

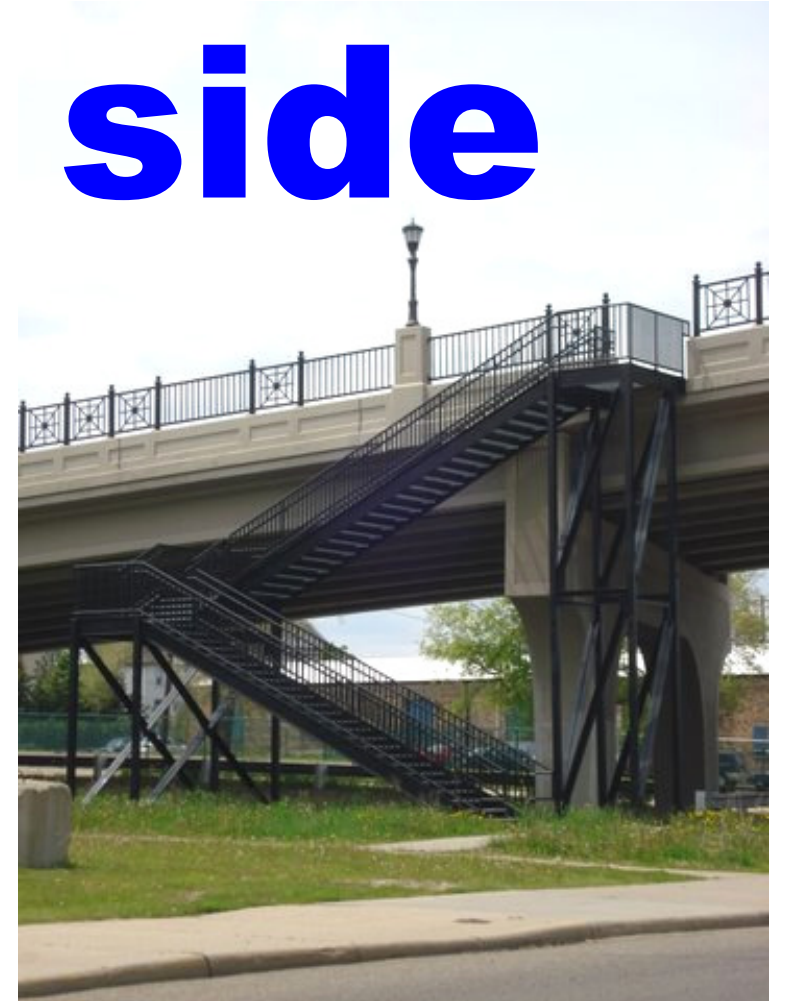


near east side

commercial
buildings subcommittee

recommendations

Draft report of recommendations for consideration by the
Near East Side Task Force
September 13, 2011



Background and Summary

What is the Commercial Buildings Subcommittee? The purpose of the Near East Side Commercial Buildings Subcommittee was to determine, more specifically, a commercial real estate strategy for properties, buildings, and businesses on blocks within the Near East Side study area. The subcommittee was modeled after previous efforts for Rice Street and Payne Avenue.

The subcommittee considered the following information in making recommendations:

- *Current use and zoning*
- *Relevant land use or development plans*
- *Vacant parcels (Ramsey County land use data)*
- *Vacant buildings (commercially available for lease or for sale) and City Registered Vacant Buildings*
- *Current photos and/or Google streetview images*
- *Neighborhood knowledge about the property (e.g., Dayton’s Bluff Community Council; Dayton’s Bluff Area Business Association)*
- *Public/nonprofit knowledge about the property (Saint Paul PED; Historic Saint Paul)*

These recommendations will assist the Near East Side Task Force to develop a community development action plan for the area.

