



**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6626  
Facsimile: 651-228-3341*

Date: May 17, 2021  
To: Heritage Preservation Commission  
From: George Gause  
Re: Consultation and Comment for Emma Norton Residence 2.0; 966 Mississippi Blvd. S.

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### **BACKGROUND**

The development of Emma Norton Residence 2.0 will create new permanent supportive housing that is specifically designed to serve the needs of homeless women with histories of trauma, including the co-occurring disabilities of chemical dependence and mental health.

This project includes acquisition of a parcel of vacant land located within the Ford Redevelopment Site in St. Paul, and new construction of a five-story, mid-rise, mixed-use building with underground parking.

The project location is on the site of a former Ford Motor Company assembly plant, which has been demolished and is now site for a 122-acre mixed-use master planned community. The project site is zoned F6 (Ford Business Mixed District), which is intended for retail, dining, office, as well as multifamily residential.

### **HERITAGE PRESERVATION COMMISSION COMMENTS**

The HPC serves as an advisory body to the Mayor and City Council on municipal heritage preservation matters. Chapter 73.04(1) states the HPC shall review and comment on plans and studies which relate to the historic and architectural heritage of the city.

### **STAFF RECOMMENDATION**

The Ford site was cleared by the company between 2012-19. The only nearby designated historic structure is the Highland Ford Parkway Bridge which is listed on the National Register. The Emma Norton building will be sited away from Ford Parkway with minimal connection to the existing built environment of the area, none of which is potential historic resources. The rest of the 122-acre site is currently vacant.

