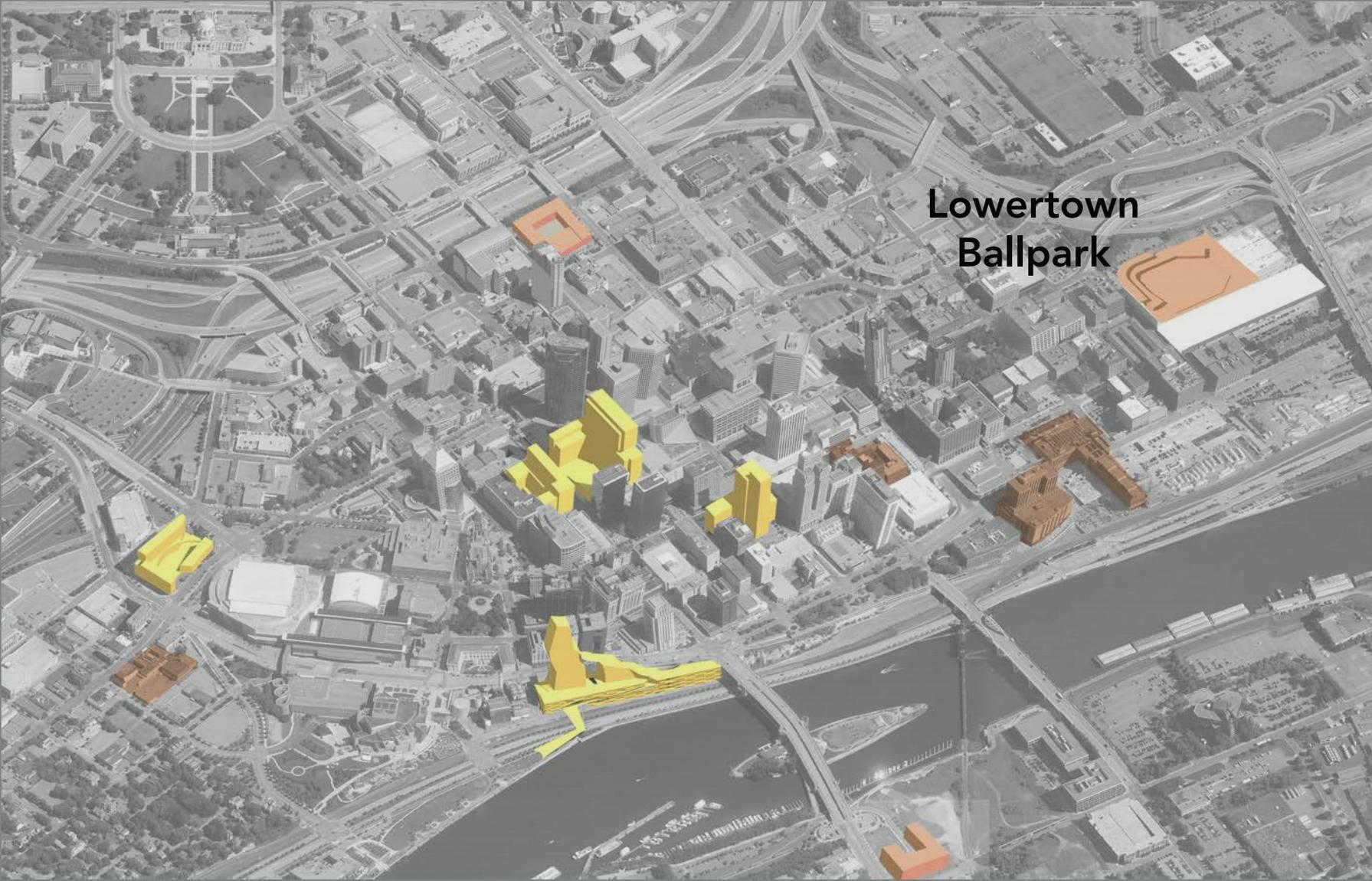
The repositioning program will include approximately 200 market-rate apartments and related amenities, a hotel with approximately 150 rooms, food and beverage operations, self-storage facilities, parking, and other uses.

KEY	
■	HOUSING - 236,483 SF
■	HOTEL - 236,483 SF
■	RETAIL/COMMERCIAL - 8,073 SF
■	PUBLIC MARKET/ HIGH LINE - 31,465SF
■	AVAILABLE - 100,395 SF
■	PARKING - 117,290 SF (72,966 SF SUB-BASEMENT)



Images provided courtesy of Jim Stolpestad.

Lowertown Ballpark





The Lowertown Ballpark will be located in a vibrant neighborhood on the east end of Downtown Saint Paul. Lowertown is well-known for its thriving arts community, beautiful parks, unique historic character, and a booming farmer's market. It was recently recognized as home to the highest concentration of hipsters in the U.S.

Lowertown has experienced rejuvenation in recent years, with the emergence of new housing, bars, restaurants, and businesses bringing jobs and energy to the area. The neighborhood is home to the recently renovated Union Depot, a multimodal transportation hub that serves as the Saint Paul anchor of the Central Corridor Green Line LRT.

The Lowertown Ballpark will be the official home of the Saint Paul Saints and will also host youth and amateur baseball teams from across the region. The ballpark will be about more than just baseball — the facility will host more than 100 non-baseball events annually. The approximately 7,000-seat ballpark will be owned by the City of Saint Paul and operated by the Saint Paul Saints.

Lowertown Ballpark



Design by others. Images provided courtesy of Ryan Companies.

The Lowertown Ballpark will create the next chapter in Saint Paul's storied history of amateur baseball. The city has been home to a regional ballpark since 1930, beginning with Lexington Park, the original Midway Stadium in the 1950s, and the current Midway Stadium, which was built in 1982.

The new ballpark incorporates elements of Lowertown's historic architecture — blackened steel, timber, and load-bearing masonry — to become a new connection for the eastern edge of Downtown Saint Paul. Its innovative design designates that the playing field and entire seating bowl be located below street level, reducing the overall visual impact of the ballpark on the neighborhood while enhancing entry plaza connections and accessibility.



A true regional economic asset, the Lowertown Ballpark will help Minnesota attract a variety of regional and national events, from college baseball tournaments to world-class concerts. It will build on major public and private investments in Downtown Saint Paul to help further enhance the Lowertown neighborhood. The project will create almost 500 full- and part-time jobs, bring 400,000 visitors to Downtown Saint Paul, and spur millions of dollars in economic impact annually.



View from the concourse area looking toward Lowertown to the west

Design by others. Images provided courtesy of Ryan Companies.

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MARCH 2014

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