

# AMES LAKE NEIGHBORHOOD MASTER PLAN

## Ames Lake Neighborhood Master Plan

*Approved by the Saint Paul Housing and Redevelopment Authority*

June 27, 2001

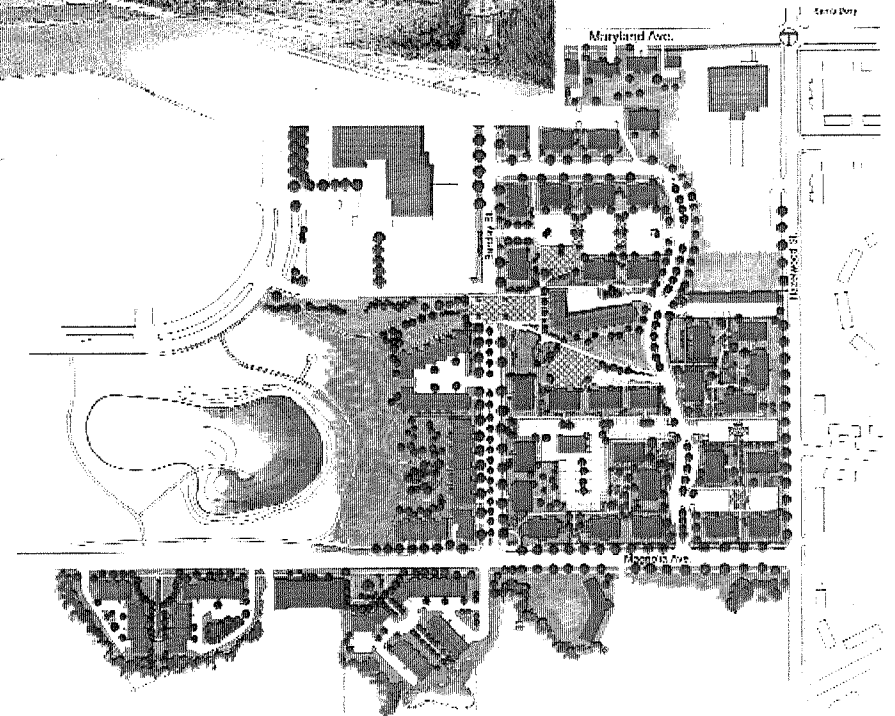
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# AMES LAKE NEIGHBORHOOD MASTER PLAN

## *Ames Lake Neighborhood Master Plan*

### Prologue

The success of the Ames Lake Neighborhood Development Master Planning process is due in great part to the Ames Lake Neighborhood Advisors, who met frequently on a very tight time schedule to provide the leadership, vision, and thoughtful critiques necessary to shape a plan that is grounded in reality and a thorough understanding of housing issues and possibilities in the City of Saint Paul.

In alphabetical order, appreciation goes to:

#### Organizations:

Amherst H. Wilder Foundation  
City of Saint Paul Fire Department  
City of Saint Paul Police Department  
Community Stabilization Project  
District 2 Community Council  
Family Housing Fund  
Fannie Mae Minnesota Partnership Office  
Minnesota Housing Finance Agency  
Metropolitan Council  
North East Neighborhoods Development Corporation  
Saint Paul Public Housing Agency  
Twin Cities Habitat for Humanity  
Twin Cities Local Initiative Support Corporation

#### Elected Officials serving on the Advisory Group:

Dan Bostrom, Saint Paul City Councilmember  
Mark Dayton, United States Senator  
Randy Kelly, State Senator  
Tim Mahoney, State Representative  
Betty McCollum, United States Representative  
Jim McDonough, Ramsey County Commissioner  
Paul Wellstone, United States Senator

#### Appreciation also goes to:

Norm Coleman, Saint Paul Mayor

Jerry Blakey, City Council, Ward 1  
Chris Coleman, City Council, Ward 2  
Pat Harris, City Council, Ward 3  
Jay Benanav, City Council, Ward 4  
Jim Reiter, City Council, Ward 5  
Dan Bostrom, City Council President, Ward 6  
Kathy Lantry, City Council, Ward 7