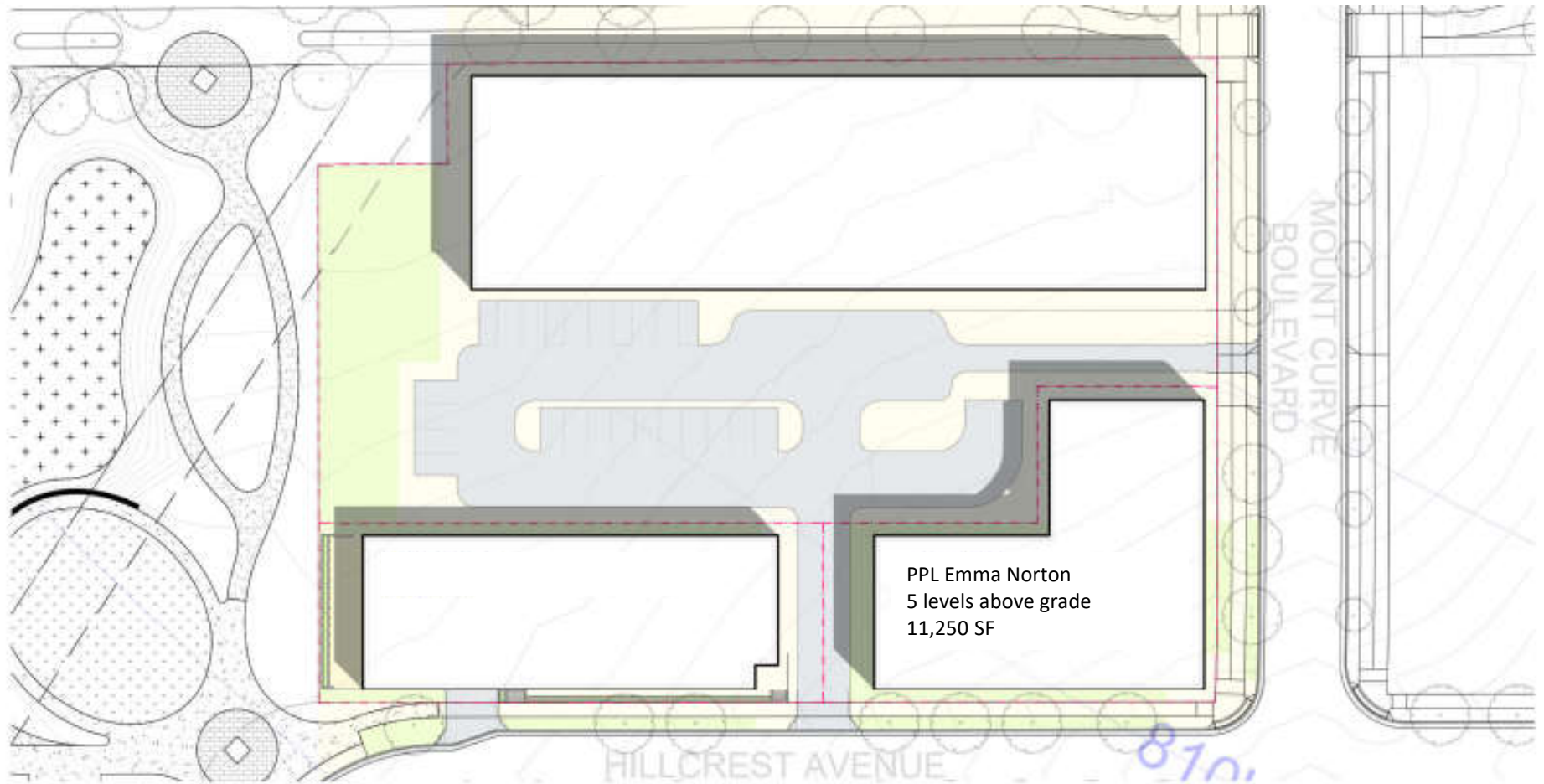
### **SUGGESTED MOTION**

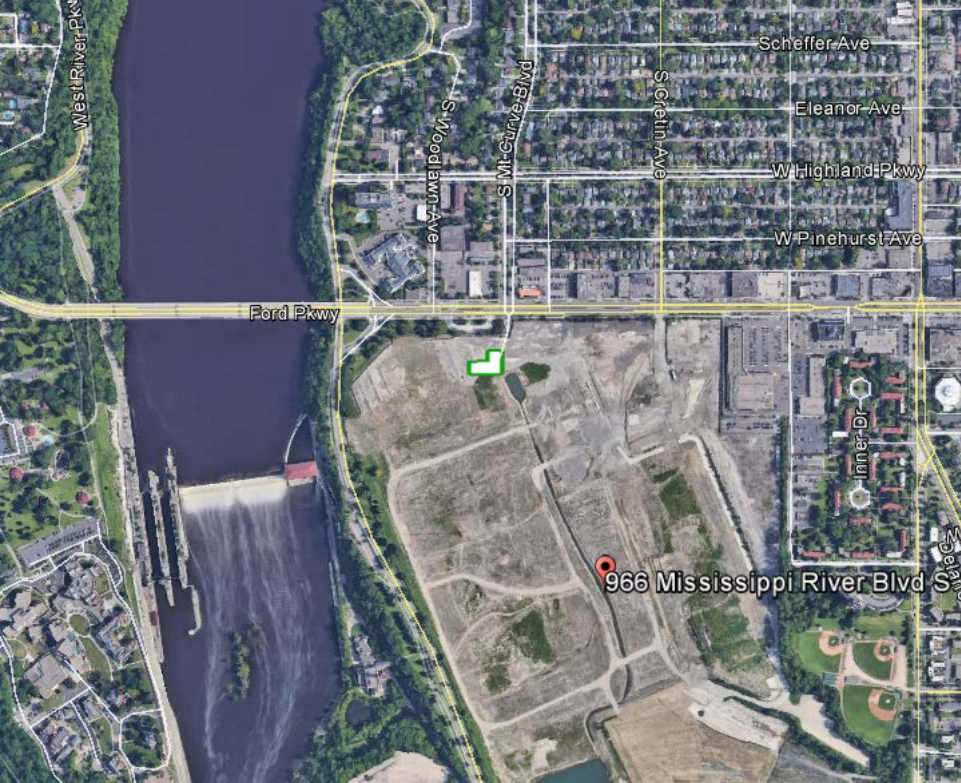
I move that due to a lack of area historic resources and that the Ford site has been previously cleared, the commission does not anticipate that the land acquisition and construction would have a direct, indirect, or cumulative effect on potential historic resources.

