

City of Saint Paul Organizational Committee April 14, 2021

Melanie McMahon

Executive Project Lead for Redevelopment



Highland Bridge

Former Ford Motor Company Assembly Plant





Highland Bridge

Current work on site:

- Infrastructure
- Parks
- Vertical Development





Highland Bridge

Upcoming Public Meetings:

- April 20th – Parks open house
- May 19th – Community update by Ryan Companies
- June 23rd – Housing update by Ryan Companies



www.highlandbridge.com



An aerial photograph of a residential neighborhood with a pink outline highlighting a specific lot. The lot is located in the upper right quadrant of the image, adjacent to a large green area that appears to be a park or golf course. The surrounding streets are labeled with names such as "California", "Idaho", "Hoyt", "Nebraska", "Nevada", "Arlington", "Sherwood", "College", "Clear", "Ivy", "Rush", "Furness", "Windsor", "Montana", "Arkansas", "Larpenstr", "Lusitana", "David", "Hazel", "Barlene", "Coral", "Iowa", "Hoyt", "White Bear", and "Lakeview". The highlighted lot is situated between "California" and "Idaho" streets, and between "Hoyt" and "Nebraska" streets. The large green area on the right side of the image is bordered by "Windsor" and "Lakeview" streets.



Master Planning process:

- Public comment open through April 16th

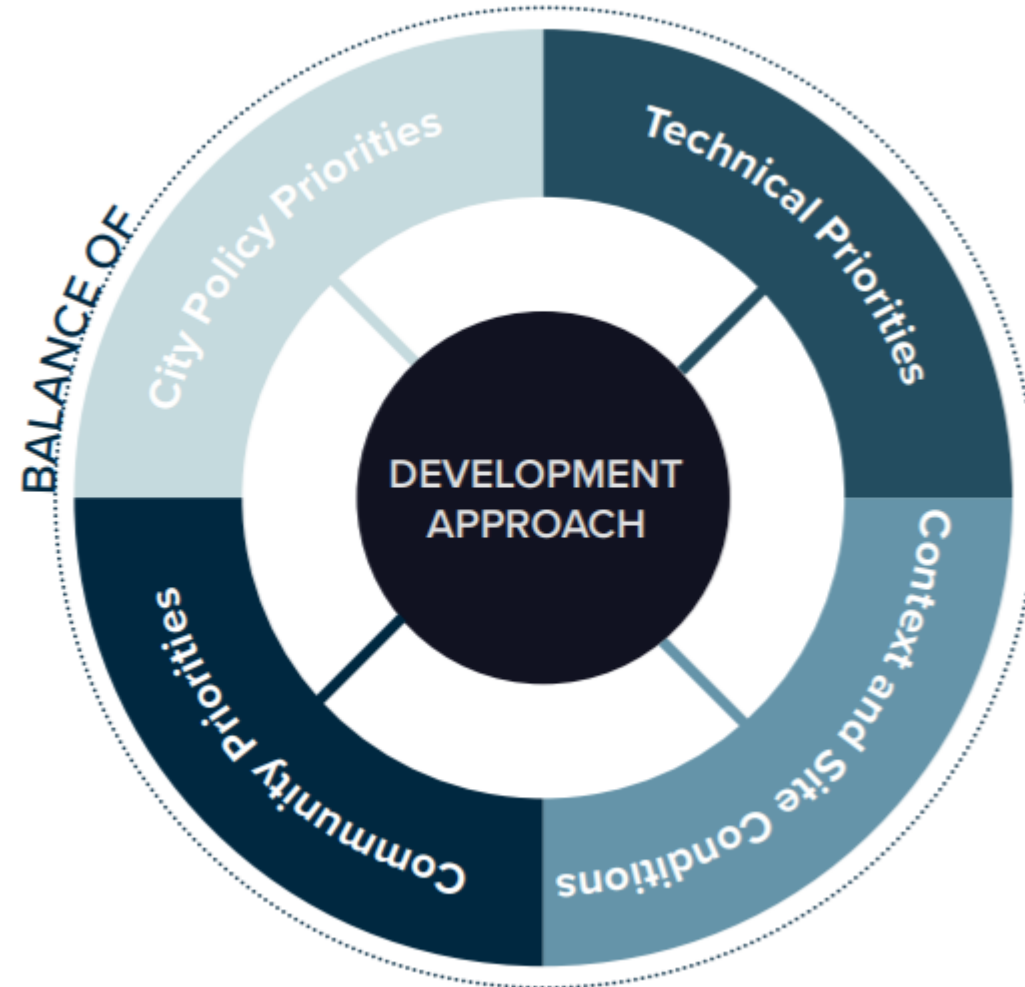
<https://www.stpaul.gov/departments/planning-economic-development/planning/hillcrest-golf-course-master-plan>