Who was involved? Participants included Alex Bajwa, Dayton’s Bluff Business Association representative (business owner/task force member); Dan Bayers, Saint Paul PED (Saint Paul HRA representative/task force member); Ellen Biales (Ward 7 representative/task force member); Karin DuPaul, Dayton’s Bluff Community Council (resident representative/task force member); Becca Hine, Historic Saint Paul representative; Luis Pereira, Saint Paul PED (staff to Near East Side Task Force); Penelope Simison, Saint Paul PED (planner); and Matt Wolff, Saint Paul PED.

Who will carry out the work? A more detailed list is given below, but each of the following types of implementers were identified by the subcommittee. Implementers have specific roles to play in carrying out these actions, and each stands to gain from that implementation.

- *Public sector.*
- *Non-profit organizations.*
- *Large neighborhood institutions.*
- *Individual business and property owners.*
- *Residents.*

How were the recommendations (strategic actions) reached? The subcommittee utilized an area-wide scale, a block-level scale, and a property-level scale in developing these strategic actions. Relevant questions for each scale are listed below.

Comprehensive, area-wide look. What do existing land use plans say about the area? What is the relationship of East 7th Street businesses to other East Side commercial corridors? Where are strong concentrations of businesses that should be supported versus areas that might transition to a different mix of uses over time? Where are the pedestrian-oriented areas, well-served by transit? Where are the predominantly residential areas or industrial areas versus the areas that are more of a mix in terms of land uses (residential-industrial or residential-commercial areas)?

Block-level look. How well is the block doing in terms of building occupancies or vacancies? The number of businesses? The number of foreclosures? What is the general curb appeal of the properties?

Property-level look. Is the building occupied/vacant? If occupied, what do we know about the business? Are building or aesthetic improvements needed at the site? If vacant, does the building have high visibility and due to its good condition and character have high potential for reuse, or does it have high barriers to reuse (e.g., it is a problem property or would likely have a high cost to renovate)?

The recommendations are **block-specific** and **property-specific** and together are grouped as **categories of strategic actions**. Some actions could be most effectively implemented across the entire area with a dedicated and funded program. All actions are informed by a comprehensive vision of the corridor, as discussed in the goals.

Are the strategic actions informed by an overall vision for the E. 7th Street commercial district? The subcommittee identified six major ideas, or action-oriented goals for the study area. Taken together, they represent a commercial real estate strategy and/or vision for properties, buildings, and businesses on blocks in the study area.

Who and what would be involved in carrying out the strategic actions?

- Some would be implementable by a single property owner or business owner
- Others would involve neighboring property/business owners working together (e.g., setting up a shared parking agreement)
- Some would involve public-private partnerships and/or gap financing to make it happen
- Some will require follow up work to gather more information about the feasibility of implementing an idea (i.e. shared parking possibilities; vacant building condition evaluation of key properties; what the Port Authority's intentions are, etc.)
- Some will require additional outreach to or education of property or business owners about opportunities (e.g., benefits of DBABA membership; available façade improvement program funds; available site improvement funds; participation in building condition evaluation or discussion of redevelopment opportunities; the possible implications (benefits) of rezoning the property)

What's next? Outcomes to result from the recommendations:

1. City and community development organizations better understand neighborhood priorities for investment
2. Implementers see the list of items as a work plan for the corridor
3. Partnerships can form around certain implementation items (e.g., DBABA outreach can be coordinated with LEDC training opportunities or Historic Saint Paul façade program information)
 - Staff that are housed in a implementer/partner organization could dedicate time to implementing some portion of these actions
 - Future funding applications might be made around categories of activities (i.e. programs that could be housed with one partner but supported by multiple) or specific real estate development or building renovation projects
 - Broker tours or developer tours could be organized to showcase properties or available business spaces

