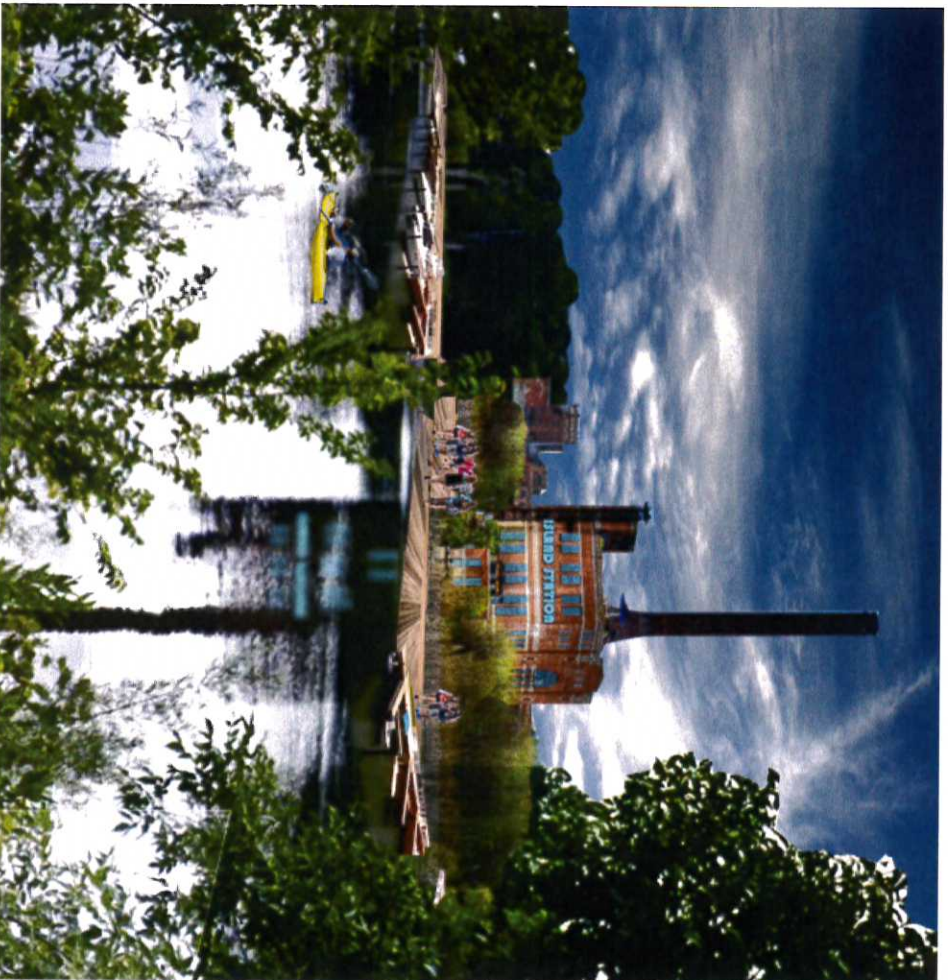


Island Station

A Place for Saint Paul

34

A Place for River Access - A Place for Learning - A Place for Entertainment - A Place for a Growing Neighborhood



Possible Future of Island Station



Island Station is located along the Mississippi River in Saint Paul, Minnesota. As a previous power plant constructed in 1921 it is no longer in use. A re-use of this building to be an iconic image for Saint Paul is proposed as its seeks historic designation.

A Place for River Access

The key location of Island Station allows for the construction of a marina, providing river access and an even greater connectness to the city. This public area becomes the perfect location for recreational activities that is accessible by pedestrians, bikers and boaters.



Current Building



A Place for Learning

Island Station is the perfect location to have an exhibit that displays the technological advances of both power plants and energy throughout the years.



Night Life at Island Station

*Recreational Sporting Good Retail Area
(Photo taken of REI store in Denver)*



Roof Top Patio overlooking Mississippi River, High Bridge & Downtown Saint Paul

A Place for Entertainment

There are many possibilities for entertainment within the building including a roof top patio & restaurant that would overlook the Mississippi River and a recreational sports retail store to be housed in the interior.

Along with this, a marina provides access to the river while the illuminated tower creates an iconic point in the city skyline.

A Place for a Growing Neighborhood

With new development nearby of the Schmidt Brewing Lofts, the neighborhood is increasing in size and density. Island Station would be an essential amenity to these residents as well as for Saint Paul on a whole. It has the capacity to be a retail store, rooftop restaurant, marina and recreational activity headquarter.

