



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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**DATE:** August 7, 2014

**TO:** Neighborhood Planning Committee

**FROM:** Jake Reilly, Senior City Planner (266-6618; [jake.reilly@ci.stpaul.mn.us](mailto:jake.reilly@ci.stpaul.mn.us))

**RE:** Amended redevelopment plan for the Saint Paul Neighborhood Redevelopment Area

**Introduction:**

The Housing and Redevelopment Authority of the City of Saint Paul is working to redevelop a vacant block in the Arcade/Payne/East Seventh Street redevelopment project area, in which a mixed-use development will be created with a senior housing development and a natural foods grocery store. To this extent, staff is proposing the creation of a Tax Increment Financing (TIF) District for the redevelopment of the block.

In order to create a TIF district for the proposed project, the existing boundaries of the Arcade/Payne/East Seventh Street Redevelopment Project Area need to be extended to include two additional parcels not previously included in the Project Area.

Minnesota Statutes, Sections 469.001 to 469.047 (the "Act") authorizes the creation of "redevelopment projects," and, provides that in order for the Redevelopment Project Area to be extended, the Planning Commission must comment on the proposed amendment to ensure it conforms to the general plan for development as a whole and with the comprehensive plan of the city.

**Background:**

The Payne/Arcade/East Seventh Street site consists of approximately 45 acres. The site includes East Seventh (from Bates to Forest) and Payne Avenue (from Minnehaha to Jenks) and Arcade (from York to Burlington Northern railroad tracks and east to Forest).

The former Hospital Linen site (which is part of the Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area) has been vacant for many years. Over the last several months the Department of Planning and Economic Development (PED) has been working with Mississippi Market Natural Foods Cooperative and Dominion Inc., a housing developer, to redevelop the site with an approximately 15,000 sq/ft natural foods grocery store (A conditional use permit for which was approved at the August 8, 2014 Planning Commission meeting) and a senior housing complex with approximately 110 units of affordable senior housing. The housing developer is proposing to construct a three- and four-story project with approximately 110 units of affordable senior housing with underground and surface parking. In

December 2013 the Housing and Redevelopment Authority granted tentative development status to Dominion Inc. for the project.

The developers have been working with Dayton's Bluff Community Council (Planning District 4) during the community process. Additionally, the developers have been engaged with adjacent neighbors and the Heritage Preservation Commission and HPC staff to address contextual design.

The rationale for amending the existing Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area Arcade/Payne/East Seventh Street) is to achieve the objectives of the *Supplement to City-Wide Redevelopment Plan* (1988) which states "the basis for including the Arcade/Payne East Seventh Street site into the Redevelopment District is to remove blight and deterioration and to redevelop acquired land in accordance with the redevelopment plan." The amendment is consistent with Comprehensive Plan (2010) land use strategies LU 1.23 "Guide development in mixed-use corridors" and LU 1.24 "Support a mix of uses on mixed-use corridors." In addition, the amendment is consistent with the comprehensive plan amendment document the *Near East Side Roadmap* (2012) which states in Real Estate Objective 4.4: "assemble multiple properties and create opportunities for high/medium density housing, live-work options, or small-scale commercial or industrial uses." The proposed addition of two parcels into the existing redevelopment plan meets these objectives. The proposed project is also in conformance with the East 7<sup>th</sup> Street Design guidelines, and will meet the requirements of the HPC for structures in or adjacent to an historic district.

### **Recommendation**

Staff recommends that the Neighborhood Planning Committee forward to the Planning Commission a recommendation for approval of the amended "Saint Paul Neighborhood Redevelopment Area" to be passed on the Mayor, City Council, and HRA Board for public hearing and approval.

### **Attachments:**

A – Map of the amended Redevelopment Area (r)