Community review of the recommendations

- The Near East Side Task Force will review the strategic actions, as well as key property-specific recommendations (September 13, 2011)
- The Near East Side Task Force will discuss them, but not finalize their recommendations until a large open house is held for broader community input
 - *Task Force will not review each property-specific recommendation but the full report will be made publicly-available via the City website*
- A large open house will be held on **October 12, 2011, at Bethlehem Lutheran Church, 655 Forest St (corner of Margaret St), Saint Paul**
- The Near East Side Task Force will finalize its strategy/action document, including key commercial buildings recommendations, and it will be reviewed and approved by the City (*exact format to be determined*)
- The building recommendations report could be used as base data by implementation partners – as a living property inventory, to be updated by partners as conditions change over time

Action-oriented goals

Below are the key action-oriented goals that emerged from the work of the Near East Side Commercial Buildings Subcommittee. Related to these goals are tangible, strategic actions that will help the community partners to achieve these goals.

- **Find spaces within which small and medium size businesses could locate.** Initial discussions of the Near East Side Task Force have revealed that there are perhaps 300+ home-based businesses that could benefit from a small space to do business on or near East 7th Street.
 - **Strategic actions:** Vacant building condition assessment and determination about viability of reuse; marketing of vacant buildings and sites with good access and/or visibility; demolition and clearance of sites to be redeveloped for commercial/industrial/mixed use business; Business outreach to determine space needs, location needs, and supportable lease rates.
- **Invest in existing buildings and sites near the E. 7th St/Arcade intersection, and along E. 7th Street to Maria, to support and enhance the existing commercial district.** Building vacancies are low in this area, and businesses in this area will continue to benefit from the high amount of pedestrian activity and vehicle traffic. However, the area lacks visual continuity and cohesion.
 - **Strategic actions:** Building façade improvements; Aesthetic site improvements (e.g., improved signage; the addition of landscaping and/or fencing); Business outreach to explore shared usage opportunities (parking, green space).
- **Redevelop and/or re-occupy large vacant sites in the short to medium term.** A great deal of recent community energy has gone into planning and development initiatives related to finding businesses to occupy large, 5+ acre industrial sites. Examples include the former 3M site (Beacon Bluff employment center), the Globe site, and the Hamm's site. A key idea from Near East Task Force is to capitalize on Beacon Bluff marketing efforts, to better connect the commercial district on 7th Street to the employment campus.

In addition, planning and development discussions continue to occur in the community regarding large housing/mixed use redevelopment sites such as the former Hospital Linen site at 740 E. 7th Street, and the Hamm's site at 680 Minnehaha Ave E. Once re-occupied, Beacon Bluff may support over 1,000 employees; these employees will desire convenient retail goods and services, and places to eat/drink within a short walk of their workplace. Over time, as the housing market recovers and business investment continues in the area, new housing options will be in demand.

 - **Strategic actions:** Support ongoing redevelopment efforts related to large job center and housing/mixed use sites.
- **Make investments to the public realm to improve the walkability of the E. 7th St streetscape from Mounds Boulevard to Forest St.** In addition to being important commercial corridors for this community, East 7th Street and Arcade area also US Highway 61, and East 7th Street and Minnehaha are also State Highway 5. These highways support a high amount of vehicular traffic, some of which travels at high speeds. While this traffic creates real and potential customer activity for businesses in the area, it can also be a detriment to real and potential customers arriving on foot, by bus, or by bicycle. Existing neighborhood plans support new street trees and pedestrian-scale lighting, but additional traffic-calming and streetscape improvements would go further to slow down traffic and create a more attractive commercial district that is also safe for pedestrians, transit users, and bicyclists.
 - **Strategic actions:** Streetscape improvements (e.g. street trees, pedestrian-scale lighting; traffic-calming techniques; improved crosswalks; etc.)
- **Improve the transitions between industrial-commercial and residential uses.** There are two areas within the Near East Side that are a bit removed from the East 7th Street corridor, and are zoned predominantly industrial but developed with residential uses. An approach for the Phalen-Atlantic area is to support rezonings to residential districts to better reflect current housing uses, combined with the increased marketing of vacant commercial-industrial sites and buildings that could be viable (e.g., those near Phalen Boulevard, with good access off of Atlantic). However, an approach for the Brewery area might be the opposite, as existing homeowners and property owners might benefit from a slow transition from housing to industrial-commercial uses.
 - **Strategic actions:** Housing rehabilitation targeted outreach and rezoning to reflect current uses; Keep industrial zoning in certain places to support a transition to business uses over time; Business outreach to determine medium to long term expectations of businesses in this area.
- **Re-position East 7th St east of Forest Street.** The area east of Forest Street, particularly on the south side of East 7th Street, has long been zoned B3 General Business, a district that allows wide array of commercial uses from general retail to auto sales/auto convenience. However, in several blocks, there are a high number of vacant sites, vacant buildings, or commercial uses whose viability is more

