



City of Saint Paul **Economic Development Activities and Indicators**

December 6th, 2019 – Updated January 23rd, 2020

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Presentation to the Planning Commission



Handout Additional Details

Current Development Dashboard

Millberry & Legends at Berry

Dominium's Millberry Apartments opened in fall 2019, and provides 121 units of affordable rental apartments. Legends at Berry will offer a new 241 unit, age 62+ independent affordable senior living building, with expected occupancy in 2020. Dominion is partnering with the City to develop a new adjacent central park in the development.



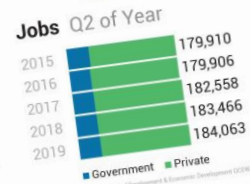
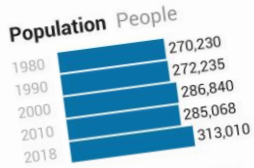
Harper Apartments

Across from their successful Vintage Apartments, Ryan and Whole Foods, Harper project will provide 153 new units of luxury rental above 4,100 square feet of commercial, to be completed in 2020.



Lexington Landing

On the tree-filled site of a former school, Wedum Foundation and Presbyterian Homes are building Foundation and Presbyterian Homes are building 157 units of independent living, assisted living, and memory care apartments, expected to be completed in summer 2020.



Housing Sta



for additional & current visit stpaul.gov/market



Seven Hills Senior Living

Seven Hills Senior living is a 101 unit senior living community for adults 62 plus, with options for independent living, assisted living, memory care and enhanced care suites. A (roughly) 10,000 square foot first floor church.



Irvine Exchange

Schaefer Richardson's Irvine Exchange Apartments opened in Summer 2019 to provide 176 new market rate apartments on the western edge of downtown, adjacent to the Science Museum and West Seventh areas.



Regions / birth cer

Snelling-Midway 34 acres

Building on the momentum of the Green Line LRT, A Line BRT, and new 19,400 seat Allianz Field, home of the Minnesota United FC, M. A. Mortenson is actively refining proposals to redevelop the surrounding superblock with a mix of commercial, retail, and residential, as contemplated in the Snelling Midway Master Plan.



Sears Site 17 acres

At the edge of downtown and directly adjacent to the Minnesota State Capitol Campus, the longtime home of Sears, Roebuck & Company is being positioned by Seritage for a future mixed-residential and commercial redevelopment, which is anticipated to include hundreds of new residential units.



Ford Site 122 acres

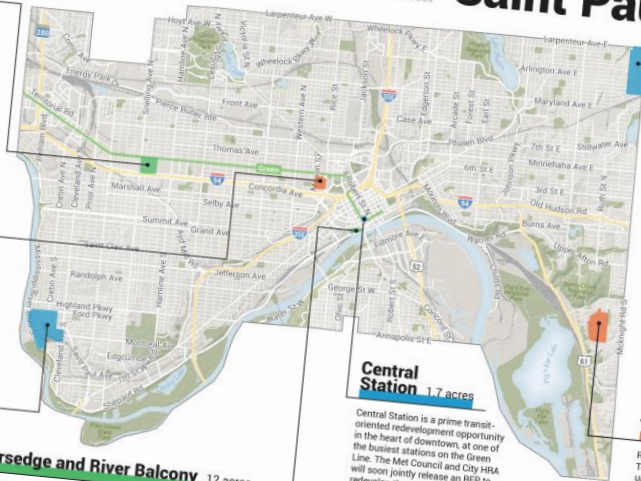
Ryan Companies is leading redevelopment of the former Ford auto plant, one of the most promising urban redevelopment opportunities in generations. Working closely with the City, they are currently finalizing details on environmental review. To be followed by a much-anticipated site plan submission to create a connected, livable, mixed-use neighborhood that looks to the future with clean technologies and high quality design for buildings, energy, and infrastructure.



