

Saint Paul Housing and Redevelopment Authority

Request For Interest in Development Opportunity

University Avenue and Galtier "The Saxon Ford Site"

**THE DEADLINE FOR SUBMISSIONS HAS BEEN EXTENDED TO
JULY 6TH, 2015 BY 4:30 PM CT.**

A unique transit corridor development opportunity with **extraordinary access** to the **Green Line and Downtown Saint Paul** – and in the heart of a diverse residential and business community.

Possibilities. The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) is soliciting **creative development concepts** from a qualified development team for this site near the Capitol and downtown Saint Paul. The site supports a diversity of uses, including but not limited to:

Residential and/or employment uses, with active uses along University Avenue, that will add to the emerging neighborhood revitalization vision and its Transit Oriented Development design: walkable, maximize land use and active commercial development. See more information on adopted area plans for the neighborhood:

♦ [Rice Area Plan](#) ♦ [Western Area Plan](#) ♦ [District 7 Area Plan](#) ♦

The ideal development concept will take advantage of all surrounding amenities, maximize the tax base, minimize financial subsidy from the HRA, and serve as an attractive and notable development in the Frogtown neighborhood. The HRA may seek to subsequently discuss and negotiate a tentative development application with the preferred respondent to this Request For Interest (RFI).

Major neighborhood investments

- Green Line LRT
- "Western/University" redevelopment
- Little Mekong Plaza
- "Inspiring Communities" single family homes redevelopment
- Frogtown/Rondo Home Loan Fund

"Diversity is a trademark and community value of the Frogtown neighborhood!"

– [Saxon Ford Development Guidelines /March 2014](#)

Neighborhood Assets

The Frogtown Neighborhood offers a strong community backbone, guiding redevelopment and investment to ensure its success. Key Community Assets that enhance the Saxon Ford site include:



The University and Galtier site is conveniently located on the Green Line and provides easy access to I-94 freeway. It is within a 1.5 miles from the State Capitol Building, and Downtown Saint Paul.



- * A dynamic location of Cultural Diversity
- * Readily available workforce population
- * Close proximity to State Capitol, Downtown Saint Paul
- * Very short walkable distance from the Rice or Western Light Rail Stations providing high frequency transit access to the Region
- * Significant Community Initiatives that improve quality of life for residents and businesses .
- * Active and vibrant engaged business and residential community



Site details

Address: 253, 255 and 263 University Avenue and 250, 256, and 262 Sherburne Avenue

Breakdown of Site:

- Approx. $\frac{3}{4}$ of an acre (253, 255 and 263 University Avenue and 250, 256, and 262 Sherburne Avenue)
- Approx. $\frac{1}{4}$ of an acre (255 and 263 University Avenue)

Density Range: 1.0 FAR minimum

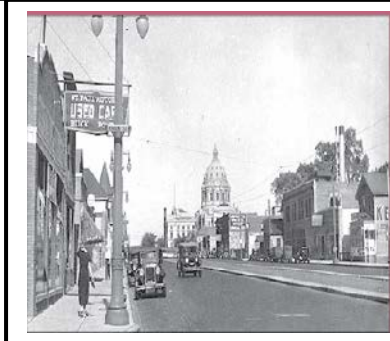
Environmental: The HRA has not performed site demolition or soil testing. Environmental assessments will need to be done.

Process: Extension for Submissions

1. **Deadline for submissions:** The deadline for submissions has been extended to JULY 6TH, 2015 4:30 PM CT. Interested parties must submit a letter of interest via email. The letter of interest must include a narrative description of a proposed development concept with concept sketches and approximate development cost.
2. Additionally, interested parties must include a description of developer's qualifications for the proposed type of development.
3. An HRA selection committee will evaluate submissions. Prior to HRA board action the selected respondent will complete an HRA development application.
4. Questions regarding this Request for Interest must be in writing and can be directed to

Eduardo Barrera, 651-266-6585/ eduardo.barrera@ci.stpaul.mn.us

Development regulations. The site is zoned T2 Traditional Neighborhood, which permits a diversity of uses including standalone housing, mixed use development, and commercial uses.