dependent on destination traffic rather than pedestrian-oriented foot traffic. The commercial strength of this area thus stands in contrast to the commercial district located on 7th Street between Maria and Mendota.

The expectation is that over the medium and long term, a changing economy and the redevelopment of the Beacon Bluff and Globe sites will help create demand for new housing options, live-work spaces, and small, service-oriented work spaces. This area could be re-positioned for medium to high density housing, or small, business service-oriented work spaces, being well-located near job centers (Downtown, Metro State University, Phalen Boulevard and Phalen Village businesses, Beacon Bluff, CLUES) as well as on a major transit line. However, the development of housing, small commercial, and live-work spaces will require the assembly of enough property to create sites large enough for redevelopment.

- **Strategic actions:** Business outreach to determine medium to long term expectations of businesses in this area; Support rezoning and site assembly for redevelopment of sites for housing and live-work options.



Some study area buildings, like this one at 901 Atlantic, are on the City Registered Vacant Building List, but could be utilized by a commercial-industrial business

Strategic actions

While the strategic actions listed above relate to the five key goals, they are organized below as categories of activity around which *implementation partnerships* could form.

1. Reuse vacant/under-utilized spaces

| Recommendation from Near East Side Task Force Commercial building subcommittee | Number of buildings/properties |
|---|--------------------------------|
| Reuse opportunity (i.e., a vacant building with high visibility and high potential for reuse) | 22 |

Lead roles: Historic Saint Paul; East 7th St strategic partnership; DBABA; NENDC
Secondary roles: City of Saint Paul PED and DSI; Neighborhood Development Center; Latino Economic Development Center

Definition: The *reuse of vacant and/or under-utilized spaces* describes sites where the building is structurally/physically sufficient but is either partially or completely vacant, or used in a way that does not maximize its value.

Timeframe: medium/long term (3-5 years; over 5 years)

Costs: Variable (under \$10K, to over \$30K), and a function of interior renovations needed (Code compliance plus functionality and aesthetics)

Steps: Key to this activity is contact with the property owner to determine their degree of openness to explore various reuse options. In some cases, the building may be ready for re-occupation but simply needs more marketing; in others, a building condition assessment may be needed to determine the costs of renovation and viability of reuse. In addition to the supply side, a user will need to be identified. Is there a small or medium-sized business identified that could fit the space and afford the rent? On the other hand, some vacant buildings with high visibility may have high barriers to reuse, e.g., if it is a City-Registered Vacant property with serious code violations (Category III) property, or has multiple structural or health hazards, this may mean that renovation is cost-prohibitive. In these cases, demolition may be an option.

Examples of vacant/under-utilized buildings or spaces to explore for reuse:



699 Arcade St



801 7th St E (old NAPA bldg)



776 7th St E



Hamm’s site (Everest-LLC owned),
at 707 Minnehaha Ave (Arts &
Sciences building) – still has vacancies



Old Cigar Shop at 699 7th St E
(HRA-owned)



Reuse example: The Port Authority has marketed Building 21 of the former 3M site (900 Bush Ave) for two years.