Building for the Future



Saint Paul



Riversedge and River Balcony 12 acres

AECOM's proposed \$785 million development will include four new towers on a five-acre site, along with expanded riverfront public realm via the River Balcony Master Plan, transforming workers and visitors connect with the river. Over the next year, the project is shifting to environmental review and site planning.



Central Station 1.7 acres

Central Station is a prime transit-oriented redevelopment opportunity in the heart of downtown, at one of the busiest stations on the Green Line. The Met Council and City HRA will soon jointly release an RFP to redevelop the site.



Hillcrest 112 acres

The Hillcrest Master Plan will determine future land uses and a new street network for the former golf course. The Department of Planning & Economic Development will lead a Master Plan process, in collaboration with community members, consultants and the Port Authority, who currently owns the site.



Totem Town 72 acres

Ramsey County's closure of its Boy's Totem Town juvenile facility has opened up an opportunity for redevelopment. Steep slopes and a site party in the Mississippi River Corridor limit the intensity of redevelopment. The City and County are defining a planning process to commence in 2020.



12/4/2019 Draft for Discussion Only

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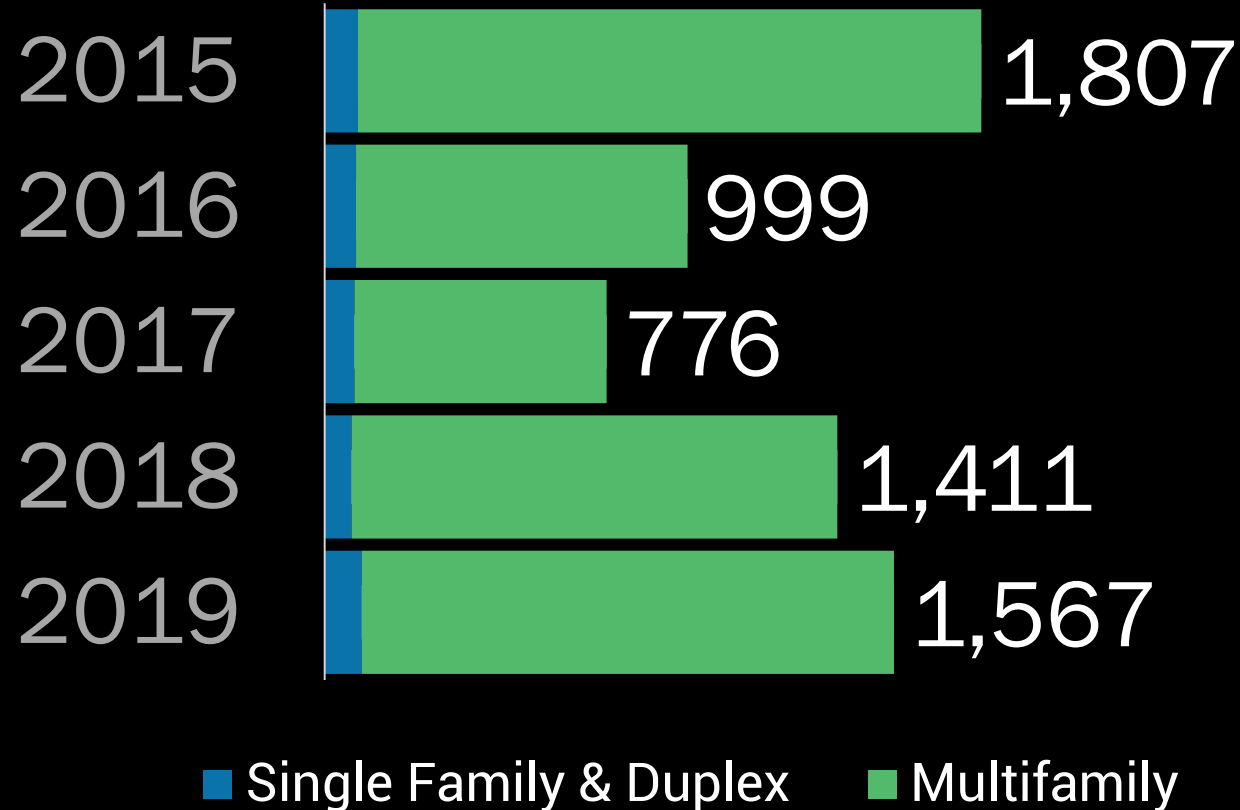
Population People



source: 1980-2010 counts: Decennial US Census; 2018 estimate: Met Council



Housing Starts Units (Updated)

