


DOWNTOWN REVITALIZATION OVERVIEW – AS OF JUNE 26, 2025

| PILLAR GOAL | PROJECT ACTIONS | June 26 Progress Updates & Ways to Help |
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| Revitalize vacant office space | Downtown Development Corporation | The Saint Paul Downtown Development Corporation (SPDDC) is a nonprofit created in February 2025 by the Saint Paul Downtown Alliance to lead downtown revitalization efforts. It focuses on acquiring and redeveloping key properties, driving office-to-residential conversions, and serving as a central hub for coordinating investment and partnerships—all under the leadership of an experienced real estate developer. The DDC has purchased the debt on the Alliance Bank Building and intends to take control of the building soon. |
| | Office-Residential Conversions | <p>In March–April 2024, the Saint Paul Downtown Alliance commissioned Gensler to assess 20 office buildings. 10 “strong candidate” buildings could yield nearly 4,000 residential units (~3,951). An additional 6 are potential candidates, and 4 are unlikely. This effort could remove approximately 3.5 million sq ft of vacant office space—reducing downtown office vacancy by 260 basis points (from ~17.7% to 15.1%)</p> <p>Landmark Tower (345 St. Peter St): Recently converted into 187 luxury apartments, with residents moving in starting May–June 2025. The \$97 million project—developed by Sherman Associates—leveraged federal and state historic tax credits, plus TIF incentives from the city.</p> <p>The Stella (former Ecolab University at 386 Wabasha St. N): Under construction since July 2024, set to produce 174 apartments. It received a \$15.8 million C-PACE loan to support the conversion.</p> |
| Enliven streetscapes and public spaces | 5 th Street | City planners and the Downtown Alliance recommended elevating 5th Street to become the main pedestrian thoroughfare, linking landmarks like Rice Park, Mears Park, the Central Station, and CHS Field. |
| | Pedro Park | Pedro Park is nearly doubling in size—from 0.45 to 0.87 acres—transforming into a true urban oasis. The expanded park is designed to cool downtown heat islands, boost property values, and bring new life to the street level. It marks the culmination of over 20 years of community-driven advocacy. Construction is ongoing, with infrastructure and amenities rolling out first, and a grand opening anticipated in spring or summer 2025. |
| | Ecolab Plaza | Ecolab Plaza, now known as Osborn Plaza, is undergoing a significant transformation in downtown Saint Paul. Originally a concrete sidewalk and plaza area between Ecolab's headquarters, the Landmark Center, and the Hamm Building, the space is being reimaged into a vibrant green community area. |

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| | Hamm's Plaza | Hamm Plaza is being redeveloped to enhance transit access, pedestrian infrastructure, and green space. Key upgrades include an expanded Metro Transit Gold Line stop, improved bike and pedestrian connections via the Capital City Bikeway, and new landscaping with trees and benches. Ecolab, headquartered nearby, is contributing to the project with a \$2 million investment to transform the area into a vibrant community green space. The City's Parks and Recreation Department is leading the redevelopment to create a more welcoming hub for residents, workers, and visitors. |
| Develop key sites | Central Station | A \$130 million mixed-use development is planned for Central Station, featuring a 20-story apartment tower with 300 units, retail space, and a skyway over the Green Line. The project aims to boost transit access and downtown vitality, with construction expected to begin by late 2026. |
| | Xcel | |
| | RiversEdge | The RiversEdge project in downtown Saint Paul is an \$800 million mixed-use development featuring a 9-acre riverfront park, office and residential towers, retail, and public amenities like an amphitheater and riverwalk. Led by Ramsey County and AECOM, it aims to revitalize the riverfront with sustainable design and boost economic growth. Schematic designs for the park and infrastructure are complete and community engagement is underway. |
| Keep downtown safe, welcoming, and active | Downtown Improvement District | The Downtown Improvement District (DID) is a special service district that focuses on enhancing the cleanliness, safety, and overall appeal of the downtown area. Funded by assessments on property owners within the district, the DID provides services like street cleaning, security patrols, graffiti removal, landscaping, and public space maintenance. Its goal is to create a vibrant, welcoming environment that supports businesses, residents, and visitors, helping to drive economic development and improve quality of life downtown. |
| | Active Residents Group | Downtown Saint Paul residents can get involved by joining neighborhood groups – like the Friends of the different parks around downtown, attending city/community meetings (like this Downtown Action Series), attending an evening or weekend event (like Ordway's upcoming Inside Out series), or joining the Skyway Walkers. To learn more about any of these events or to get more involved, email Bill at skywayblooddrive@gmail.com |
| | First Response | |
| | Transit Safety | |
| | Violence Reduction | The Ramsey County Attorney's Office is focused on reducing violence in downtown Saint Paul through initiatives like the Nonfatal Shootings Initiative, which treats nonfatal shootings with high priority; the Healing Streets Project, offering support to those affected by violence; and collaborations to improve sexual assault response and survivor support. These efforts aim to increase public safety and provide trauma-informed care. |

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| Support existing retail and attract new retail | Downtown grocery store | |
| | Business retention | |
| | Lowertown Social Hour | <p>The Lowertown Social Hour is a free, monthly networking event in downtown Saint Paul hosted by the Saint Paul Downtown Alliance. Held at various venues throughout Lowertown and open to all, it's a great way to connect with the community and explore local businesses. For updates, visit the Saint Paul Downtown Alliance's event calendar. This summer, Lowertown Social Hours will be held twice a month, on the first and third Wednesdays. Join us on the patio at 1881 at Union Depot on Wednesday, July 2, from 4–6 p.m. for our next stop! Sign up to learn more about future socials via this link, or use the QR Code.</p> <div><p>Register for updates on upcoming Social Hour events.</p></div> |
| Communicate Success | Share good news across multiple platforms and from many sources | <p>Click here to sign up for the Visit Saint Paul Insider monthly e-newsletter to receive updates on all upcoming events, deals, and more. Visit Saint Paul is also excited to share the release of their Annual Insider's Guide, your go-to resource for showcasing everything our Saint Paul community has to offer. Whether you're highlighting local attractions for visitors or sharing favorite spots with neighbors and friends, the guide is packed with valuable information and inspiration! Request a physical copy or download your FREE Insider's Guide today!</p> |

SPACE FOR NOTES