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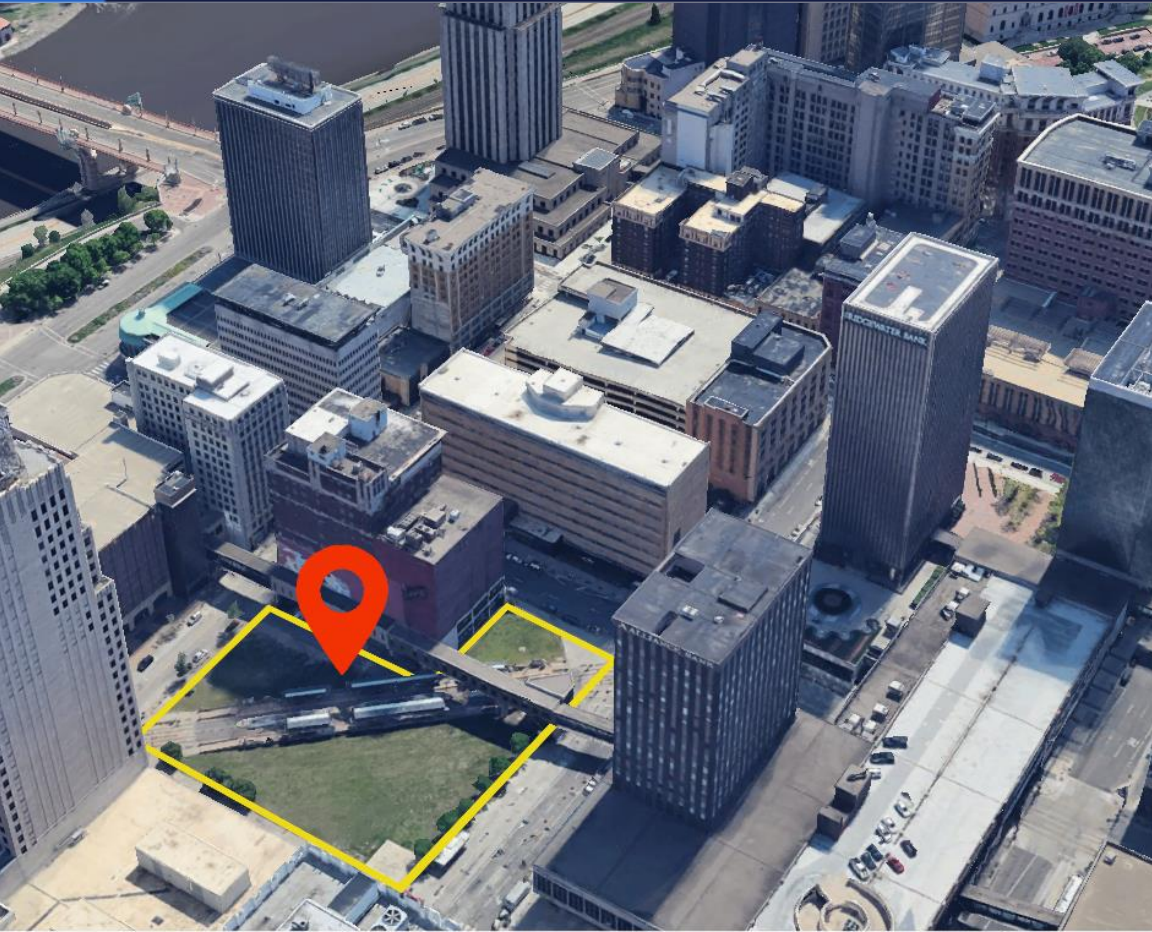
CITY OF SAINT PAUL

Central Station Site Tentative Developer Award

February 12, 2025



Central Station Site





Site History

- Commercial developments take place of residential dwellings from late 1800s
- Saint Paul Athletic Club building built in 1918 on southwest corner of the block
- Much of surrounding development created during downtown urban renewal 1955-1978
- The Midwest Federal Building – only other remaining building on the block besides Saint Paul Athletic Club by 2011 – was demolished to make way for LRT construction
- Vertical Access Tower and skyway from 5th St to Saint Paul Athletic Club built in 2013 to keep connections available between street and skyway levels
- Green Line LRT opens June 2014
- CSB Design Guidelines adopted June 2017
- In 2023 Met Council and Saint Paul HRA enter into Joint Powers Agreement to prepare for redevelopment solicitation



Modern Timeline

Saint Paul Athletic Club built

1918

Midwest Fed Bldg. removed

2011

CSB Design Guidelines adopted

2017



1870s – 1920s

Commercial Development

1950s – 1970s

Mid-century / Urban Renewal

2013

Green Line opens

2014

VAT / Skyway built

2023

JOINT POWERS AGREEMENT
Central Station Block, Downtown Saint Paul

The Joint Powers Agreement ("Agreement"), entered into effective August 1, 2023, is made by and between the City of Saint Paul, Minnesota, a municipal corporation and home rule charter city, and the Metropolitan Council of Saint Paul, Minnesota, a regional government authority of the State of Minnesota, and existing under the laws of the State of Minnesota ("Parties"). The Agreement is for the redevelopment ("Project") of the real property owned by the City of Saint Paul ("City") and HRA-owned real property in the City of Saint Paul ("HRA Property") located at the intersection of Cedar Street and Cedar Street ("Central Station Block" or "CSB").