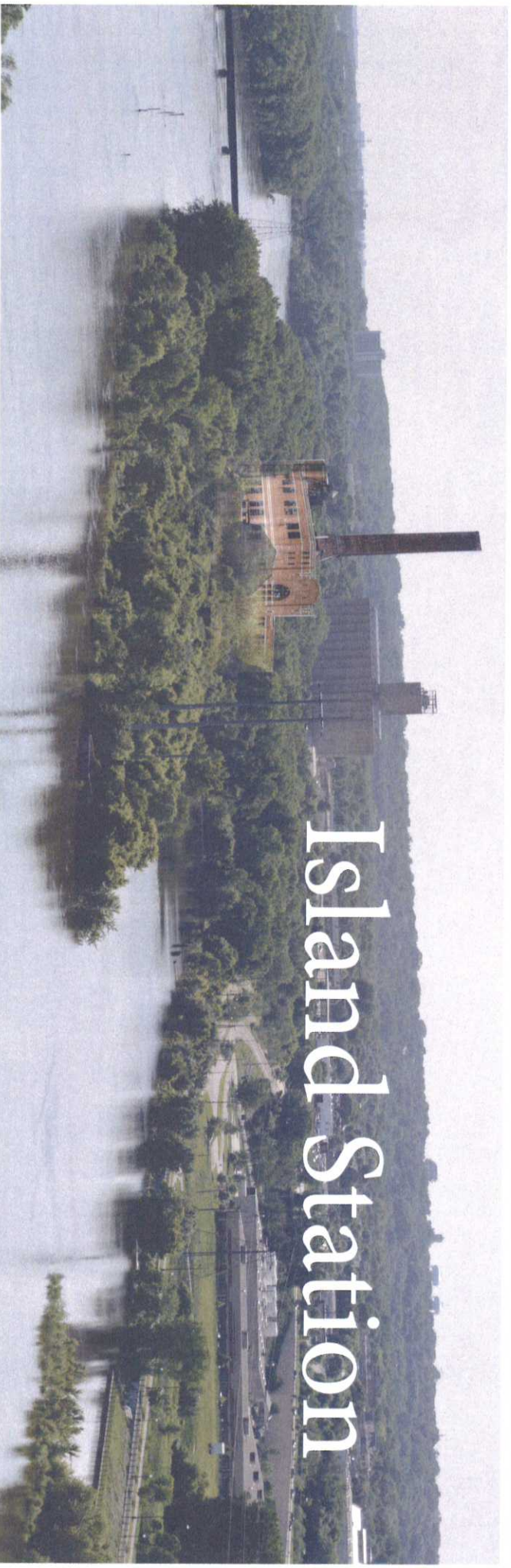
This iconic symbol for the city, whose historic tower can be seen from many areas in Saint Paul, has great potential and can be the future of Saint Paul.



These renderings exhibit previous ideas for Island Station for the Great River Passage Plan in both the summer and winter seasons. This specific site has been analyzed for its great potential by many, including architectural design studios, and is a key feature displayed in the Great River Passage.

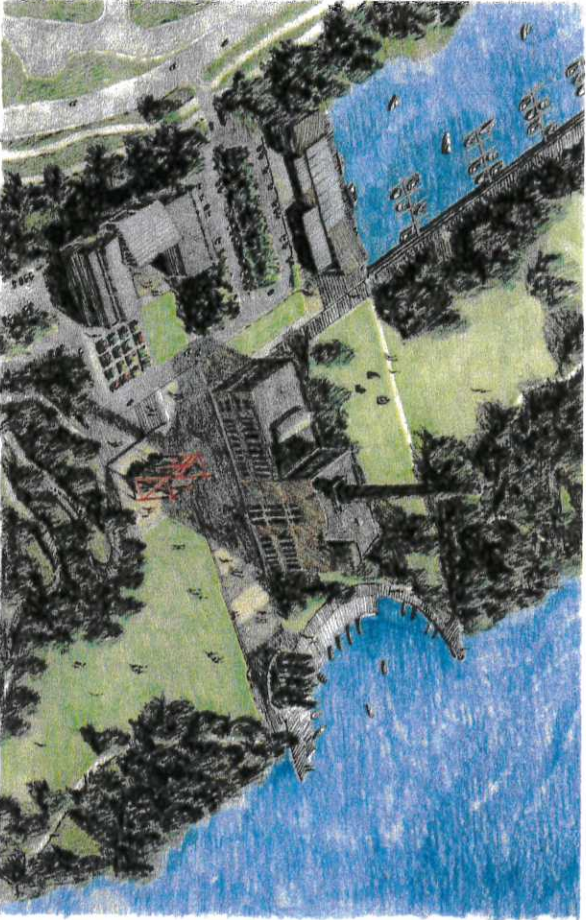
To view Great River Passage Plan:
www.stallionpublishers.com/publication.aspx?pid=1096&spkey=zpednqkyj&pageid=128