# AMES LAKE NEIGHBORHOOD MASTER PLAN

## *Ames Lake Neighborhood Master Plan*

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# INTRODUCTION

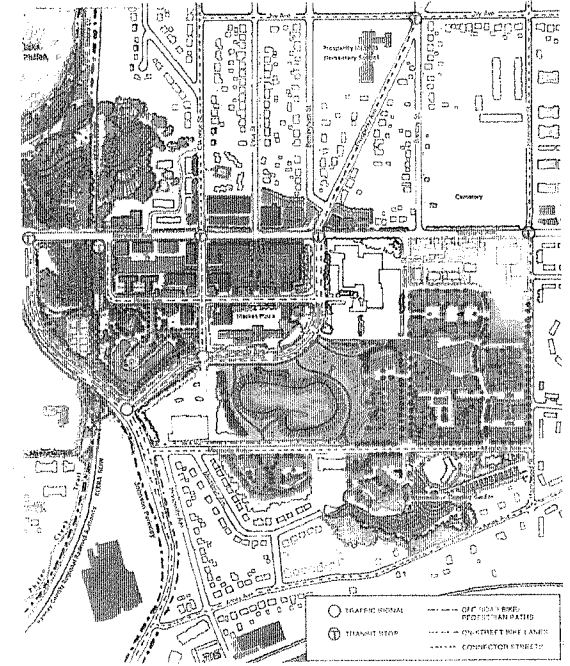
## Introduction

The Ames Lake Neighborhood redevelopment area offers a number of opportunities and challenges. The primary goal of the redevelopment is to knit the Ames Lake Neighborhood into a new master plan concept, and into the Phalen Village. This redevelopment will reinforce the recent activities and investment in Phalen Village. The Phalen Village Small Area Plan (PVSAP) formulated a vision and began to define the strategies for a design solution. The Ames Lake Neighborhood Master Plan furthers the vision already established in the Small Area Plan, and makes additional recommendations and refinements.

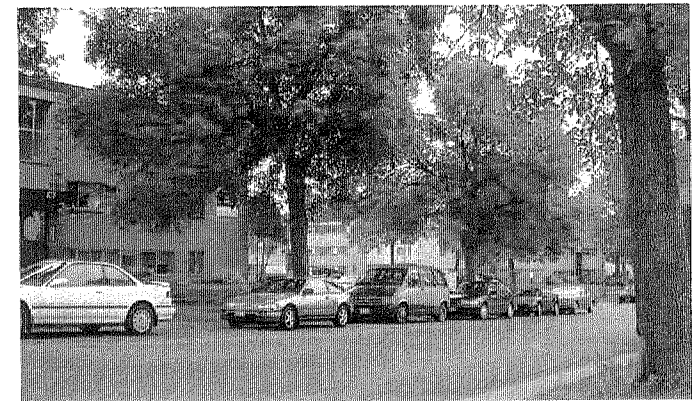
### Phalen Village Small Area Plan

The Phalen Village Small Area Plan was adopted by City Council in 1995. It formulated recommendations to transform Phalen Village from a blighting influence harmful to property values into a safe, stable, attractive community center that meets neighborhood needs and is an asset to the east side. Key recommendation for the residential area addressed in this Master Plan include:

- Increase housing diversity, with a mix of housing types, price ranges and ownership options.
- Create more "eyes on the street", and increase sense of overall security.
- Reduce the density of the apartment complex.
- Better integration of the apartments with the surrounding community.
- Provide 1.5 parking stalls per unit.
- Architecturally improve entryways.
- Provide site improvements, including play areas, better landscaping, and visual screening.
- Improvements to include curbs, boulevards, sidewalks and lantern-style lighting.
- Insure that properties are adequately managed.
- Capitalize on restored Ames Lake, and connection to natural amenities.
- Street connection through the site.



Phalen Village Concept Master Plan, Updated 2001





# Introduction



## Location

The Ames Lake Neighborhood is located on Saint Paul's East Side, and is a part of the Phalen Village. The Ames Lake Neighborhood Master Plan primarily focuses on the area bounded by Barclay, Rose, Hazelwood and Magnolia Streets. The plan also looks at adjacent housing opportunities immediately west of the site on Barclay, and south of Magnolia further west. The area north of Rose Ave. and the National Guard Armory site is not included in the master plan due to several current development proposals for the site.

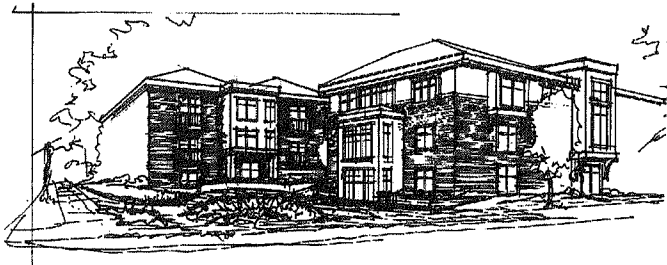
## Development Site

Ames Lake Neighborhood consists of 34, 1960's era, two and a half story walk up style apartments. Each apartment contains twelve units, evenly split between one and two bedroom units. The apartments are masonry at the lower level and wood construction on the first and second floors. Exterior materials are predominately brick and stucco of various colors. Common space includes corridors and small laundry rooms at each building. Parking is on grade at the exterior, including 35 garages, at an overall ratio of approximately 1.5 stalls per unit on-site.

