

## Seven Corners Gateway, Saint Paul, Minnesota

*Nearby Land Uses*

## Downtown's Commercial District

Saint Paul's downtown office market contains approximately 17 million square feet and has an employment base of 73,000. It is the corporate home for Alliance Bank, American Public Media, Ecolab, Travelers, and Securian Financial Group. It is a regional hub for Green Tree Financial, CenturyLink, Infor/Lawson Software, Comcast, Cray Computer, and Microsoft, among others. Downtown is also the center for the state's largest philanthropic foundations and is the location for new medical complexes constructed by Allina, Children's Gillette, HealthEast, and HealthPartners. The United and Children's Hospital campus, which includes United and Children's hospitals and their associated clinics, occupies most of seven blocks along Smith Avenue between Kellogg Boulevard and Grand Avenue. The various health campus facilities employ approximately 4,400 people. The State Capitol is also located downtown, along with City, County, State and Federal government offices, totaling approximately 22,600 employees.



## **Xcel Energy Center and Saint Paul RiverCentre**

The Xcel Energy Center, located directly across West Seventh Street from the site, contains over 903,000 square feet of multi-purpose space in three facilities. There are two exhibit halls, two ballrooms, a 5,700-seat auditorium and an 18,600-seat arena. Saint Paul RiverCentre, a 162,500-square-foot convention center, opened in 1998, and plays host to local events as well as regional and national conferences. The arena, which opened in 2000, is home to the NHL's Minnesota Wild, the Minnesota Swarm, and numerous Minnesota State high school tournaments. In addition, it hosts several national sporting events and is one of the region's leading large concert venues. Over three million people visit the Xcel Energy Center every year for sporting events, concerts, conventions and other events.



## **The Legendary Roy Wilkins**

### **Auditorium, Roy Wilkins Exhibit Hall and Roy Wilkins Dance Studios**

The Roy Wilkins Auditorium (44,800 square feet) offers 5,844 seats for concerts, speaking or sporting events. Roy Wilkins Exhibit Hall (30,000 square feet) is directly accessible from Exhibit Halls A & B of the adjacent Saint Paul RiverCentre. It can be used for a variety of purposes, including dining, exhibiting or even changing rooms. Elegant and captivating, the Roy Wilkins Dance Studios provide professional space for rehearsal, social and competitive dance. The lofty space features four 3,200 square foot studios with 40' x 60' dance areas in the former upper ballrooms of The Legendary Roy Wilkins Auditorium.

## **Catholic Charities Dorothy Day Center**

In 2013, Saint Paul Mayor Chris Coleman convened a task force of civic, business and philanthropic leaders to develop recommendations for longer-term solutions to homelessness in Saint Paul. The task force recommended a new vision not just for the physical structure of the Dorothy Day Center, located across 6th Street from the Seven Corners Gateway site, but for how to prevent and end homelessness. The Dorothy Day Center ReVision includes three innovative components: a dignified shelter and housing development, which would also offer greater stability and privacy to people through innovative "pay-for-stay" and "medical respite" housing; a state-of-the-art Connection Center, which would connect people with services, resources and opportunities to escape poverty and homelessness; and permanent affordable homes for the most vulnerable, formerly homeless residents in the core of downtown Saint Paul.

## Rice Park Entertainment District

Immediately adjacent to the Xcel Energy Center/RiverCentre complex is the Rice Park Entertainment District. Anchored by one of the most beautiful urban parks in the country, the District consists of brick streets, historic buildings, a boutique hotel, George Latimer Central Library, Landmark Center, the Ordway Center for the Performing Arts, and Travelers' offices. The District also contains wonderful restaurants, such as Meritage, St. Paul Grill, Kincaid's, and Pazzaluna.

### Landmark Center

A former historic post office and court house built in 1900, the Landmark Center serves as a cultural center for music, dance, theater, exhibitions and public forums, and hosts countless special events. Landmark Center is owned and supported by Ramsey County and managed by Minnesota Landmarks, a non-profit agency dedicated to managing and maintaining Landmark Center as a historic landmark and cultural center.

### Ordway Center for the Performing Arts

The Ordway, located approximately two blocks from the site, is one of the region's leading performing arts facilities. The Ordway is the permanent home of the Saint Paul Chamber Orchestra and Minnesota Opera. In addition, each year, the Ordway hosts the US Bank Theater Season, featuring hit Broadway musicals, and the PlanetOrdway Target Season, featuring diverse theatrical productions from around the world. The Ordway is currently undergoing a \$40 million expansion.



