

DEVELOPMENT OPPORTUNITY

389 & 425 West Maryland Avenue, Saint Paul



For more information contact:

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City of Saint Paul
Department of Planning &
Economic Development
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Request for Interest Deadline: September 20, 2013
For more information visit www.stpaul.gov/maryland

Request for Interest - Development Opportunity

389 & 425 West Maryland Avenue, Saint Paul

The City of Saint Paul's Department of Planning & Economic Development (PED) is **soliciting creative development concepts for this unique development opportunity** located adjacent to Willow Reserve and near Loeb Lake/Marydale Park.

Size: 126,324 sq. ft. or 2.9 acres and has approximately 542' frontage on West Maryland Avenue and 210' frontage on Arundel.

Current Zoning: RM2 - Multiple Family Residential and B3 - General Business District

Development Possibilities - Dream Big!

- ◆ Housing development that compliments the neighborhood and Willow Reserve area
- ◆ Ground floor retail, office and commercial space
- ◆ Project with urban agriculture, local food as a component
- ◆ Partnerships for multiple development uses

City Priorities

- ◆ Sustainable design that will enhance the natural environment, appearance, character and revitalization of the neighborhood.
- ◆ Positive use that contributes to the tax base.
- ◆ Creation of a minimum of eight full-time jobs or housing that serves households earning below 80% of area median income (ex. \$64,400 for a family of four).



Request for Interest Deadline: 9/20/13

Developers interested in submitting an idea along with a concept site plan can email dan.bayers@ci.stpaul.mn.us or mail to Dan Bayers, City of Saint Paul - PED, 25 W. Fourth Street, Suite 1300, Saint Paul, MN 55102.

If you're not a professional developer, but have a creative idea you'd like us to consider, visit Open Saint Paul at www.peakdemocracy.com/1423 to join the community conversation.

PED, a Neighborhood Steering Committee, and District 6 Planning Council will review the development concepts and ideas.

Neighborhood Amenities

- ♦ Adjacent to the Willow Reserve Wetlands
- ♦ On a transit corridor with potential improvements (Bus Rapid Transit and/or potential streetcar on Rice Street)
- ♦ A short bus ride to Downtown, Rice Street and light rail
- ♦ Across the street from the Loeb Lake/Marydale Park
- ♦ Near Como Park, Zoo and Pool
- ♦ Near Crossroads Elementary School
- ♦ Close proximity to restaurants and stores
- ♦ Near Front Avenue Skatepark

Additional Resources

North End South Como District 6 Plan

www.stpaul.gov/DocumentCenter/View/20649

Loeb Lake Small Area Plan and Forty-Acre Study

www.stpaul.gov/DocumentCenter/Home/View/20974

North End South Como Demographic Profile

<http://bit.ly/1bCEE43>

GreaterMSP Demographic Data

<http://bit.ly/13huCjq>

Saint Paul PED Mission

To actively create opportunities and encourage investment for the benefit of Saint Paul residents and businesses, which preserve, grow and sustain downtown and the city's diverse neighborhoods.



Marydale Park



Hydrologic Regimes

Neighborhood Map

Wheelock Pkwy W

Kent St

Schietti St

Conservatory Ct

Willow Reserve

425 W MARYLAND AVE

389 W MARYLAND AVE

TO LAKE COMO ZOO & POOL 7 MIN.