## Vision

The eight goals listed form the framework for the urban design approach to the Ames Lake Neighborhood Redevelopment. These principles include:

- *Livability:* Design and develop a neighborhood that increases the livability of the community and the neighborhood.
- *Housing Diversity:* Create well-maintained housing with a varied mix of housing options, including ownership to meet the new and existing needs of a diverse mix of incomes and family types.



# Introduction

- *Green Space:* Increase open space and 'green' areas within the community. Use of green structure to define connections and hierarchy of places and to enhance pedestrian movement and livability.
- *Connectivity:* Create connections to overall community through the existing streets, and the integration of pedestrian movement.
- *Evoke a Sense of Place:* Provide a sense of ownership within the community that relates to a strong sense of belonging to a particular place.
- *Foster Public Safety:* Provide a balance of movement systems, distinct areas for children's activities, and an overall enhancement of neighborhood security.
- *Maximize Value:* Increase the value of the surrounding neighborhood and properties, initially and over the long term. Create lasting value through good materials, maintenance strategies, and by creating pride among the residents who live in the redevelopment.
- *Maintain and Build Neighborhood Integrity:* Identify the context of the existing neighborhoods architectural and landscape qualities. Develop designs that respect the neighborhood scale, massing, materials and diversity. Buildings should be appropriate in scale and use of materials to the surrounding residential neighborhood.

## Common Management

One of the key goals of the redevelopment of the Ames Lake Neighborhood is to bring the properties under common management of all the buildings, including the ownership and operation of the Clubhouse.

# EXISTING CONDITIONS

## Existing Conditions

### EXISTING CONDITIONS

#### Existing Site Evaluation

The existing site is poorly planned and consists of excess asphalt, minimal useable green space, poor site drainage and unsafe conditions for pedestrians and children.

- *Parking and traffic*

The existing plan provides approximately 1.5 parking stalls per unit. However, the current layout is poorly designed in that it does not make efficient use of the parking areas. Many of the parking areas are oversized, and most roadway connections serve little effective purpose. The current layout of the parking areas promotes excessive speeds through the parking areas, and promotes 'cut-through' traffic. Both conditions decrease pedestrian safety and desirability of the units.

- *Landscaping*

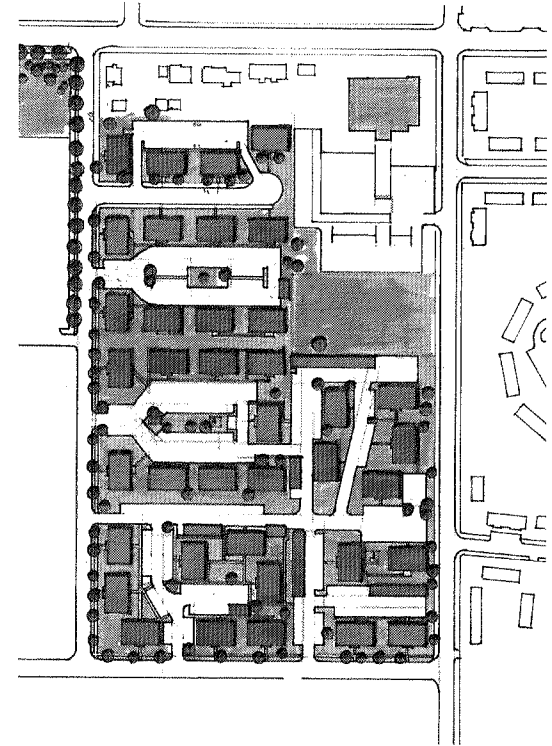
There is minimal landscaping on site. Existing areas of sod are generally in poor health and all too often barren.

- *Pedestrian walkways*

Current pedestrian walkways exist to and from the building entrances from the parking areas, and from the street to those units along the street. There is no real connection of pedestrian movement from the interior units on the site to the street, or to other buildings.

- *Green Space*

There is very little green space on the existing site. Current areas of green space are remote (in the center of parking areas), neglected and areas for dumping trash. Few areas exist that are conducive to safe play or activities. The areas that do exist tend to be next to other unit windows and create noise problems. The minimal nature of the open areas and landscaping, increase the noise levels around the buildings. Lack of green space is also compounding water drainage issues.



# Existing Conditions



- *Lighting*

The current lighting is inappropriate to the needs and aesthetics of the development.