Island Station

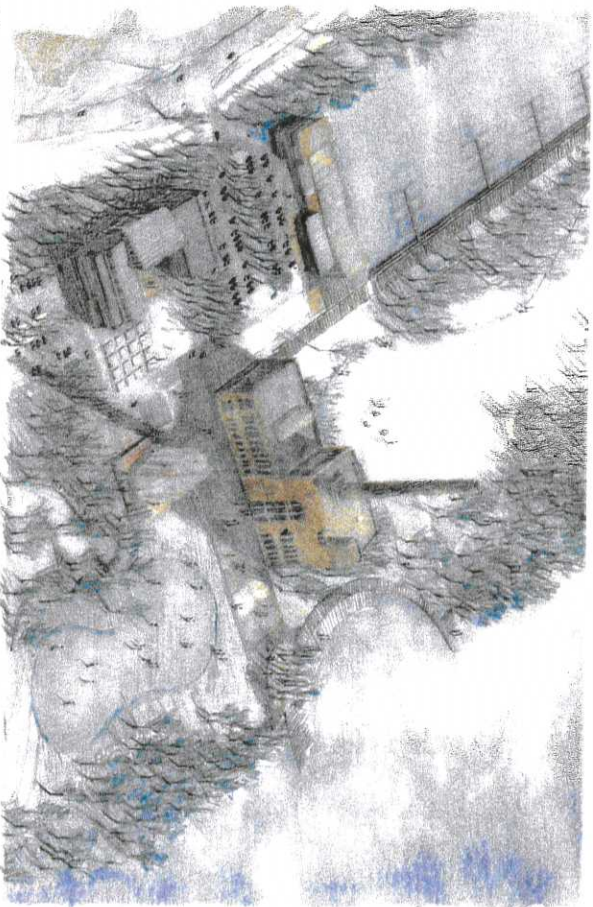


Island Station Vision

Island Station will become a year-round destination and place of activity. It is envisioned that the iconic vacant power plant will be repurposed to bring together arts, environmental and recreation communities together with commercial and residential uses, as part of a public-private partnership. Upon its transformation, Island Station will become an activity center that links existing and new neighborhoods to the river and establishes Randolph Avenue as an important connection to the west 7th neighborhood and to the larger community.



Summer activities include active and passive recreation uses, such as small festivals and outdoor art exhibits connected with studios in the renovated building. An outdoor cafe overlooks a climbing wall, mountain bike skills course and a small performance green.



Winter activities include a skating pond and ice climbing.

GOALS & OBJECTIVES

Redevelop Island Station to become a center for river-oriented arts and leisure activities

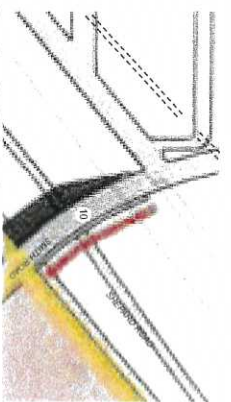
The peninsula on which the old Island Station power plant is located will be transformed, through a public-private partnership, into a mixed-use center for adventure, recreation, access to the river, visitor services, residences, offices, and a community park on the river. The repurposed building can become a center for non-profit environmental and art organizations, the National Park Service regional offices, shops, hotel, restaurant and cafes. Offices can occupy upper floors, while industrial-scale artist's studios, river-oriented cottage industries and adventure sports activities can occupy the lower and ground levels and attract people year round.

Utilize redevelopment to link The Valley to downtown

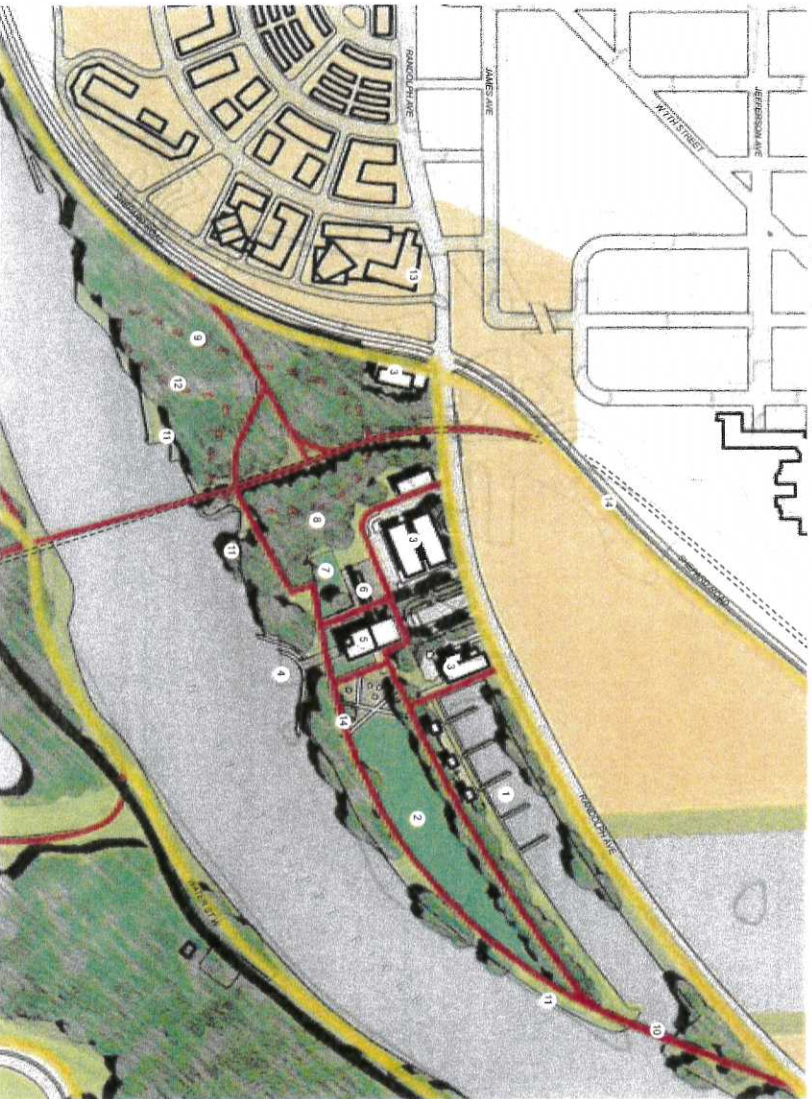
Redevelopment of Island Station and the ADM site will provide a major missing piece to provide public access to and along the river between downtown and the Valley reach. Green connections between the peninsula and Shepard Road extend to the neighborhoods and to the West 7th business district. Enhanced streetscapes support redevelopment opportunities and pedestrian friendly neighborhood expansion along Randolph Avenue.