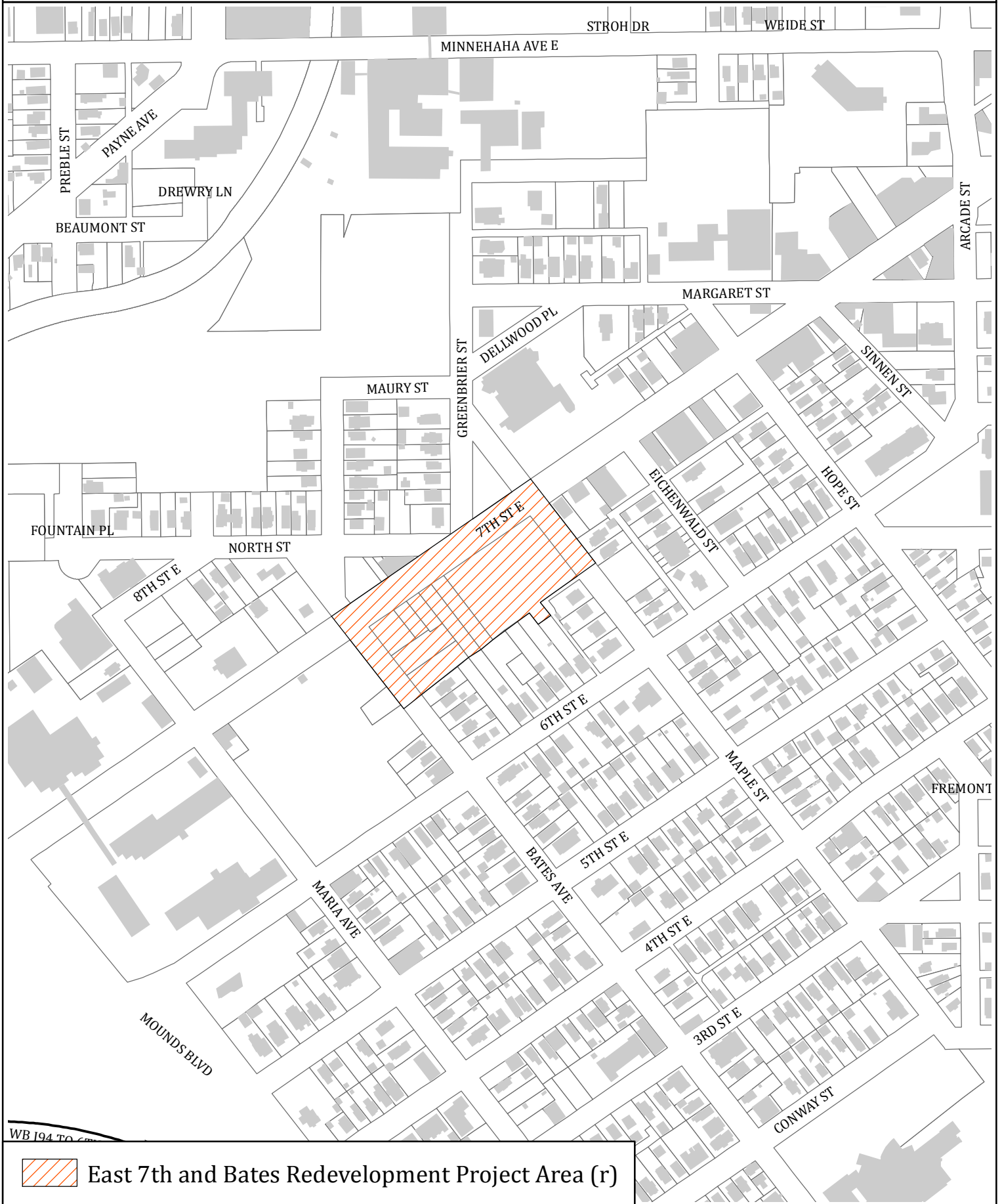
B – Map of the Saint Paul Neighborhood Redevelopment Area as a whole (city-wide view)