TO STATE FAIR GROUNDS 12 MIN

TO MSP INT'L AIRPORT 23 MIN

CROSSROADS ELEMENTARY 15 MIN

TO I-94 GRAND AVE HIGHLAND PARK

DOWNTOWN, LOWERTOWN, & CENTRAL CORRIDOR LRT 16 MIN

ST. PAUL AIRPORT 16 MIN

TO I-35E RICE ST

Maryland Ave W

Arundel St

Norton St

Cumberland St

Western Ave N

Virginia St

Farrington St

Matilda St

Galtier St

Marion St

Orange Ave W

Rose Ave W

Geranium Ave W

Jessamine Ave W

Mackubin St

Marydale Park

1/4 Mile Vicinity of Site

389 W. Maryland Ave.

425 W. Maryland Ave.

Existing Bus Stops

Trails

Parks

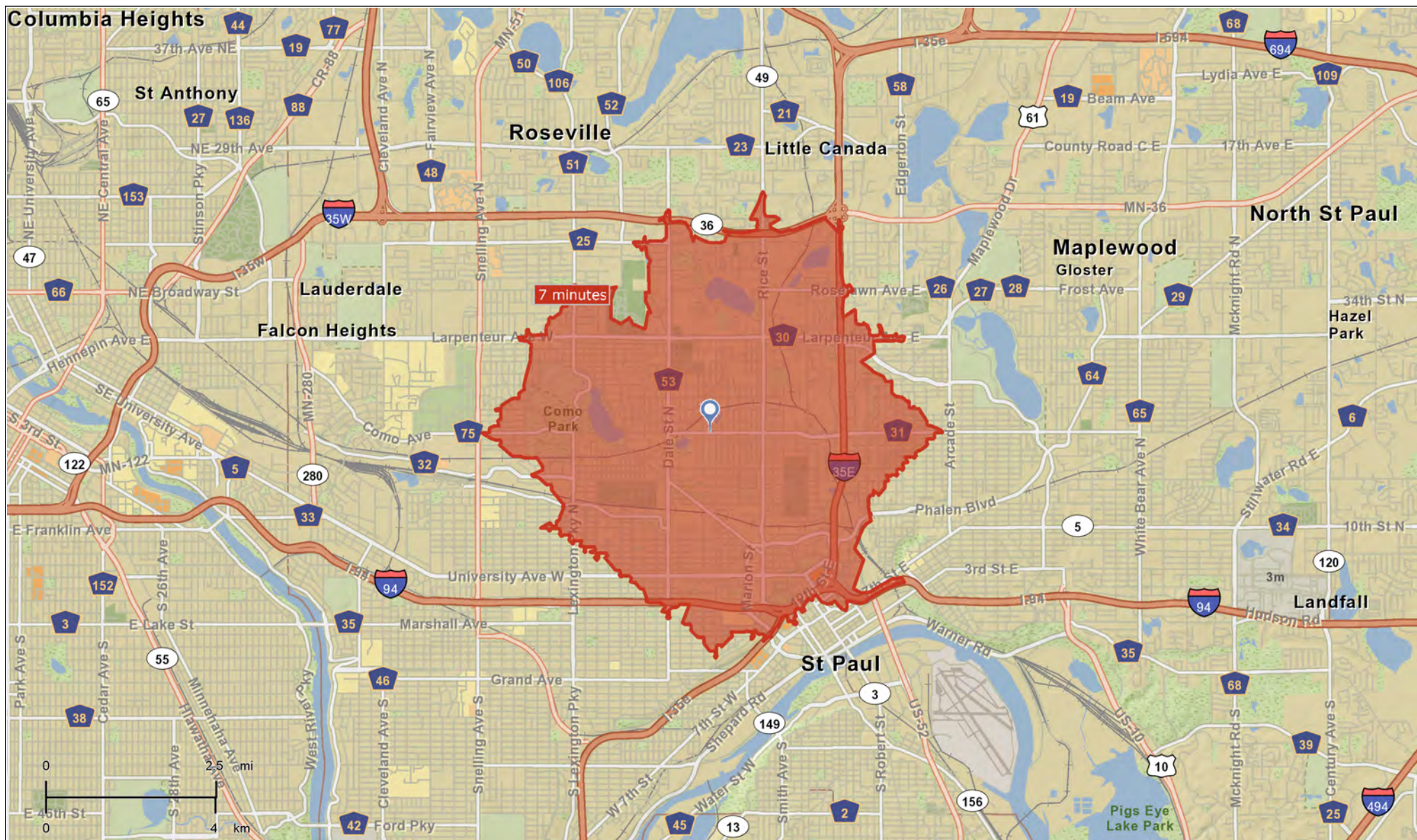
8/8/2013

Source: Saint Paul Departments of Planning and Economic Development, Parks



389 & 425 West Maryland Avenue

7-Minute Drive Time



July 17, 2013

Topography Map