LEGEND

- 1. New Marina
- 2. Peninsula Festival Lawn
- 3. Infill Development
- 4. Canoe / Kayak Launch / Small Craft Dock
- 5. Renovated Island Station Building / Outdoor Cafe
- 6. Climbing Wall / Ice Wall
- 7. Performance Lawn / Pond Hockey (Winter)
- 8. Bicycle Skills Course
- 9. Mountain Bike / Walking Trails
- 10. Potential Pedestrian / Bike Bridge
- 11. Fishing
- 12. Fountain Cave Improvements
- 13. Randolph Station Area
- 14. Regional Trail Connection



Inset Plan - High Bridge Park



Plan View - Island Station
0 200 300 400 500 1000
Scale: 1" = 100'



Ice Climbing attracts outdoor enthusiasts in the winter.



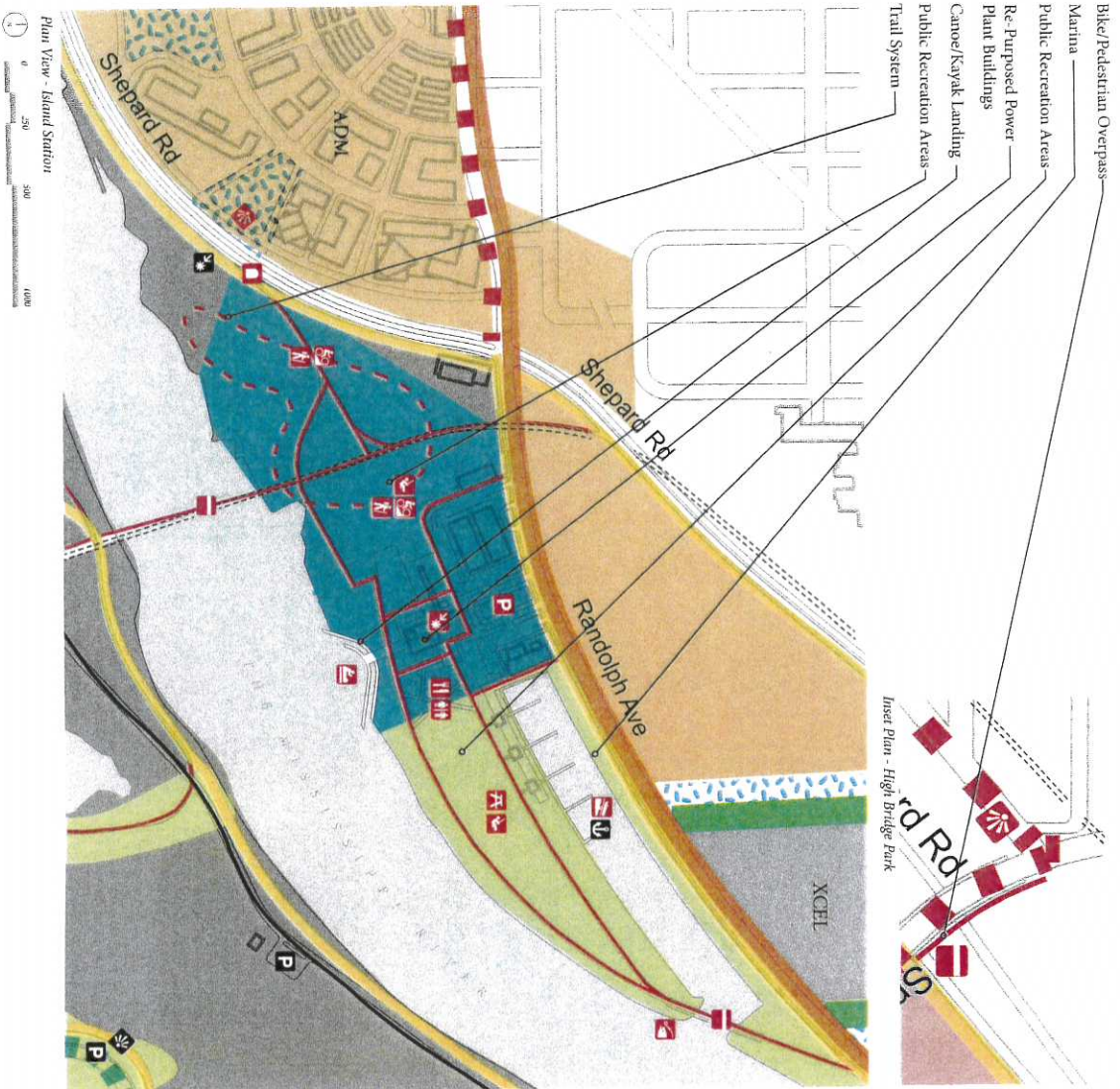
Outdoor Cafes support economic development and provide a desirable leisure activity.