Historical view of the State Capitol from University Avenue and Galtier/ City of Saint Paul Rice Station Area Plan -Adopted 2008



Example of medium-high density housing noted on the City of Saint Paul Rice Station Area Plan -Adopted 2008

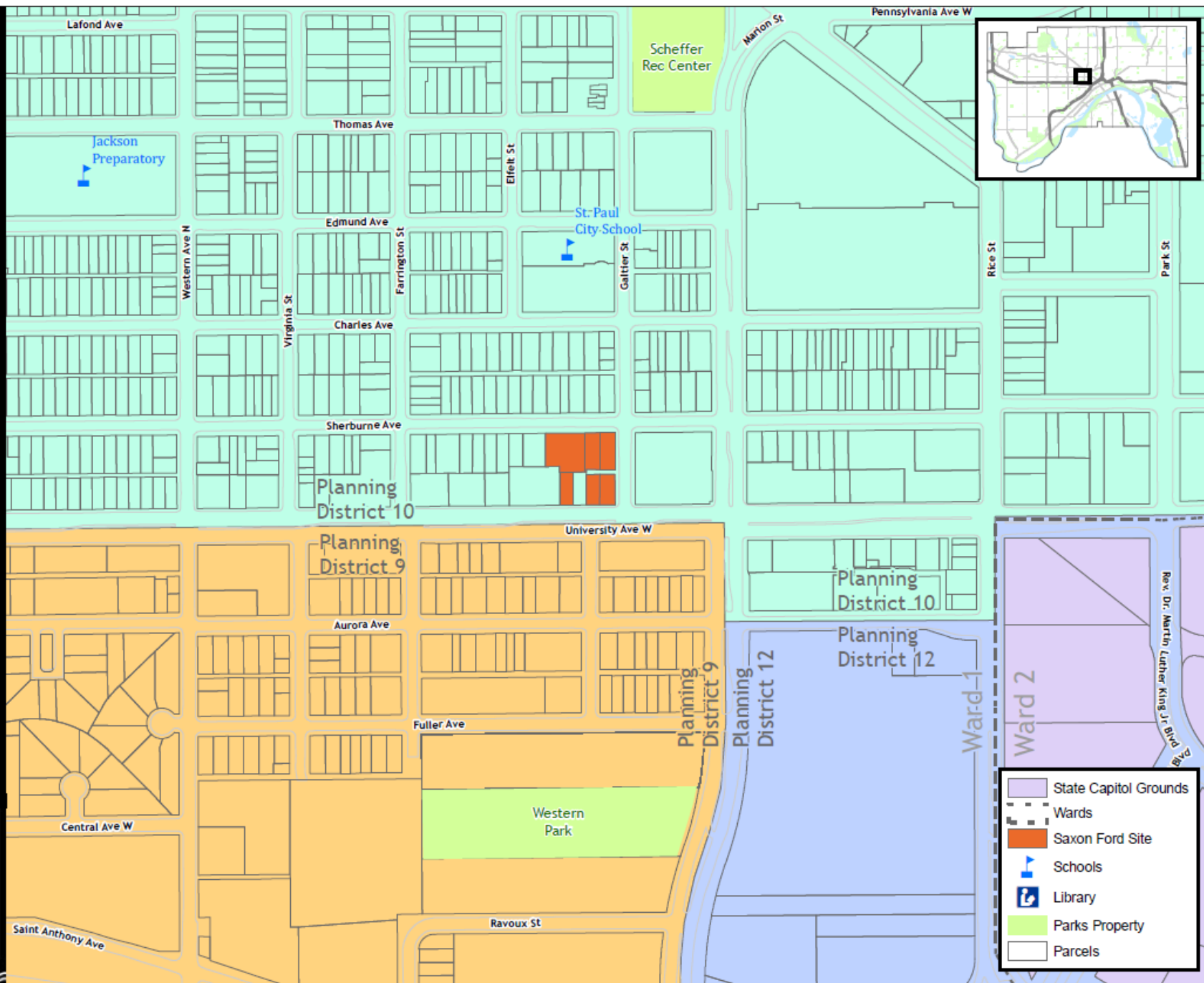


Recent infill development on University Avenue- Saint Paul Rice Station Area Plan -Adopted 2008