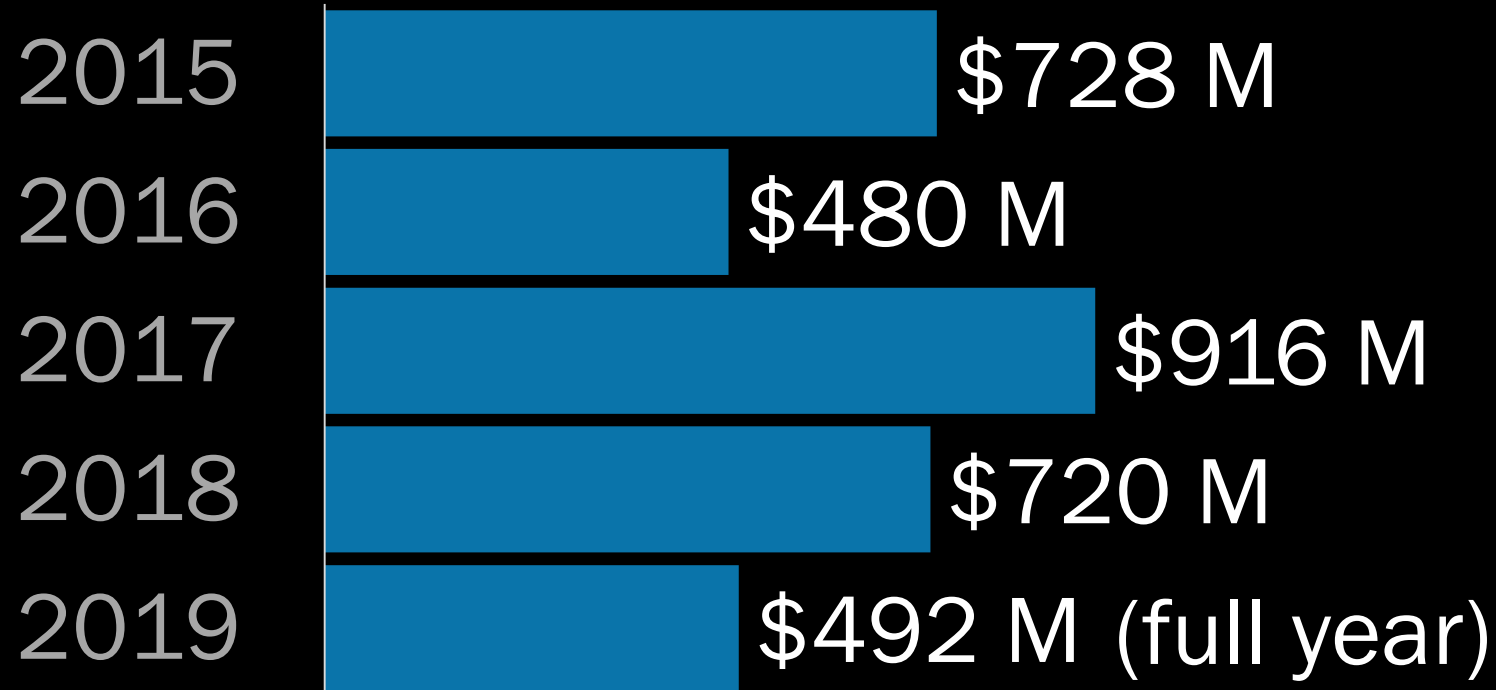


source: Saint Paul Enterprise Permit Database, via Qlik PED Housing Unit Production App, retrieved 1/23/2020

note: There are known systemic shortcomings in the Department of Safety & Inspections' (DSI's) handling of permit valuation. This is the best data available at this time, until needed systems change takes place in DSI.