Ropes Courses are one type of adventure sport that appeals to all ages.



Mountain Bike Skills Courses reduce environmental impact by managing trails



- key map**
- Wetland Restoration
 - Redevelopment Treatment Area
 - Potential Park Treatment Area
 - Bluff Treatment Area
 - Creek Restoration Opportunity
 - Regional Trail
 - Park Trail
 - Rustic Trail
 - On-Street Bikeways
 - Multimodal Park Access St.
 - Park Access Road
 - River Balcony /
 - Levee Riverwalk
 - Grand Rounds Extension
 - Green Connectors
 - Urban Promenade
 - Commuter Rail Corridor
 - Light Rail Corridor
 - Camping
 - Fire Pit
 - Picnic
 - Wildlife Viewing
 - Scenic Overlook
 - Point of Interest
 - Fishing Access
 - Canoe/Kayak Launching
 - Motorized Boat Launch
 - Swimming Area
 - Mountain Biking Trail
 - Multi-Use Trail
 - Hiking Trail
 - Activity Area
 - Dog Park
 - Food
 - Restroom Building
 - Marina
 - Information Kiosk
 - Pedestrian Underpass
 - Pedestrian Bridge
 - Vehicle Parking
 - Transit
 - Bus Stop
 - Stairway or Ramp
 - Vehicular Park Access
- All red icons represent proposed items.**

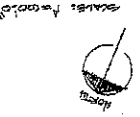
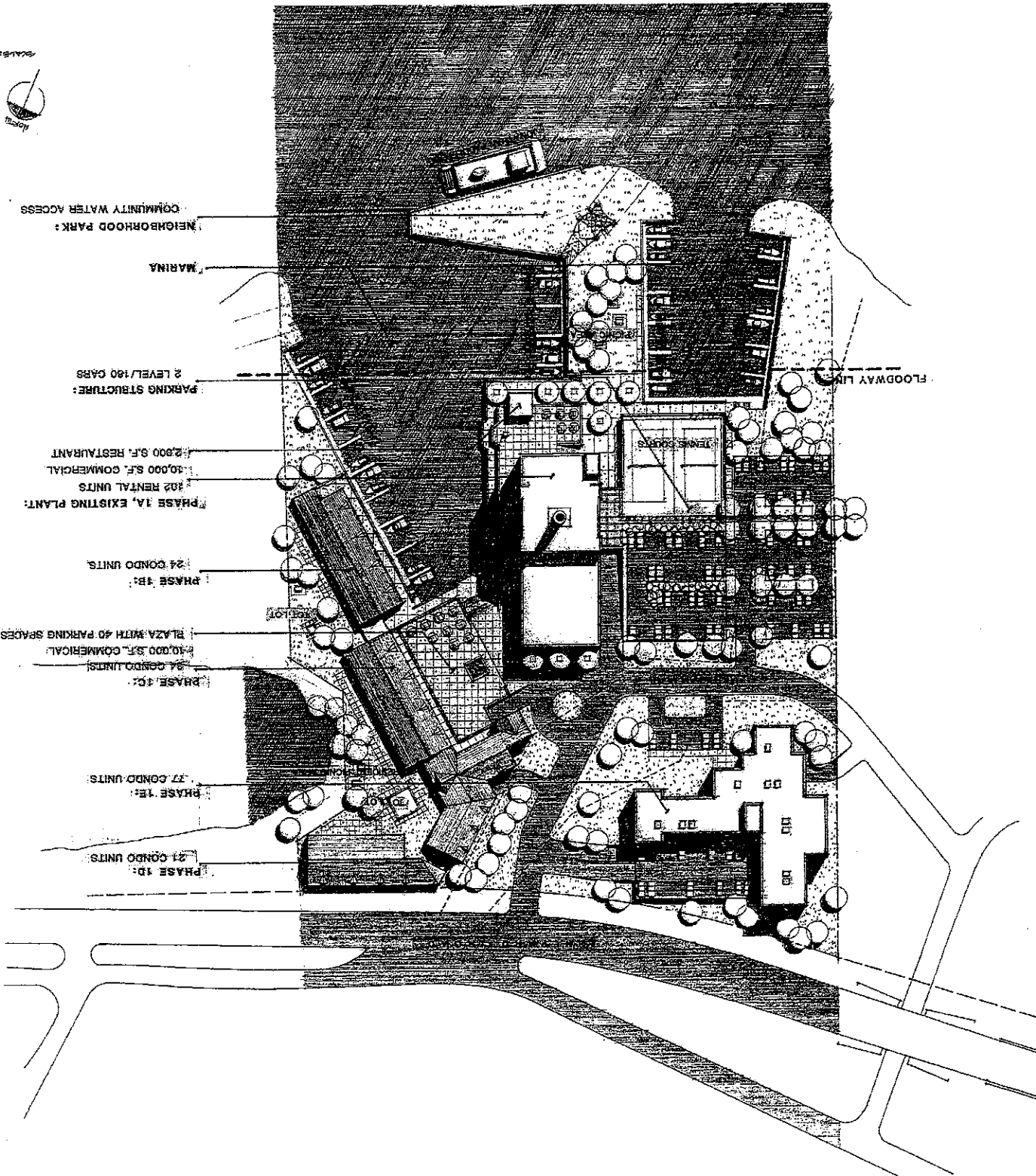
SP-1

