

WSF Background

On October 24, 2012, the HRA adopted Resolution PH 12-312, which approved the West Side Flats Phase I, Phase II and Phase III Development Agreements. The Phase I West Side Flats Apartments project was completed in 2014. The Phase II Development Agreement requires the Developer to redevelop the north parking lot of the West Side Flats Apartments project by 2022. The Second Amendment to the Phase III Development will extend the developer rights, regarding the 4.16 acre HRA property, until March 30, 2017.

In the spring and summer of 2015 the Developer met with the Design Center and the West Side Community Organization (WSCO) regarding key design criteria for the project. Design recommendations that were incorporated into the project include:

- Housing units with various affordability and sizes.
- Pedestrian corridors that increase accessibility to the riverfront.
- A bike trail link through the site.
- Engagement of the Riverfront Esplanade through an inviting plaza and pedestrian link.
- Enhanced urban ecology through landscaping and natural storm water management.
- Protected river views and view corridors and a height gradient that is lower at the river and higher at Fillmore.
- High performance building design to minimize energy use.

Passive House

The Developer is required to design and build Building III A per the Passive House standard.

Key components of this model Passive House building:

- A tightly sealed building.
- Super insulated walls and roof.
- A heat and air exchange system that transfers heat/moisture between incoming and outgoing streams of air.

- The Passive House standard cuts energy use 60-80% compared to code and provides the best path for achieving a net-zero building.
- Reduced energy use helps mitigate climate change.
- Makes housing more affordable to operate.

To the extent the Passive House construction cost for the Phase III B affordable building is more expensive than that required to meet the Saint Paul Sustainable Development requirements, and where savings cannot be capitalized up-front, financial assistance will be required for the affordable apartment project. Collaborating partners include: The Developer, the University of Minnesota Center for Sustainable Building Research, the Weidt Group, Onion Flats Architecture, PED staff and the Minnesota Housing Finance Agency.