**Emma Norton Residence 2.0 Project Site within the Ford Redevelopment Site**



# PPL Ford Site Plan





West River Pkwy

Scheffer Ave

Eleanor Ave

W Highland Pkwy

W Pinehurst Ave

S Woodlawn Ave

S Mt Curve Blvd

S Crellin Ave

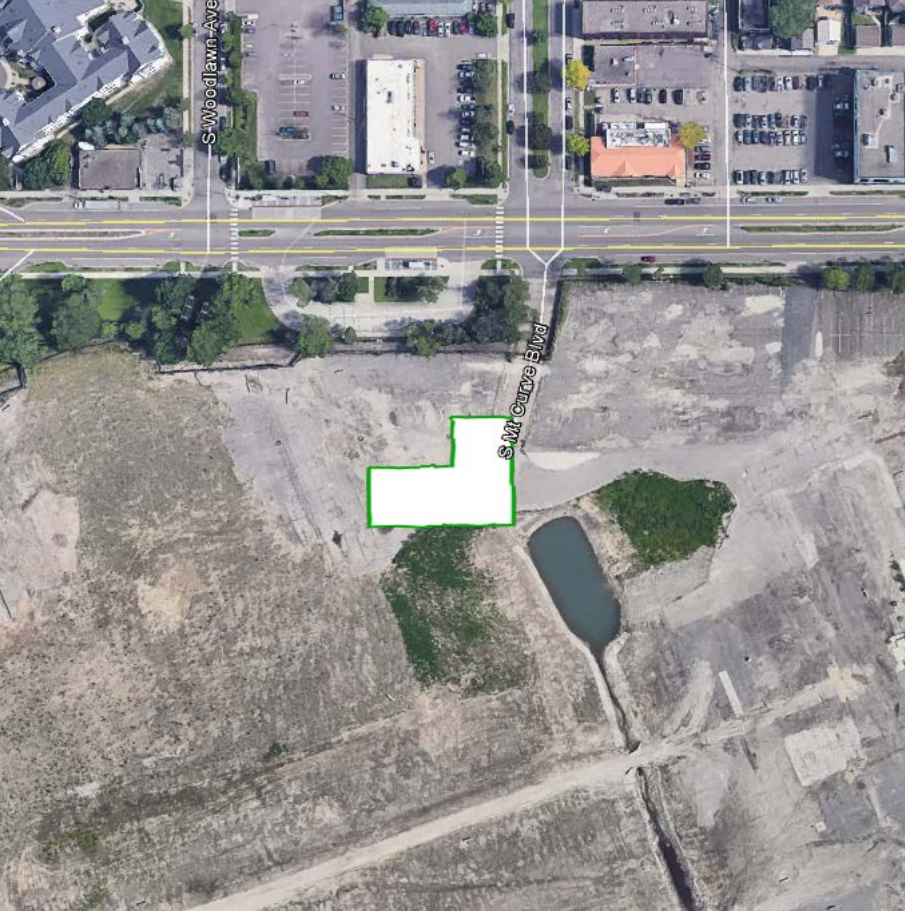
Ford Pkwy



966 Mississippi River Blvd S

Inner Dr

State C



S Woodlawn Ave

S Mt Curie Blvd



S Woodlawn Av

S Mt Curve Blvd

Area of Potential Effect

**Photographs of Site, Neighborhood, and Street Views**



View from Subject site facing north



View from Subject site facing north



View from Subject site facing east



View from Subject site facing east



View from Subject site facing south



View from Subject site facing south



View from Subject site facing west



View from Subject site facing west



View east along Ford Parkway



View west along Ford Parkway



Assisted living facility north of Subject site



Typical commercial/retail uses north of Subject site





Typical single-family homes north of Subject site



Typical single-family homes north of Subject site



Typical commercial/retail uses east of Subject site



Typical commercial/retail uses east of Subject site