## Lowertown

One of Saint Paul's booming areas, Lowertown, lies at the eastern edge of downtown – a mere 8-block walk from the Site. Both a National Register and local heritage preservation district, Lowertown is a rich arts and culture community. A prime residential district in downtown, it was most recently voted by RealtyTrac as America's top hipster zip code. The neighborhood is dominated by historic low-rise former warehouse buildings that have been converted to apartments, condominiums, offices, and entertainment venues. There are abundant bars, restaurants, a new microbrewery, a nationally-recognized Farmers Market and Mears Park, one of the most treasured inner-city parks in the country. Lowertown will soon be home to the new Lowertown Ballpark, home to the Saint Paul Saints minor league professional baseball team. The area also plays host to the popular Saint Paul Art Crawl that draws thousands in attendance over two weekends a year, as well as the annual Jazz Fest in Mears Park.



## Union Depot

The Historic Union Depot has recently undergone a \$240 million renovation and is now a multi-modal transportation hub for the Green Line LRT, metro buses, Greyhound and Jefferson Bus Lines, and Amtrak Rail Service (providing service to and from Chicago and the Pacific Northwest).



## Mississippi Riverfront

Saint Paul's Mississippi Riverfront, two blocks from the Site, has undergone a complete transformation from a polluted, industrial "dead zone" to a thriving, vibrant community amenity with public parks and trails at the river's edge. Within walking distance of the Site are Upper Landing Park, Chestnut Plaza, and the Sam Morgan Regional Trail. Kellogg Boulevard overlooks the Mississippi River and connects to an extensive system of trails and open spaces including a marina, the historic Minnesota Boat Club, and nearby Harriet Island, which is a popular venue for concerts and other activities. The Sam Morgan Trail connects east to the Bruce Vento Nature Sanctuary and an extensive system of regional and state-wide trails, and west to Crosby Lake Regional Park, Mississippi River Boulevard, Minnehaha Parkway, and the Chain of Lakes.

## Upper Landing Urban Village

Upper Landing Urban Village is a high-amenity mixed-use neighborhood located between Shepard Road and the Mississippi River, across the river from Harriet Island. Approximately 1,500 people call the Upper Landing home.



## Science Museum of Minnesota

The Science Museum of Minnesota is located about one block from the Site and is home to a variety of permanent and temporary exhibits, as well as the William L. McKnight 3M Omnitheater. Approximately 1.2 million people visit the Science Museum every year.



## Minnesota History Center

The Minnesota History Center is a landmark building located on Kellogg Boulevard just up the hill from the Site. Opened in 1992, the History Center is home to the Minnesota Historical Society and includes a museum, library, classrooms, conference rooms, auditorium space, and a café. It annually hosts over 250,000 visitors.

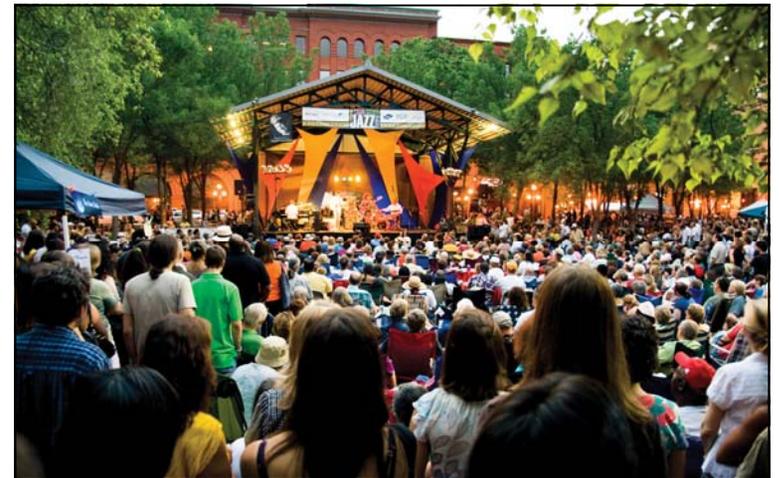
## Other Theaters and Venues

As a significant arts and culture hub of the Midwest, Saint Paul boasts more than 52,000 theater seats, three world-class museums, legendary historic sites, and a vibrant arts and entertainment community. Many successful local theater companies put on productions year-round, including The Fitzgerald Theater, The Flint Hills Children’s Theater, The Twin Cities Jazz Fest, Lowertown Music Fest, Music in Mears, Concrete and Grass Music Festival and the Great American History Theater. The Dakota Jazz Club will be opening a new jazz music venue in the former Artist Quarter in the lower level of the Hamm Building in downtown.