2. Appearance enhancement recommendations

| Recommendation from Near East Side Task Force Commercial building subcommittee | Number of buildings/properties |
|--|---|
| Façade improvement candidates to explore | 13 |
| Aesthetic site improvement candidates to explore | 24 |
| Housing rehabilitation targeted outreach | 18 |
| Streetscape improvements (e.g. providing street trees, pedestrian-scale lighting; traffic-calming techniques such as bump-outs; improved crosswalks; etc.) | ¼ mile walkshed around Arcade/E. 7 th St; near Metro State University on 7 th ; near Hope St on 7th |

Lead roles: Historic Saint Paul on façade improvements, NENDC on aesthetic site improvements, and DBNHS on housing rehabilitation
Secondary roles: Saint Paul PED and Public Works on streetscape improvements



Aesthetic site improvement example: NENDC worked with the Swede Hollow Café to create an additional sign presence on the side of the building at 725 7th St E.



Façade improvement example: Historic Saint Paul worked with Dr. Thao to complete a façade improvement at 796 7th St E.

Definitions: ***Façade improvement** candidates are commercial properties where there may be an existing business, but the physical attributes of the building storefront (bays, awnings, signage) could be renovated to add to the appearance of the business and visual character of the neighborhood. In some cases, an improved façade may help attract a user to a vacant space.*

***Aesthetic site improvement** candidates are commercial properties where there may be an existing business, but external site improvements (i.e. non-façade) could add to the appearance of the business and to the visual character of the neighborhood; these may incorporate fencing, landscaping, or more effective signage.*

***Housing rehabilitation** candidates describe residential properties that may or may not be occupied, but could benefit from structural and/or aesthetic improvements to building or landscaping.*

All appearance enhancement actions may encourage adjacent property investment.

Timeframe: short/medium term (1-2 years; 3-5 years)

Costs: Low to medium (average cost = \$10K-20K). Cost of staff outreach to business; soft costs related to design of project scope; cost to business of fund match; costs of physical improvements.

Steps: Key to the first three activities are contact with the property owner to determine their degree of openness to grants or loan programs to support reinvestment in the existing structures. Outreach will be needed by staff as well as education and possible persuasion of property owners of the benefits of participating. Associated costs are the design of scopes, contractor selection, and execution of the work. There is a high availability of funds for the three actions given existing programs to support these activities.

Examples of façade improvement candidates to explore:



798 Margaret St



790 7th St E



872/874 7th St E

Examples of aesthetic site improvement candidates to explore:



785 7th St E



722 Payne Ave (Police Station parking lot) .2011



829 7th St E

3. Redevelopment opportunities

| Recommendation from Near East Side Task Force Commercial building subcommittee | Number of buildings/properties* |
|---|--------------------------------------|
| Redevelopment opportunity – for commercial-industrial business or mixed use | 20 properties / ~ 5 potential sites |
| Redevelopment opportunity – for commercial-industrial business | 53 properties / ~ 12 potential sites |
| Redevelopment opportunity - for medium density/high density housing or live-work spaces | 50 properties / ~ 10 potential sites |

*Number of properties is less an indicator as the number of redevelopment sites, which may constitute multiple properties.
Lead roles: Private property owners; Saint Paul Port Authority; City of Saint Paul PED
Secondary roles: NENDC.



Redevelopment example: Greater Frogtown CDC, Model Cities, Neighborhood Development Center, and Aurora St. Anthony Neighborhood Development Company cooperated to redevelop of the northeast corner of Dale and University Ave for senior housing where single-story commercial/institutional uses once existed. (Photo credit: Neighborhood Development Center)

Definitions: *Redevelopment opportunities include properties that are either undeveloped or the building is in a state of disrepair or vacant; such sites and the surrounding area could benefit from a more substantial reuse than that outlined in the “reuse” category. Those identified for **commercial-industrial business** opportunities tend to be larger, many of which once supported manufacturing. Those identified for **commercial-industrial or mixed use** opportunities are in locations that could also support pedestrian-oriented, commercial service uses. Those identified for **housing, live-work**, or small, service-oriented commercial use opportunities tend to be located in areas with a high number of vacant sites, vacant buildings, or commercial uses whose viability is more dependent on destination traffic rather than pedestrian-oriented foot traffic.*