RECITALS

The Parties desire to enter into this Agreement to formalize the redevelopment of the Central Station Block and to perform such other acts as may be necessary to carry out the Project.

The Council owns two parcels (collectively, the "Council Parcels") that were acquired for the METRO Green Line Light Rail Project. The Council acquired one parcel through a purchase from the City of Saint Paul and another through a purchase from the City of Saint Paul.

JPA executed



Request for Proposals

- A joint effort by Met Council / Metro Transit staff and HRA staff published a Request for Letters of Interest (RFI) in late 2023 to gauge developer interest and generate ideas and enthusiasm for a Request for Proposals (RFP)
- A Request for Proposals (RFP) was published on March 25, 2024, with an open application period of 4 months, closing July 25, 2024
 - High-density, mixed-use development that both maximizes the development potential of the site and increases transit ridership.
 - Demonstrates high-quality architecture and urban design that contributes to the urban fabric of downtown Saint Paul, activates the street, brings increased vitality to the core of the CBD, and takes advantage of the extensive transit network
- One proposal was received from Flaherty and Collins
- A team of Met Council / Metro Transit staff and HRA staff reviewed the proposal and interviewed the potential development team.



Developer Qualifications



FLAHERTY & COLLINS
PROPERTIES

Since 1993, Flaherty and Collins have specialized in both market rate and affordable housing developments, public/private partnerships and mixed-use, urban in-fill developments





Examples of previous projects



2700 University Ave
Saint Paul, MN
Market Rate/Affordable, Mixed-Use
248 Total Units



360 Market Square
Indianapolis, IN
Market Rate, Mixed-Use
292 Total Units

The Residence at the COR
Ramsey, MN
Market Rate, Mixed-Use
230 Total Units





Proposed Project Overview

- \$130,000,000 estimated total development cost
- Conceptual plan includes 2 buildings:
 - 20-story tower
 - 6-story building
 - Connected by skyway over light rail
- 369,600 total square feet
- Approx 300 market rate units
- Unit mix includes studio, one-, two-, and three-bedrooms
- 10,000 square feet ground floor retail

** Conceptual rendering - may not reflect final development plans*



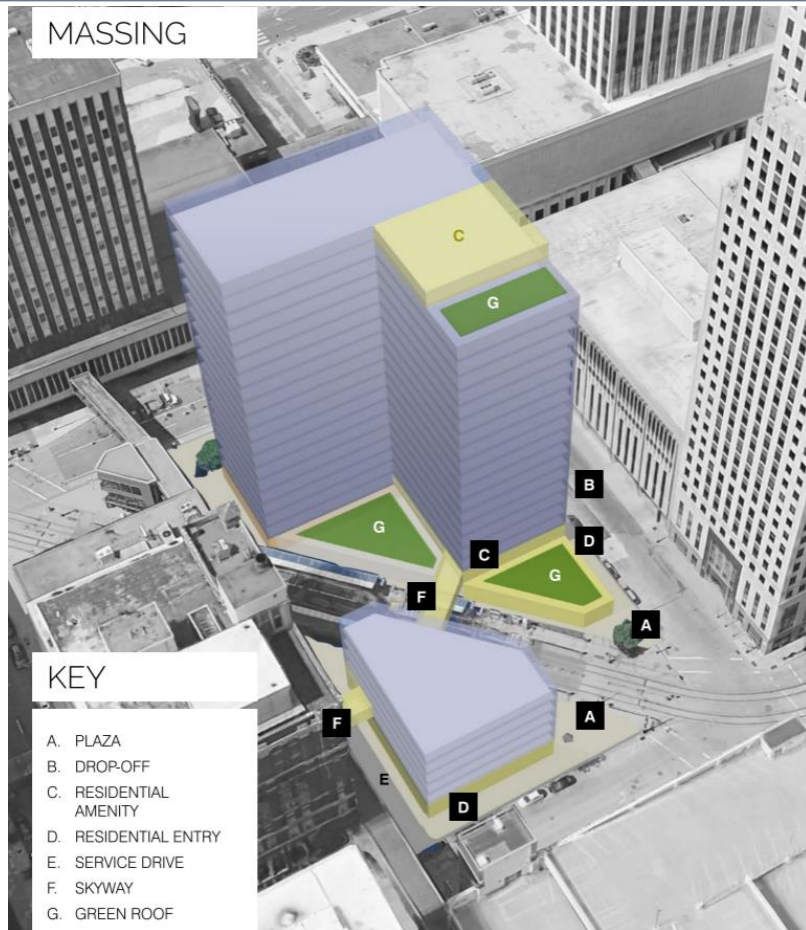


Conceptual Massing

CONCEPT/VISION

- Use complementary infrastructure to **build density**
- 16,500 total square feet of **amenities**
- **TOD:** Integrate mixed-use housing and retail with transportation infrastructure.
- **Revitalization:** Create a key urban node that combines housing and retail with the neighboring office district, effectively revitalizing the surrounding area.