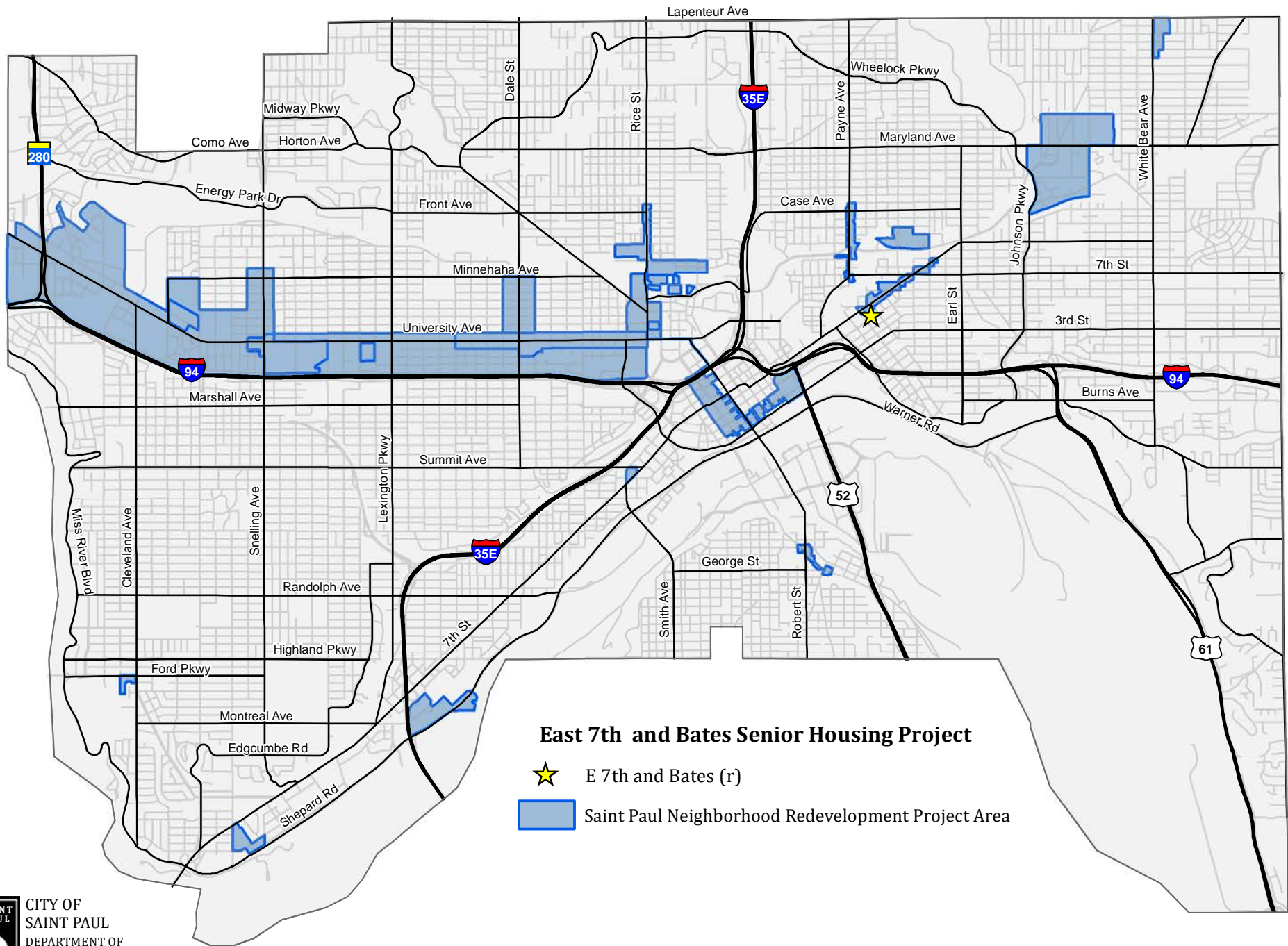
C – Sixth Amendment to the Redevelopment Plan

D – Draft Planning Commission resolution

# East Seventh and Bates Senior Housing Project

Located within Saint Paul Neighborhood Redevelopment Project Area (r)





**East 7th and Bates Senior Housing Project**

★ E 7th and Bates (r)

■ Saint Paul Neighborhood Redevelopment Project Area

SIXTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL  
NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA FEBRUARY 25, 1987

CITY COUNCIL ADOPTION MARCH 17, 1987

FIRST AMENDMENT – MAY 1988

SECOND AMENDMENT – SEPTEMBER 1989

THIRD AMENDMENT –MARCH, 1997

FOURTH AMENDMENT – FEBRUARY, 2010

FIFTH AMENDMENT – SEPTEMBER, 2010

SIXTH AMENDMENT – SEPTEMBER, 2014

SIXTH AMENDMENT TO  
SAINT PAUL NEIGHBORHOOD  
REDEVELOPMENT PLAN

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) proposes to amend the Saint Paul Neighborhood Redevelopment Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project and as blighted and deteriorated areas under Minnesota Statutes, Section 469.002, subdivision 14.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of St. Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan. The redevelopment activities are expanded by this Sixth Amendment to include the redevelopment activities associated with the construction of a senior housing development, including the construction of approximately 113 senior rental housing units with underground parking and, on an adjacent parcel, an approximately 20,000 square foot grocery store with surface parking.

II. AMENDMENT

The description of Redevelopment Project Area is amended to add under Part II, paragraph (r) the property described on Exhibit A-1 attached hereto, a portion of which may already be included in the Project Area. A map depicting the property to be added to the Project Area is attached as Exhibit A-2 and a map depicting the Project Area, as amended is attached as Exhibit B.

**Exhibit A-1**  
**Property to be Added to Redevelopment Project Area**

II.