Timeframe: *Medium for commercial/mixed us (3-5 years); Long for housing (over 5 years)*

Costs: *High (over \$30K). Costs may include marketing studies; site assembly/acquisition; predevelopment costs including zoning approvals, survey work, environmental assessment and clean-up; soft costs associated with design of the project and site; construction costs; permitting costs, and others.*

Steps: *Key to these activities is the property owner’s openness to possible redevelopment of a site. There are many steps associated with redevelopment including predevelopment, soft and hard costs. There is a low availability of public funds for these actions – City of Saint Paul HRA funds are focused on housing rehabilitation (Neighborhood Stabilization Program) and only major redevelopment sites (e.g. Hospital Linen); the Saint Paul Port Authority focuses its funds and efforts on the redevelopment of medium and larger light industrial uses (e.g., Beacon Bluff, the Globe site).*

Examples of redevelopment opportunity sites for commercial-industrial businesses:



Beacon Bluff parcel 2 (light-industrial-office)



1056-1042-48 7th St E; 1043, 1035 Ross (The Port Authority owns most of this triangular block at Earl St)



902 Atlantic St (near Phalen Blvd)

Examples of redevelopment opportunity sites for commercial-industrial businesses/mixed use development:



915 7th St E – Beacon Bluff parcel 6



Building 17 site (855/835 Arcade St)

Examples of redevelopment opportunity sites for housing/live-work development:



Former Hospital Linen site at 740 7th St E

1180, 1184, 1186, 1192, 1204, and 1210 7th St E (south side between Duluth and Newcomb) could be assembled as one site for redevelopment



4. Zoning actions to direct change or support current use

| Recommendation from Near East Side Task Force Commercial building subcommittee | Number of buildings/properties* |
|--|--|
| Rezone to better reflect current uses (residential or commercial) | ~ 15 properties |
| Rezone to position for redevelopment | ~ 36 properties |
| Keep zoning to position for reinvestment (industrial) | ~ 30 properties (e.g., the Brewery neighborhood) |

Lead roles: City of Saint Paul PED; Dayton’s Bluff Community Council; Dayton’s Bluff Area Business Association
Secondary role: Saint Paul Port Authority



Rezoning example: These residential and commercial properties were rezoned to TN2 in Highland Park (Photo credit: Highland Village Zoning Study)

Definitions: A **zoning action** refers to a change in the zoning district designation of a particular parcel or block. In the case of rezonings to better reflect current uses, the recommended zoning district is more consistent with the current residential/commercial use than the current zoning district. In cases where the recommendation is to keep the current industrial zoning in place, current uses may transition over time to position the property for reinvestment or redevelopment as commercial-industrial uses.

Timeframe: Short (1-2 years)

Costs: Minimal (the cost to the City of administration)

Steps: Rezoning of a property can occur if a property owner applies for a rezoning or if the City of Saint Paul initiates a zoning study of multiple properties in a set geography. In either case, the rezoning is considered and acted upon (approval or denial) by the Planning Commission and City Council.

Examples of rezoning to better reflect current uses:



These houses at 858 and 870 Newcombe might be rezoned to better reflect their current residential uses.



Examples of rezoning to position for redevelopment:



1066, 1072, 1040, 1080 and 1082 7th St (east of Earl to middle of the block with Frank) could be developed for housing/live-work space



1120, 1124, 1130, and 1144 7th (east of Frank to the middle of the block with Duluth) could be assembled and developed with small commercial spaces



Examples of keeping existing zoning in place to position for reinvestment (industrial)



748, 756, 760, 766, 768, 776 Reaney (between Stroh Dr and Weide St) are currently zoned I1 Industrial but mainly developed with residential uses