DRAWING NO.

SITE PLAN

DATE: 9 REVISED

ISLAND STATION
VAL MICHELSON AND ASSOCIATES, INC.
ARCHITECTS • 1821 UNIVERSITY AVENUE • SUITE 346 N • ST. PAUL • MN • 55108 • 651-945-5377



NEIGHBORHOOD PARK:
COMMUNITY WATER ACCESS

MARINA

PARKING STRUCTURE:
2 LEVEL/160 CARS

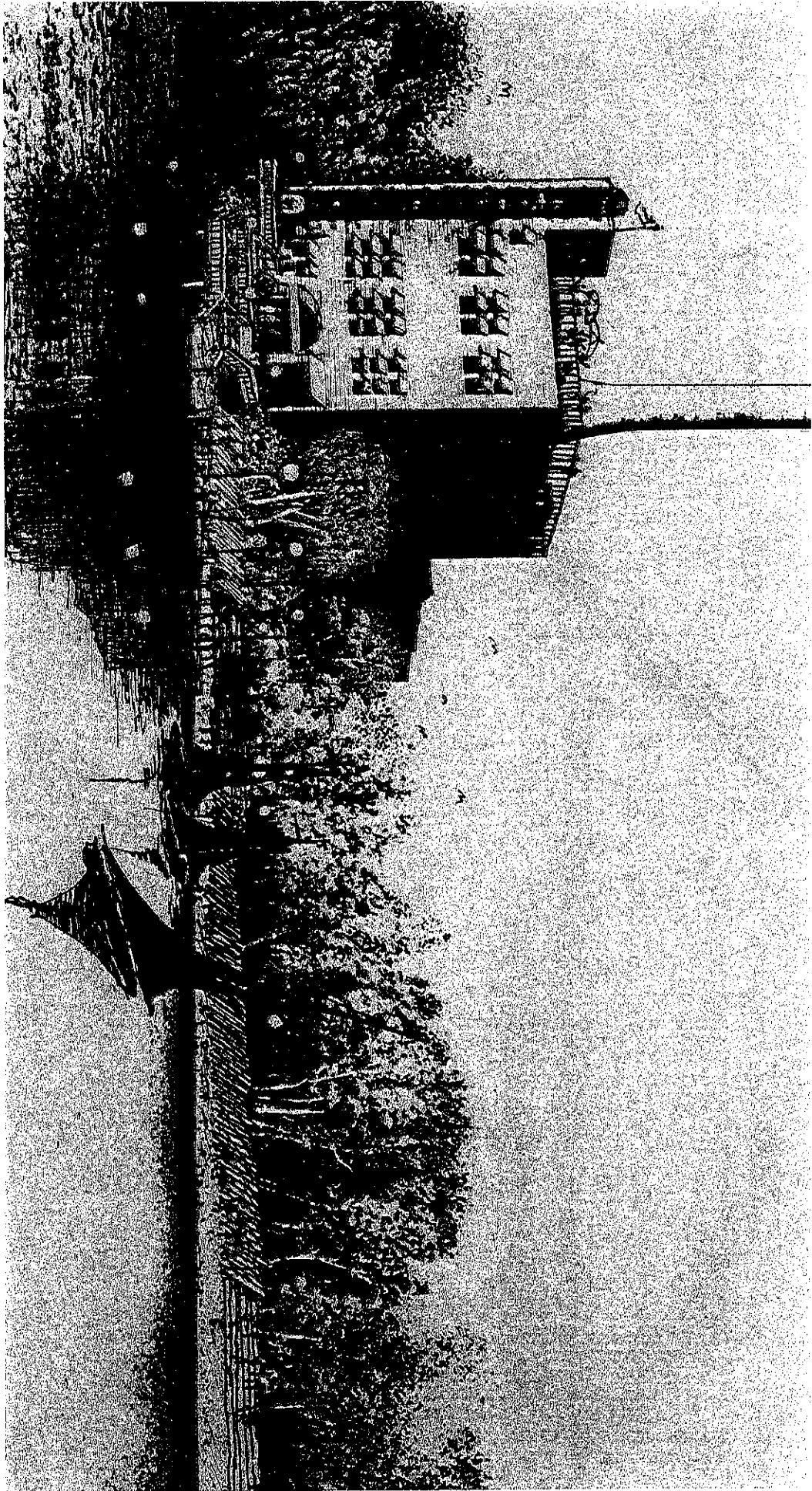
PHASE 1A, EXISTING PLANT:
102 RENTAL UNITS
40,000 S.F. COMMERCIAL
2,800 S.F. RESTAURANT