(r) East 7<sup>th</sup> and Bates

The area currently described as:

Lots 5, 6, 7, 8, 9, 10, 11,12, 13, 14, and 15, Auditor Subdivision No. 72, St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota

AND

Lots 1, 2, 3, 4, 5, Auditor's Subdivision No. 19, Ramsey County, Minnesota, except the northeasterly 14.00 feet thereof;

together with any adjacent and internal streets and rights-of-way, as such area (as depicted in the map attached as Exhibit A-2) may be described from time to time.

Exhibit A-2 Map of TIF District and Area to be Added to Redevelopment Project Area

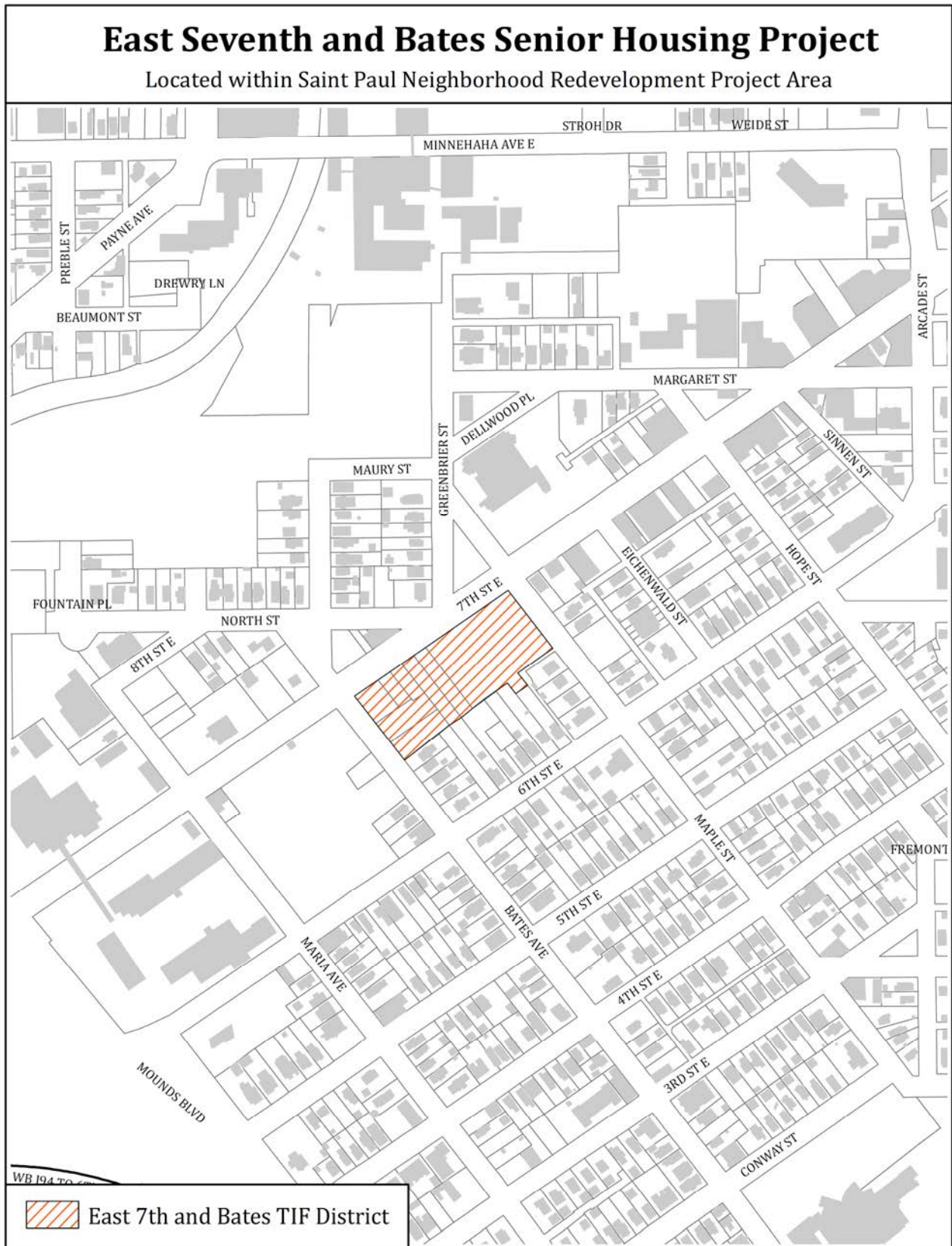




Exhibit B

Map Project Area, as Amended