Multifamily use east of Subject site



Multifamily use east of Subject site



View of undeveloped land south of Subject site



Typical single-family home south of Subject site

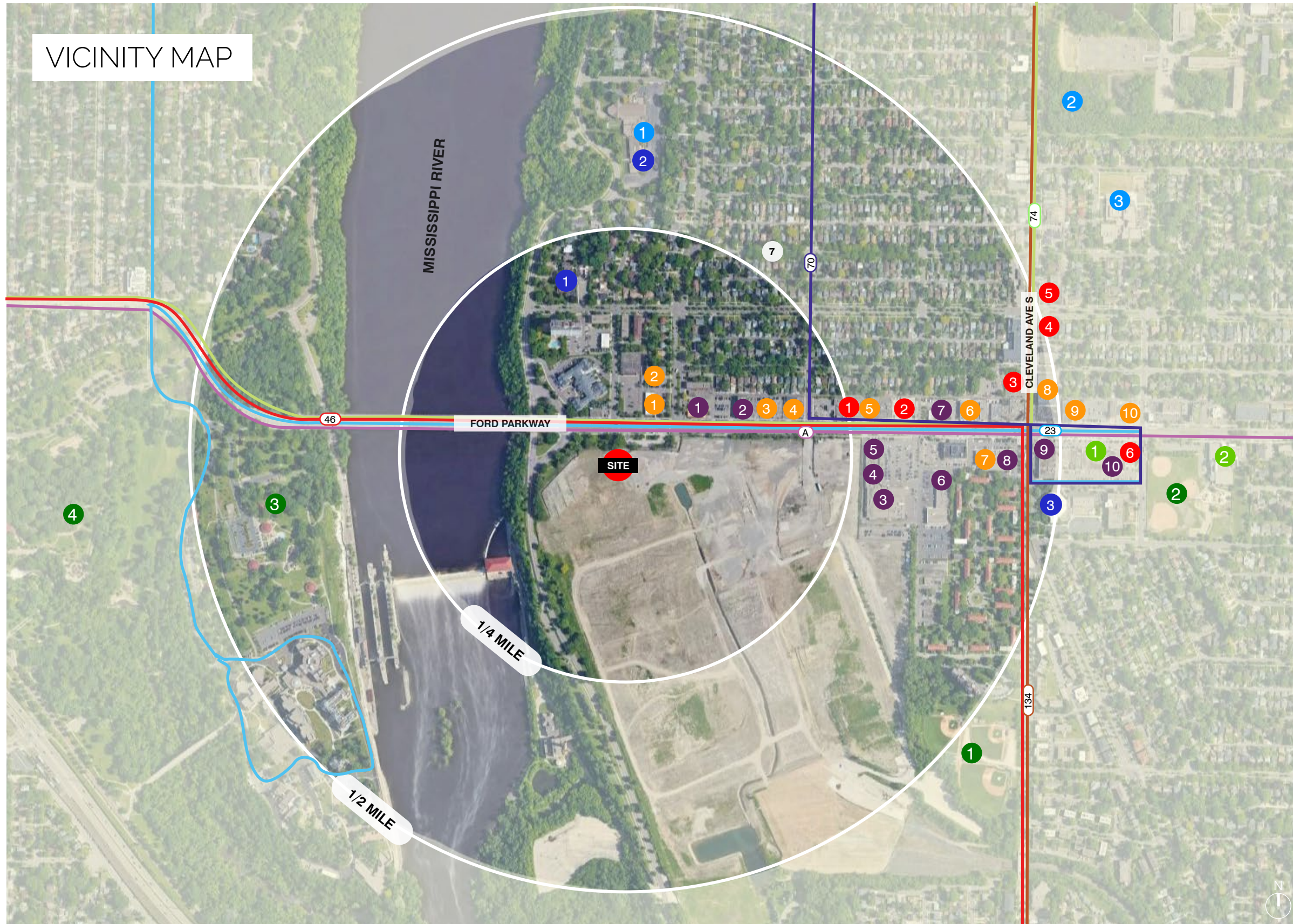


Typical single-family home south of Subject site



Walking trail / Mississippi River west of Subject site

# VICINITY MAP

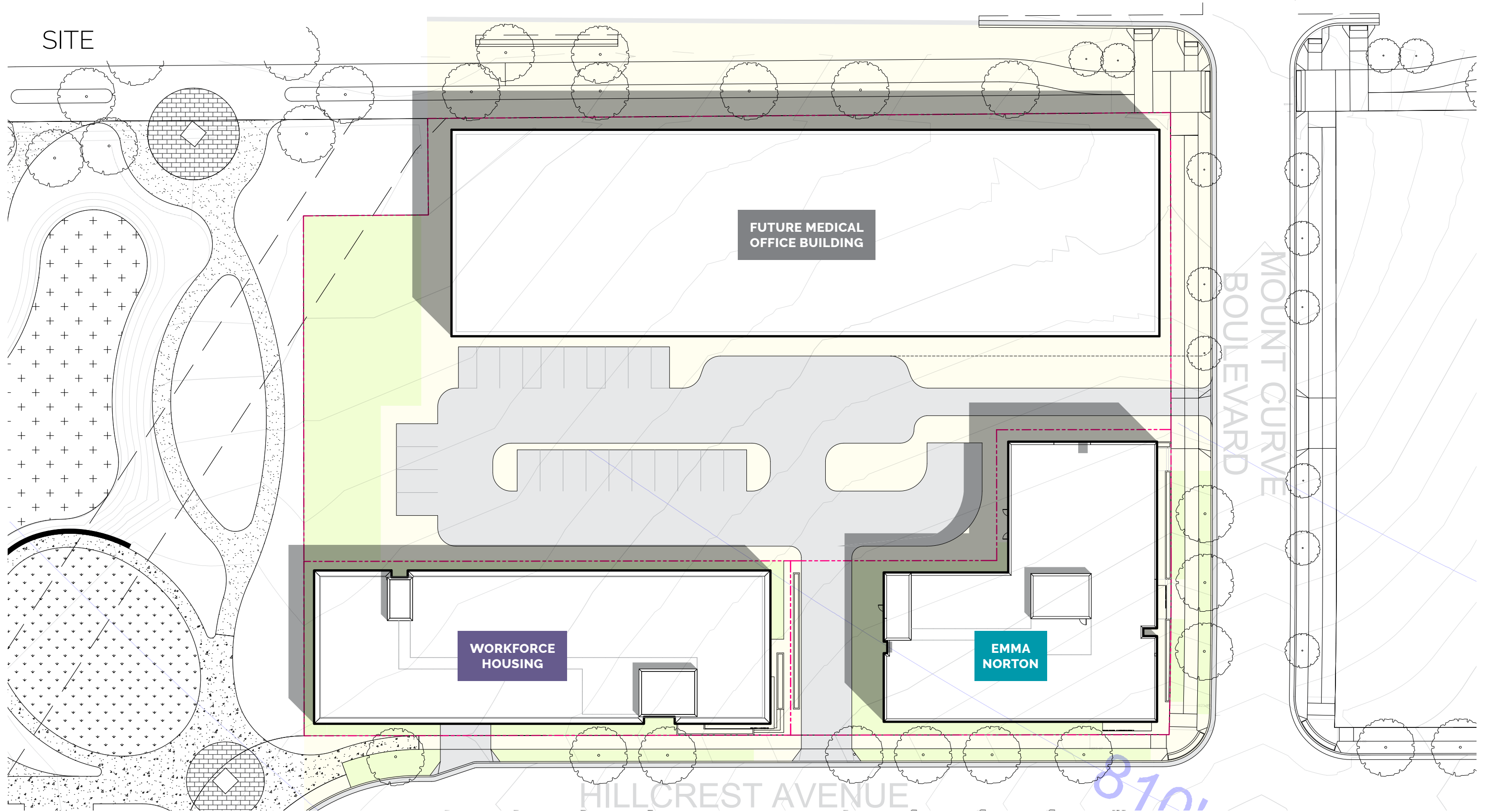


<span style="color: green;">●</span>	<b>Parks</b>	
1.	Ford Little League Field.....	0.47
2.	Hillcrest Park.....	0.60
3.	Wabun Picnic Area.....	0.65
4.	Minnehaha Park.....	0.65
<span style="color: blue;">●</span>	<b>Education</b>	
1.	Sunny Hollow Montessori School .....	0.33
2.	St. Catherine University.....	0.54
3.	Horace Mann School .....	0.57
<span style="color: lightgreen;">●</span>	<b>Civic/Government Facilities</b>	
1.	UPS Shipping and Mailing.....	0.45
2.	Highland District Council.....	0.61
<span style="color: red;">●</span>	<b>Health/Fitness</b>	
1.	M Health Fairview Urgent Care.....	0.18
2.	Lifetime Fitness .....	0.25
3.	Highland Family Eye Care.....	0.40
4.	Langford & Karls Chiropractic Clinic.....	0.45
5.	Core Power Yoga.....	0.47
6.	Health Partners Highland Park Clinic.....	0.51
