

Background

Fillmore Avenue Apartments

For nearly 20 years, the City of Saint Paul has worked to foster reinvestment on the West Side Flats. In 2015, the City adopted an update to the 2001 *West Side Flats Master Plan and Development Guidelines*. As guided by the Master Plan, the area bounded by Wabasha Street, Plato Avenue, Robert Street and the Mississippi River will be transformed into a thriving riverfront urban village that connects the larger West Side community to the Mississippi River and downtown Saint Paul. Organized around a greenway open space, the adjacent development will include a mix of multi-family housing and commercial uses.

Fillmore Apartments is the first of a multi-phased mixed residential/commercial development of a 15 acre site. The larger development area is bounded by Robert Street South on the east, Plato Boulevard on the south, and Fillmore Avenue E. on the north with plans for 500 new housing units, a Greenway amenity, and commercial space. The redevelopment of this primarily vacant and contaminated 15 acre property, will revitalize this West Side Flats area.

The Fillmore Apartments will be constructed on Block A, and will include a 174 unit market rate residential building on a site partially owned by HRA (See Map and Site Plan attached). The terms for conveyance of the HRA land to the developer will be negotiated prior to construction start. Construction of Block A is to start fall of 2018, followed by Block D in 2019. It is anticipated that construction of Blocks E, B, and C will be phased in 5-10 years.

The Greenway

The Developer will build the public infrastructures, which includes the Greenway, improvements required for the sanitary system, not included in the upgrade of the Riverview Sanitary Lift Station, improvements of the storm sewer system, streets and other infrastructure that will manage storm water runoff from public rights-of-way and property owned by the Developer within the Fillmore Avenue Apartments area.

The Greenway is a 6-acre project that will function as stormwater management system and a park-like neighborhood amenity. The Greenway will create an attractive and innovative stormwater infrastructure which will enhance retention and treatment of storm water. The open space and trails will provide the community a connection to the Mississippi River and the Regional bike trail systems, and will be an integral part of the park systems in the area. The Greenway will help solidify the market for adjacent mixed use developments. Construction of the greenway is to start in the spring of 2018.

Sanitary Lift Station.

The current Riverview sanitary lift station does not have the capacity to handle additional wastewater from new development. To accommodate new developments on the West Side Flats, an upgrade to the regional sanitary lift station is necessary. Pending approval by the Metropolitan Council Environmental Services, construction of this infrastructure will start in the spring of 2018. PED staff are working on a financing plan with the developer to fund the sanitary lift station upgrade. The financing plan for the upgrade will be submitted to the Authority for approval.

Development Agreement

The Development Agreement focuses on the first phase of the 15 acre Fillmore redevelopment area bounded generally by Fillmore Avenue, Robert Street, Plato Boulevard and the Union Pacific railroad tracks. The first phase includes Block A, a 174 unit market rate apartment building, located on the block bounded by Robert Street South, Fairfield Avenue East, Livingston Avenue South, and Indiana Avenue (Block A on the attached Site Plan) and, construction of the 6 acre Greenway, a stacked function storm water and park like green amenity that will serve the 15 acre redevelopment area and larger community. The Development Agreement includes the conditions for sub-granting of funds to the Developer:

- “DEED Contamination Cleanup Grant” in the amount of \$960,336 received by the City from the Minnesota Department of Employment and Economic Development to finance a portion of the costs of the following activities related to the Minimum Improvements and Public Improvements: Phase I, Phase II, and RAP; environmental testing and oversight; contaminated soil excavation, management, and disposal; and clean soil cap.
- “DEED Redevelopment Grant” in the amount of \$75,000 received by the City from the Minnesota Department of Employment and Economic Development to finance a portion of the costs of the following activities related to the Minimum Improvements and Public Improvements: Road construction; demolition; storm sewer, sanitary sewer, and water; stormwater conveyance to Greenway.
- “LCDA Grant” in the amount of \$800,000 received by the City from the Metropolitan Council to finance a portion of the costs of the following activities related to the Minimum Improvements and Public Improvements: Design and engineering related to Phase 1 of Greenway and construction of Phase 1 of Greenway.

- “TBRA Grant” in the amount of \$174,400 received by the City from the Metropolitan Council to finance a portion of the costs of the following activities related to the Minimum Improvements and Public Improvements: Environmental investigation (including a hazardous materials survey).