5. Outreach opportunities to build community and capitalize on shared resources

| Recommendation from Near East Side Task Force Commercial building subcommittee | Number of buildings/properties* |
|---|---------------------------------|
| Clarify/formalize/capitalize on shared usage (e.g. parking, private open space) | 7 |
| Business member outreach and recruitment opportunity for DBABA (business association) | 5 |
| Landlord and business owner outreach by DBCC (Dayton’s Bluff Community Council) | 1-2 |

Lead roles: Private businesses along 7th Street; Dayton’s Bluff Area Business Association on business member recruitment and exploration of shared usage opportunities; East 7th St strategic partnership on business space needs; Dayton’s Bluff Community Council on business, property owner, and landlord outreach.
Secondary role: City of Saint Paul PED

Definitions: An *outreach opportunity to build community and capitalize on shared resources* refers to a variety of actions that may result from greater engagement of area businesses. Are there businesses that could benefit from DBABA membership? Are there under-utilized parcels that could become shared parking lots for businesses that do not currently have off-street parking? How might privately-owned and publicly-owned greenspaces become assets to strengthen the commercial district vitality? How might blank walls of commercial-industrial buildings be utilized as canvasses upon which to celebrate community history, highlight cultural identity, or simply improve way finding to area businesses through public art and/or better signage?

Timeframe: Short (1-2 years)

Costs: Low (none or under \$10K). Includes volunteer time, and/or outreach costs by DBABA, DBCC and the East 7th St strategic partnership; as well as the cost of any improvements (e.g., parking lot striping, shared maintenance agreements, etc.).

Steps: Key to this activity is outreach to business and property owners about ways to share costs and resources. Private businesses will take the lead, along with the two organizations based in the community, DBABA and DBCC will play a lead role in exploring shared resource opportunities.

Examples of opportunities to clarify/capitalize on shared usage partnerships:



How might this vacant parcel on the southeast corner of Arcade/ E. 7th St be put to better use? Off-street parking? A place for mobile vendors or a neighborhood farmers’ market?

DBNHS owns a parking lot by the old NAPA building; might this be formalized as with a neighborhood, shared parking agreement? Could it be used to help promote the reuse of the old NAPA building?



Example of shared resources: This shared parking lot, though small, provides off-street parking to multiple small businesses. It is easy to see (signage) and well-located in the commercial district.



Examples of opportunities for business member outreach by DBABA and Dayton’s Bluff Community Council:



CLUES has stated that it is looking for additional space in the neighborhood for providing additional services.



M&H owns this gas station on Arcade, and the rest of the block to the rear (fronting on Weide, Minnehaha and Reaney). What are M&H’s intentions for use of this property and how might it help implement the Near East vision?



Cerenity Care Center at Dellwood Place, a nursing home currently housing 87 residents, announced in September 2011 that it would close in November 2011. The owners of this facility, HealthEast Care System and Benedictine Health System, might be approached to discuss possible reuses of the facility, which includes offices, a number of large spaces (dining area, activity spaces, etc.) and resident rooms. The owners have stated that \$2 million in renovations would have been needed to remain open.

Implementation partners

The following list of community partners will assist in implementing this work; each partner listed includes the roles/services that it could provide in carrying it out. *Organizations are **not** listed in priority order.*

Historic Saint Paul (HSP)

- Façade improvement – Any residential/commercial property built before 1940 is eligible to receive a Restore Saint Paul loan. Priority is given to properties that are architecturally compatible with the predominant character of the surrounding area.