## West Seventh Development

West Seventh Street, which extends several blocks southwest of the Site, has enjoyed a revitalization since the new arena at the Xcel Energy Center opened. Millions of dollars in recent private investment have turned this corridor into one of the Twin Cities’ premier entertainment districts. The area supports many successful bars and restaurants, including Cossetta’s, Tom Reid’s Hockey City Pub, the Downtowner Woodfire Grill, Patrick McGovern’s Pub, the Liffey, and the Eagle Street Grill. A Holiday Inn Express hotel is located across Kellogg Boulevard from the Site.



The Seven Corners Hardware site and Free At Last Church site at West Seventh and Chestnut will be redeveloped to create a vibrant, high-quality residential, hotel and mixed-use community.

# New Downtown Housing Developments

## Custom House



Custom House is an iconic historic structure located where 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. Redevelopment will include 202 market-rate luxury apartments and related amenities, a select boutique hotel with approximately 150 rooms, food and beverage operations, self-storage facilities, parking, and other uses. New streetscape improvements will surround the building on the east, north, and west sides with wider sidewalks, new lighting fixtures, trees, and other features. Exterior lighting will be added to the building tower to draw attention to its place on the riverfront skyline. Expected completion is September 2015.

## Lofts at Farmers Market

The Lofts at Farmers Market opened in February 2012 and is 100% occupied. This \$13.2 million project was the first to be developed by the Saint Paul Housing and Redevelopment Authority. A 58-unit, market-rate rental building, the Lofts features a green roof and 2,000 sq. ft. of ground level commercial space.

## Pioneer Endicott

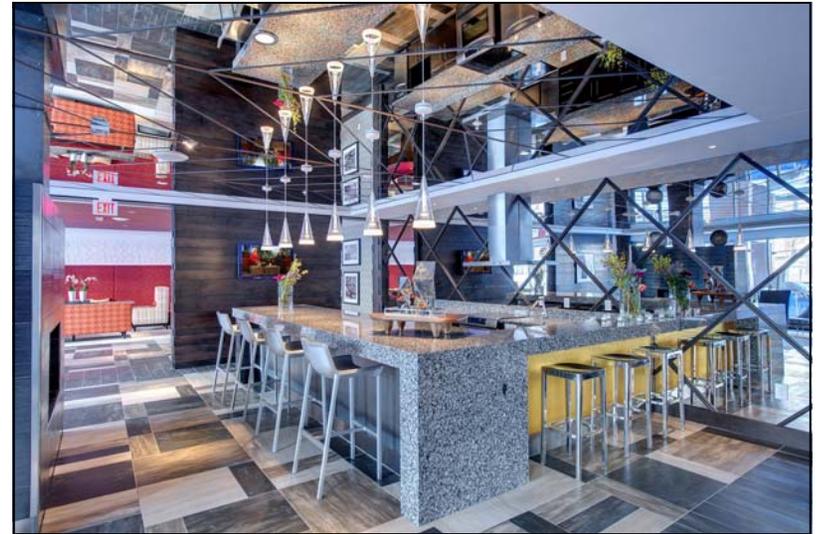
This \$46 million historic rehabilitation of two adjoining 19<sup>th</sup> century buildings is nearly completed, and leasing of the 234 luxury apartments is ahead of schedule. This project will also include restaurants, a wine bar, and new galleries for the Minnesota Museum of American Art.



# Newest Downtown Housing Developments

## The Penfield

The Penfield is a premier luxury apartment community. This \$62 million project covers an entire city block bounded by 10<sup>th</sup>, Minnesota, 11<sup>th</sup>, and Robert streets, and has 254 apartment units and a 27,500 sq. ft. full service Lunds grocery store. Construction was completed in December 2013, and the Lunds store opened on May 15, 2014. Apartments feature modern luxuries, including stainless steel appliances, in-unit washers and dryers, granite countertops and kitchen islands, wood floors and open, airy layouts. Community amenities are just as spectacular, and include an 18,000 square-foot courtyard and green roof with an outdoor pool, hot tub, fire pit, cabanas, dog run and green space. The Penfield is owned by the Saint Paul Housing and Redevelopment Authority and managed by Village Green. In 2013, the project was recognized with a Best in Real Estate award from the Minneapolis-Saint Paul Business Journal in the multifamily market rate category.



## West Side Flats

West Side Flats Apartments is in the first phase of a two-phase development at Wabasha and Fillmore streets on the West Side Flats, across the river from downtown. Phase I includes a 176-unit apartment building with a total development cost of \$35 million. Situated along the Mississippi River, West Side Flats features exclusive panoramic city and river views that are unparalleled by any other urban complex in its class. It is just steps from the regional walk and bike trails, and only blocks from the new Green Line.