HILLTOP



JOBS FOCUS







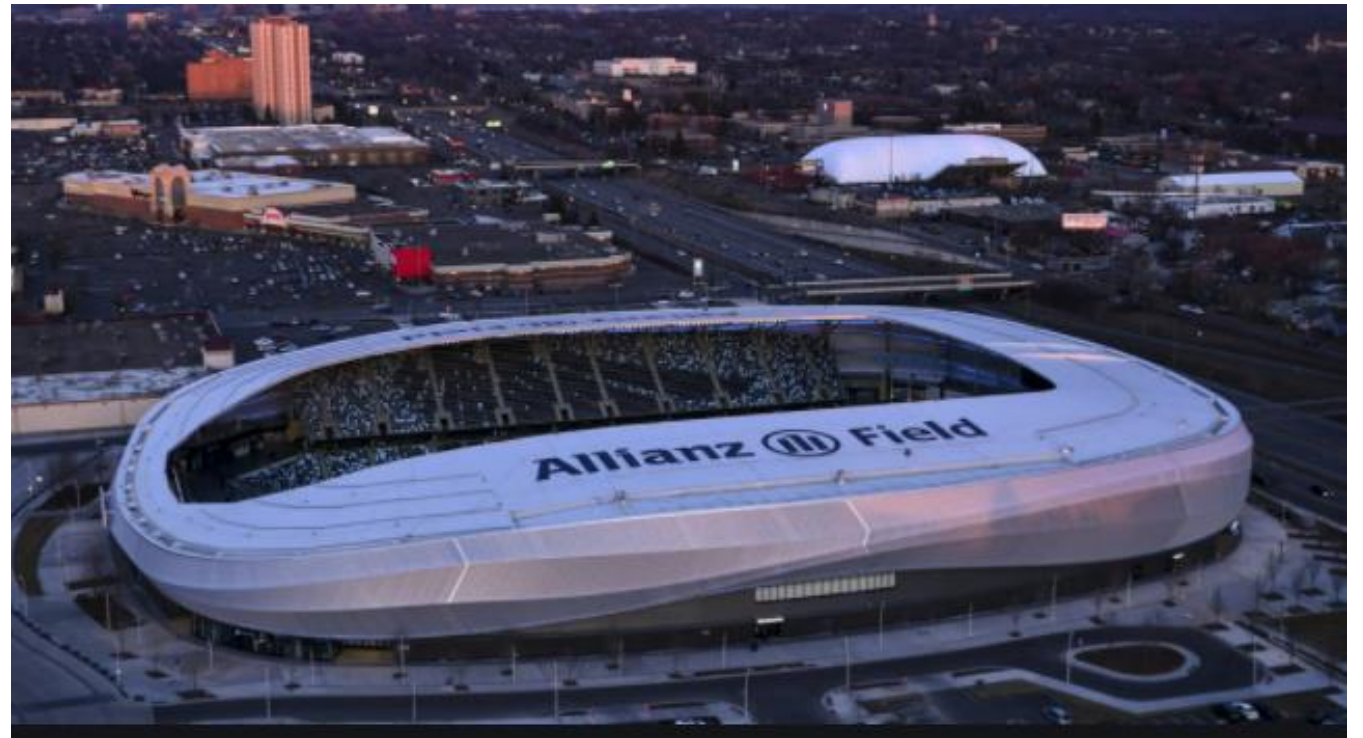
Snelling Midway





Snelling Midway

- Master Plan (2016)
- Future development





RiverCentre Ramp

- Built in 1970
- Solicitation for development proposals in 2019





Sears

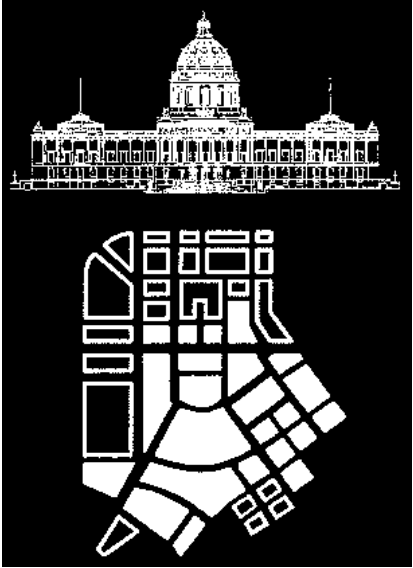
Former Sears retail store (built in 1963)





Sears





Predevelopment:

- ✓ Step #0 Community Planning, Dev Framework (2017-21)
- ✓ Step #1 Public Release of Owner's Vision (March 2021)

We are here > Step #2 Community Reviews, Design Development

Step #3 Environmental Review

Step #4 CAAPB Approval & New City Plat



Riversedge



Property History

- Former site of Ramsey County West and Adult Detention Center, West Publishing
- County owns parcel, completed deconstruction of buildings in 2018
- Last developable site on the downtown Saint Paul riverfront

Development Stage

- Selected Master Developer – AECOM
- Purchase & Development Agreement Negotiation
- Catalyze 4.9 acres private development to create 9 acres of new riverfront public realm and a direct connection to the riverfront
- Fulfillment of shared City & County development goals and objectives



Riversedge– 2021 Next Steps



Redevelopment

- Finalize Purchase and Development Agreement
- Initiate utility relocation work with Xcel Energy
- Commence environmental and regulatory processes (AECOM)

Public Realm

- Secure easement acquisition with Railroads
- Ongoing refinement of scale and phasing of public realm based available resources, Advocate for additional resources
- Initiate public realm design and community engagement effort – Summer 2021,incl. coordination with River Balcony Schematic Design process
- Refine ongoing operations and maintenance of public agreement



Boys Totem Town



Overview of Property

- 72-acre property located in Battle Creek neighborhood.
- Operated as a residential juvenile detention facility from 1913 until facility closure in August 2019.
- Used as temporary respite housing for homeless during COVID-19 pandemic.

Site Status

- Ramsey County-Saint Paul PED discussion re future community engagement process
- Cultural & archeological assessment (106 Group) – [Feb.](#) 2021
Commissioned by Boys Totem Town Land Preservation Group and Lower Phalen Creek Project.

Next Steps

- City & County reconnect re community engagement timeline – 2022