Northeast Neighborhoods Development Corporation (NENDC)

- Façade improvement and exterior site improvements (e.g., beautification, landscaping, parking lots)
- Business development(?)
- Commercial/mixed use real estate development

Dayton’s Bluff Area Business Association (DBABA)

- Business recruitment and member services
- Encourage members to participate in corridor marketing and beautification, signage /landscape improvements, public art initiatives, Buy Local efforts(?)
- Apply for STAR/CIB grants and loans, alone or in partnership

Dayton’s Bluff Community Council (DBCC)

- Outreach to homeowners – education about resources housing rehabilitation funds for landscaping improvements
- Encourage residents/business owners to participate in corridor marketing and beautification, signage /landscape improvements, public art initiatives, Buy Local efforts(?)
- Apply for STAR/CIB grants and loans, alone or in partnership
- Landlord and renter outreach, organizing, and training

Council Wards 7 and 6 (Lantry, Bostrom)

- Support for physical improvements (façade improvement, commercial/mixed use real estate development)
- Support for public service activities (though COPP, funded by CDBG/General Fund, may be reduced)
- Pre-development support – e.g., rezonings, site assembly
- Advocate for funds (CIB, STAR, HRA) to implement these activities

St. Paul Department of Planning and Economic Development (PED)

- Business development
- Housing rehabilitation funds
- Homebuyer resources
- Housing/commercial/mixed use real estate development

Dayton’s Bluff Neighborhood Housing Services (DBNHS)

- Housing rehabilitation funds
- Homebuyer resources
- Housing real estate development

Neighborhood Development Center (NDC)

- Business development - lending and consulting services
- Commercial/mixed use real estate development - targeted projects to transform strategically located commercial buildings into small business incubators that provide tenants with stable, affordable places to do business, while serving as catalysts for the revitalization of the surrounding communities. NDC makes its lending and consulting services available to all tenants

St. Paul Port Authority (SPPA)

- Business development
- Industrial real estate development
- Workforce development – Employer Solutions, Inc. (ESI), with the Midway and Saint Paul Area Chambers of Commerce

Potential new partners/ implementers

Latino Economic Development Center (LEDC)

- Workforce development – computer literacy, English Language Learner courses, resumes, etc.
- Business development – basic skill development, accounting, cash flow, taxes, etc.
- Commercial/mixed use real estate development

ESNDC

- Business organizing and marketing, with **PABA** (particularly Payne Avenue)
- Commercial/mixed use real estate development

ESABA

- Business organizing and recruitment. Source of funds

East Side Prosperity Campaign

- Community engagement of historically under-represented populations
- Longer term – supporter of pilot projects on East Side

Metropolitan Transit / Ramsey County Regional Rail Authority

- Transit line/service planning, station area planning, streetscape investments

St. Paul Public Works

- Engage in streetscape re-investment
- Implement traffic-calming solutions

Metropolitan State University

- Institutional/commercial/mixed use real estate development a la long term facilities plan (MNSCU approval is pending)

Resources section

A discussion of how to fund these recommendations will be completed as a part of the Near East Side Strategy document.

Attachments:

- Map A. Summary map of recommendations.
- Map B. Building reuse opportunities (and ongoing/recent reinvestments) ONLY
- Map C. Appearance enhancement recommendations ONLY
- Map D. Redevelopment opportunities recommendations ONLY
- Map E. Proposed rezoning recommendations ONLY
- Map F. Proposed rezoning recommendations, with existing zoning, ONLY

Appendix

Entire list of properties with recommendations – attached separately.

Credits

Near East Side Commercial Buildings Subcommittee members:

- Alex Bajwa, Dayton’s Bluff Business Association representative (business owner/Near East Side task force member)
- Dan Bayers, Saint Paul PED (Saint Paul HRA representative/Near East Side task force member)
- Ellen Biales (Ward 7 representative/Near East Side task force member)
- Karin DuPaul, Dayton’s Bluff Community Council (resident representative/Near East Side task force member)
- Becca Hine, Historic Saint Paul representative
- Luis Pereira, Saint Paul PED (staff to Near East Side Task Force)
- Penelope Simison, Saint Paul PED (planner)
- Matt Wolff, Saint Paul PED (planning intern)

The Near East Side Task Force began its review of this report on September 13, 2011. It will be presented at a larger community meeting on October 12, 2011, at 6:30 PM at Bethlehem Lutheran Church, 655 Forest Street, in Saint Paul.