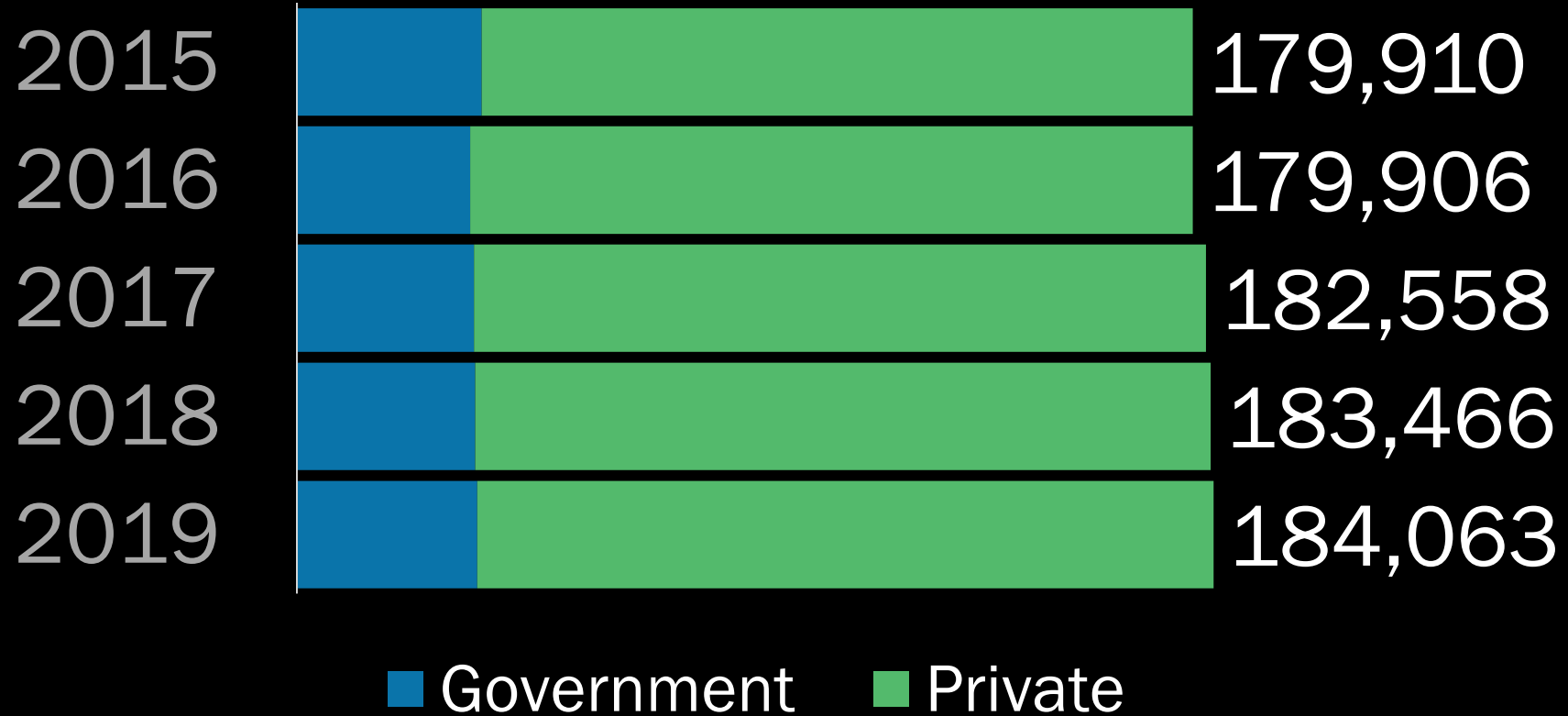
Building Permits Value (Corrected)



source: Saint Paul Enterprise Permit Database, via Qlik Interface, retrieved 1/15/2020, flawed data in previous version updated
note: There are known systemic shortcomings in the Department of Safety & Inspections' (DSI's) handling of permit valuation.
This is the best data available at this time, until needed systems change takes place in DSI.