<span style="color: blue;">●</span>	<b>Places of Worship</b>	
1.	First Church of Christ.....	0.23
2.	Temple of Aaron .....	0.33
3.	Lumen Christi Catholic Community .....	0.47
<span style="color: purple;">●</span>	<b>Food/Grocery</b>	
1.	Bakers Square Resturant & Bakery .....	0.05
2.	Haskell's Big Cheese Deli.....	0.08
3.	Lunds & Byerlys Highland Park.....	0.23
4.	Caribou Coffee.....	0.23
5.	Potbelly Sandwich.....	0.23
6.	Noodles and Company.....	0.25
7.	Crisp and Green.....	0.29
8.	Starbucks.....	0.37
9.	Panera Bread.....	0.38
10.	Five Guys.....	0.39
<span style="color: orange;">●</span>	<b>Other</b>	
1.	Firestone Complete Auto Care.....	0.06
2.	Petco.....	0.09
3.	ERIK'S - Bike, Board, Ski.....	0.12
4.	Big O Tires.....	0.14
5.	TCF Bank.....	0.19
6.	Walgreens.....	0.33
7.	Target.....	0.37
8.	Mann Theatres.....	0.41
9.	Half Priced Books.....	0.44
10.	BP.....	0.51
	<b>Transit</b>	
46.....	50th/46th St/46St Sta/Highland Village	
A .....	Broadway Crosstown/Westgate Sta	
70.....	St Clair Av/W 7th St/Burns Av/Sunray	
23.....	Uptown/38th St/Highland Village	
74.....	46th St/Randolph/W 7th St/E 7tht St/Sunray	
134.....	Ltd Stop/Highland/Cleveland/Cretin/MPLS	

# LOCATION



SITE



EXTERIOR



EXTERIOR