** Conceptual massing - may not reflect final development plans*

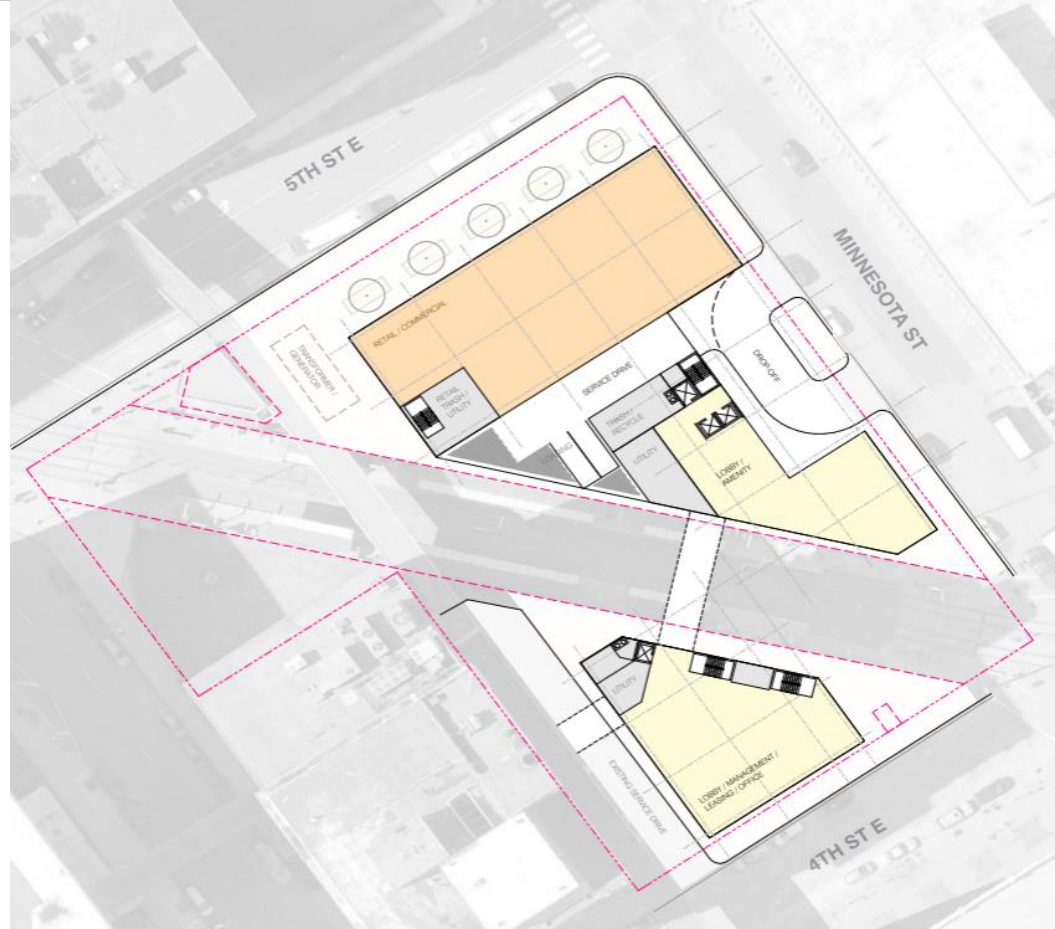




Conceptual Commercial

“The fundamentals of transit-oriented developments focus on creating vibrant, livable communities with a blend of residential, commercial, and recreational spaces within walking distance of public transport.”

** Conceptual floor plan - may not reflect final development plans*





Recommendation and Tentative Developer Timeline

HRA staff, in conjunction with the Met Council, recommend the HRA Board and Met Council Board name Flaherty & Collins the tentative developer of Central Station Block

Recommended milestone dates in the Tentative Developer Agreement:

- Prior to **April 30, 2025** – Engage community groups and key stakeholders
- Prior to **June 30, 2025** - Pursue relevant predevelopment and development funding
- Prior to **December 31, 2025** - Complete preliminary designs
- Prior to **April 30, 2026** - Finalize a detailed development budget
- Prior to **June 30, 2026** - Receive all approvals for site plan review, building permits, zoning, licenses and any other required City or State approvals
- Prior to **December 31, 2026** - Negotiate final terms and conditions of the development and purchase agreements

Questions?



SAINT PAUL
PLANNING & ECONOMIC
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