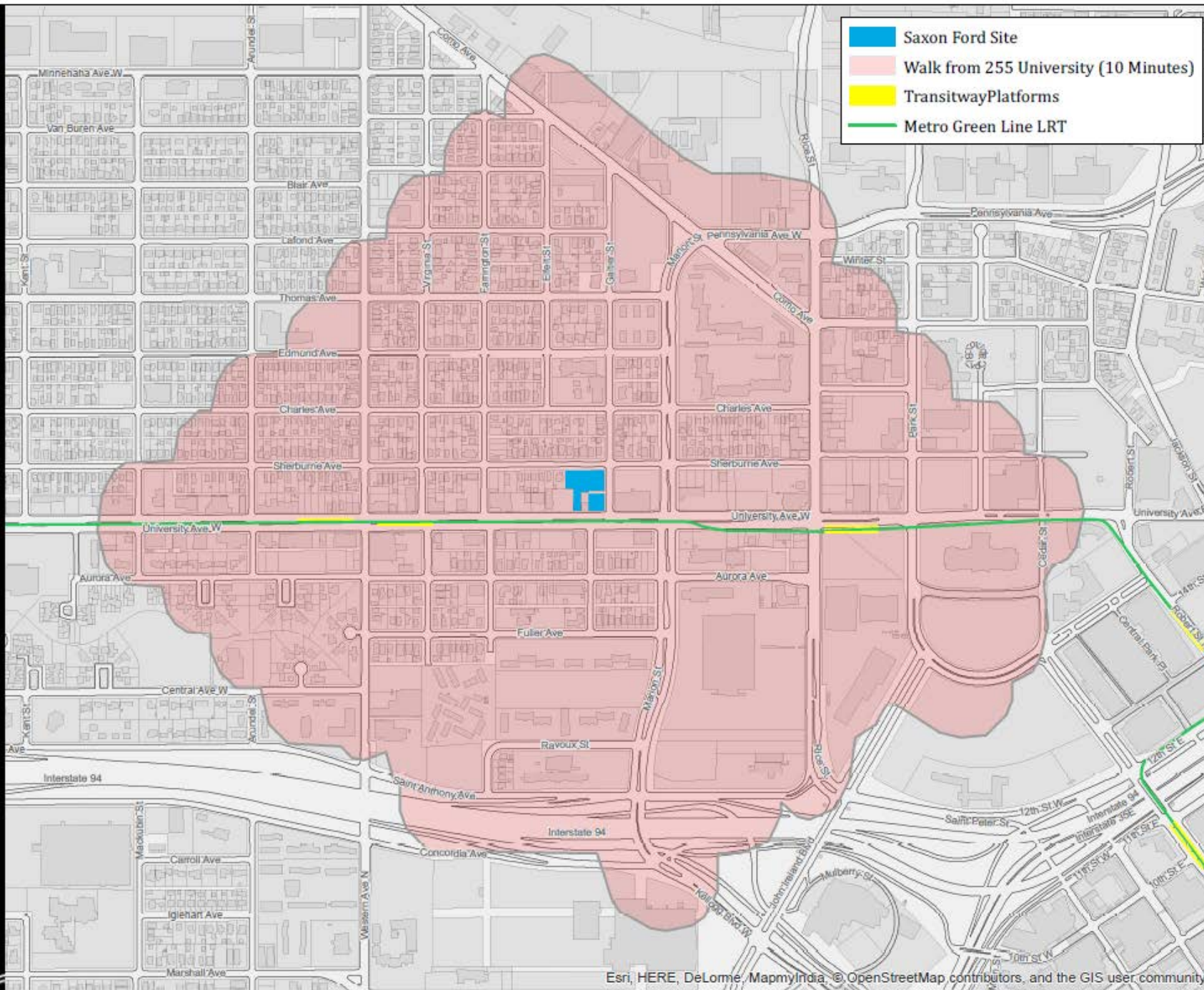


Neighborhood Map





10 Minute Walk from 255 University Ave





10 Minute Drive from 255 University Ave