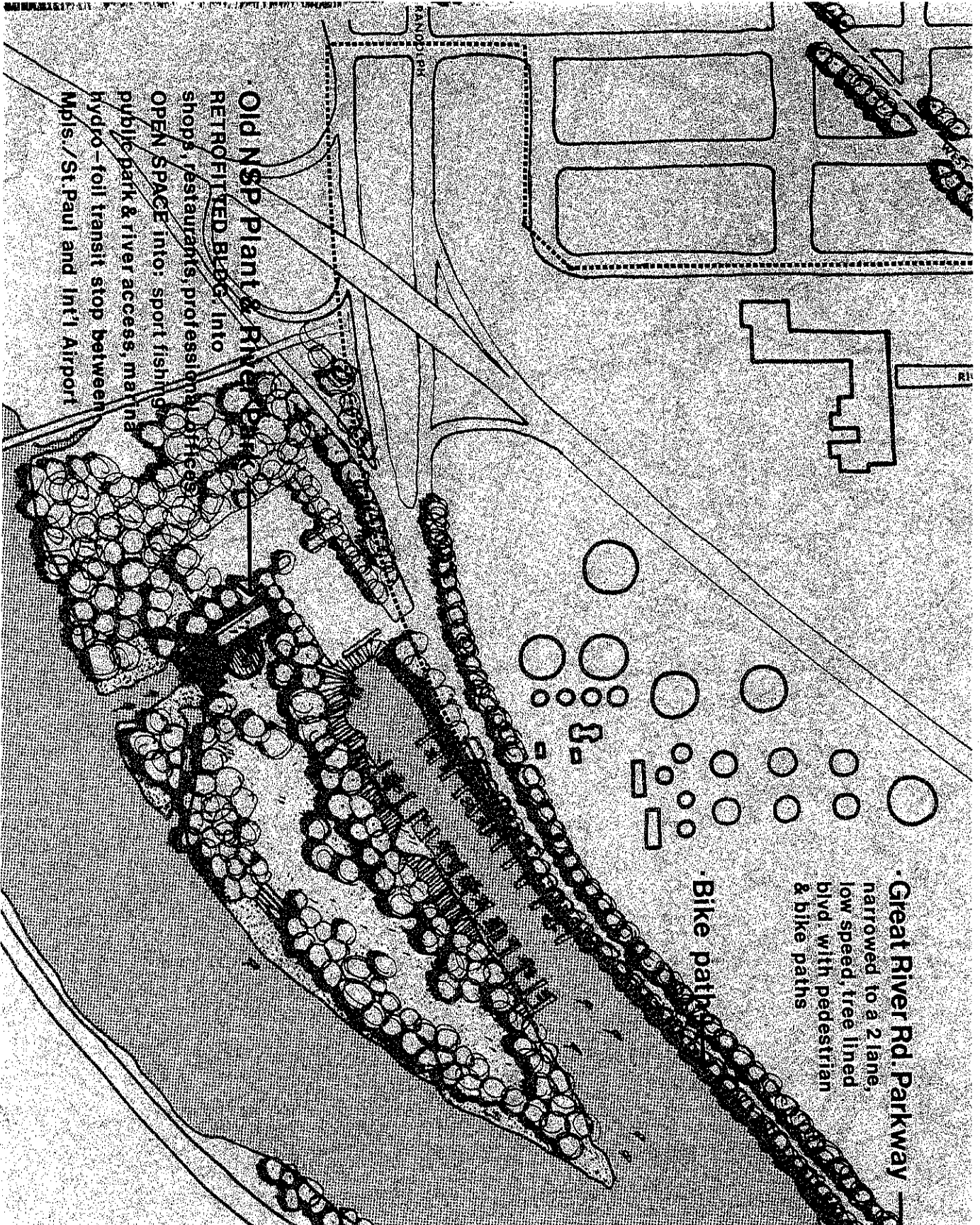
PHASE 1B:
24 CONDO UNITS

PHASE 1C:
24 CONDO UNITS
40,000 S.F. COMMERCIAL
PLAZA WITH 40 PARKING SPACES BELOW

PHASE 1D:
21 CONDO UNITS

FLOODWAY LINE





Old NSP plant & PINE
RETROFITTED Bldg. into
 shops, restaurants, professional offices
OPEN SPACE into: sport fishing
 public park & river access, marina
 hydro - toll transit stop between
 Mpls. / St. Paul and Int'l Airport

Great River Rd. Parkway
 narrowed to a 2 lane,
 low speed, tree lined
 blvd. with pedestrian
 & bike paths

Bike path

#34



HISTORIC SAINT PAUL

July 10, 2013

Saint Paul City Council
310 City Hall
15 West Kellogg Blvd
Saint Paul, MN 55101

Dear City Council Members:

Board of Directors

Steven K. Buetow

Tom Brock

Marcia Moermond

Joseph Musolf

Corky Newton

Amanda Novak

Claire Simonson

Tom Tarnow

Directors Emeriti

Richard T. Faricy

Roberta Megard

Gary L. Stenson

Executive Director

Carol Carey

Historic Saint strongly encourages the City Council to support and ratify the designation of the St. Paul Gas Light Company Island Station as a local Heritage Preservation site, as recommended by the Saint Paul Heritage Preservation Commission (HPC).

Based on the thoughtful research presented in the designation study, *Historic Significance Evaluation Study for the Saint Paul Gas Light Company Island Station*, we concur with the HPC's findings that Island Station "has character, interest or value as part of the development, heritage or cultural characteristics of the City of Saint Paul" and that "its unique location or singular physical characteristic represents an established and familiar visual feature" within its community and along the river corridor. The State Historic Preservation Office also determined the building a good candidate for local designation.

In addition, The Planning Commission found the proposal consistent with goals and strategies in the City Comprehensive Plan and the Great River Master Plan.

The City Comprehensive Plan, Historic Preservation Chapter calls for the City to be a leader for historic preservation and that is carried out through proper evaluation of historic resources, locally designating them to ultimately protect them and finally through economic development in finding creative ways to activate and adaptively reuse them.