Jobs Q2 of Year



source: Minnesota Department of Employment & Economic Development Quarterly Census of Employment & Wages, retrieved 11/2019



Unemployment October of Year



source: Minnesota Department of Employment & Economic Development Local Area Unemployment Statistics, retrieved 12/2019



Establishments Q2 of Year

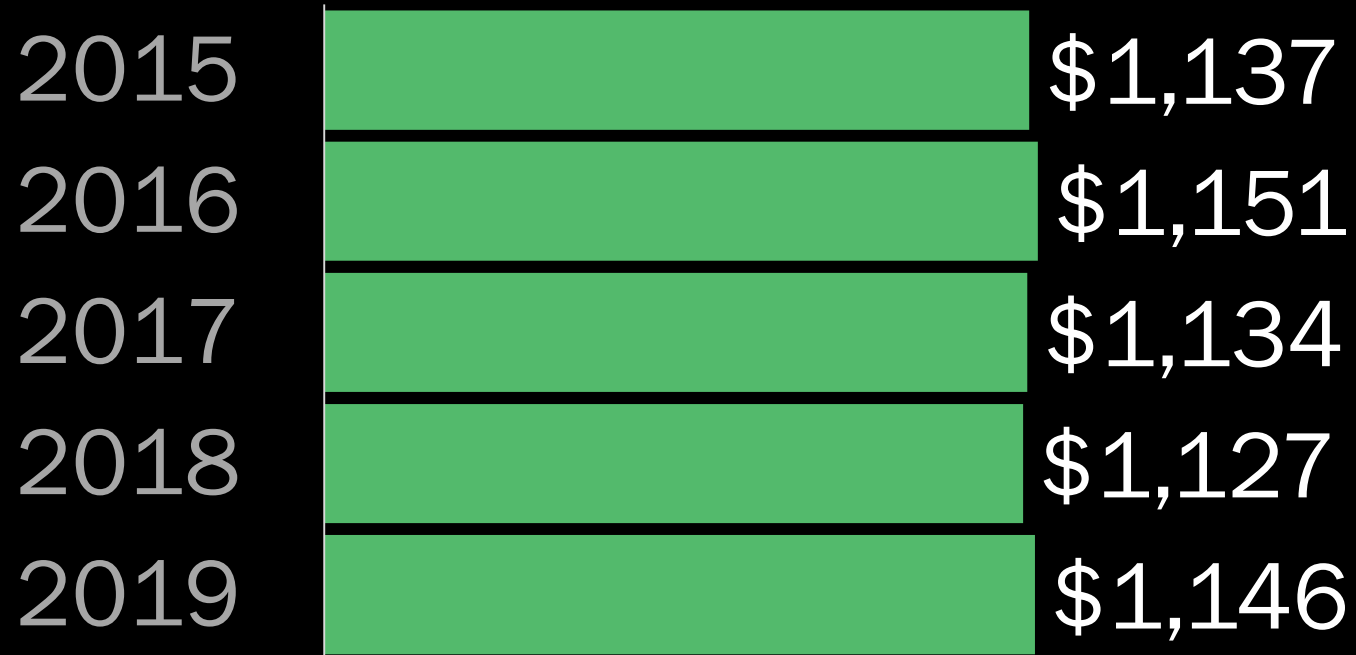


source: Minnesota Department of Employment & Economic Development Quarterly Census of Employment & Wages, retrieved 12/2019



Average Weekly Wages

Q2 of Year 2019 Dollars



source: Minnesota Department of Employment & Economic Development Quarterly Census of Employment & Wages, retrieved 12/2019