The Great River Master Plan – a signature effort to leverage the value of Saint Paul's place along the Mississippi River for the benefit of its people and visitors - specifically identifies the adaptive reuse of the Island Station building and site as a key strategy in the implementation of that vision.

Historic resources are an irreplaceable resource and new construction will never replicate the building's form and setting and relationship with the Mississippi River. Designating Island Station - a prominent landmark visible from many points along the river - will ensure that all efforts to capture and preserve the value of the site and structure will be explored.

Sincerely,


Carol Carey
Executive Director

#34



July 10, 2013

Saint Paul City Council
310 City Hall
15 West Kellogg Blvd
Saint Paul, MN 55101

Dear City Council Members:

The Preservation Alliance of Minnesota supports the local designation of the St. Paul Gas Light Company Island Station. Island Station was the first power plant in the Twin Cities area that utilized pulverized coal technology. It was designed by the prominent architectural and engineering firm of Toitz, King and Day (now TKDA). The plant is associated with St. Paul's growth and economic development during the early 1920s, particularly the response to increased demand for various electrical devices for household use. In 1925, one year after opening, Island Station was acquired by Northern States Power, which operated the facility on a standby basis until 1973, when it was decommissioned. The building maintains integrity and the significance is clearly outlined.

Historic resources are irreplaceable. This building defines the landscape in this St. Paul neighborhood and along the Mississippi River. Adaptive reuse of historic buildings should be promoted especially our iconic places that define a community and its history. The City Comprehensive Plan, Historic Preservation Chapter calls for the city to be a leader in historic preservation. Proper evaluation and designation are critical steps in preservation leadership. The thorough study provides clear rationale on why this building meets criteria 1 and 7.

St. Paul Gas Light Company building is a significant historic property and the Preservation Alliance of Minnesota supports the recommendation to locally designate the property.

Sincerely,

Doug Gasek
Executive Director



PRESERVE



PROTECT



PROMOTE

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WWW.MNPRESERVATION.ORG
651-293-9047