- *Drainage*

The current site allows water to flow directly toward the buildings. In effect, the buildings act as a dam, and the water finds its way into the garden level units. Existing slopes in some areas are also inappropriate to create positive drainage.

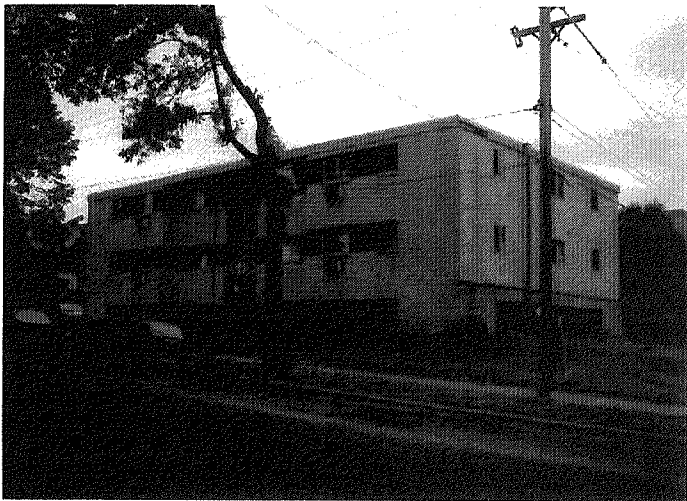
- *Utilities*

The site is currently served with appropriate existing utilities. Further utility information should be verified especially at areas of new construction.

## Existing Building Evaluation

- *Building style and unit mix*

The site consists of 34 1960's era walk up style apartment buildings containing 408 units equally split between one and two bedroom stacked flats. There are different building areas on the site. The buildings are virtually the same, however each area has slight variations to the plan and some mechanical systems. The buildings were built between 1963 and 1969. It is presumed that these were built in phases considering the minor differences. Each of the building clusters also has a slight variation in



## Existing Conditions

appearance and exterior façade treatment. All of the buildings are two and a half story walk-up style apartments. The construction consists of masonry to the first floor, and wood frame above the first floor. Exterior materials consist of brick and stucco. Each floor contains two one-bedroom apartments of approximately 630 square feet, and two, two bedroom apartments of approximately 780 square feet. The entry is a split-level between the lower floor garden apartments, and the first floor. The split-level entry excludes any handicap accessibility to the units. The common areas consist of two stairways, and double loaded central corridors at each floor and a small laundry and mechanical room on the lower level.

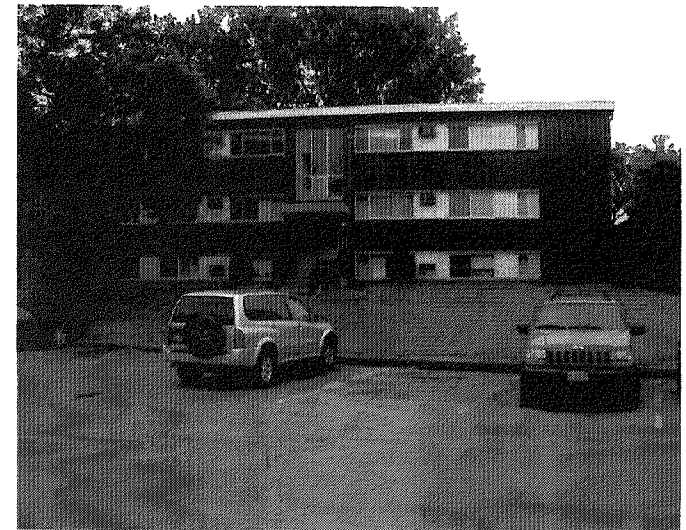
- *Building Condition*

The buildings are in decent structural condition. With some renovations and reconfiguration, the buildings can be adapted to meet the needs of the current market and continue to have a long and useful life.

Most of the buildings are structurally sound. The mechanical systems are still functional but beginning to see the end of their useful life. The electrical systems are up to date. Life-safety concerns are mostly up to code. Interior finishes are in adequate condition but need updating. Much of the wear and tear on the buildings have been kept up with varying degrees of on going maintenance. The windows are in poor condition. Many of the window units do not open properly, and are missing parts. Bathrooms and kitchens are functional but worn and out of date. Many of the garden level apartments have water leakage issues. Most of the roofs are in adequate to poor condition, with some leakage and drainage issues. The exterior brick is in adequate condition. The exterior stucco is in poor condition especially around the areas of flashing.

- *Building Aesthetics*

The buildings are unappealing and out of date. With modifications, these existing structures could be enhanced to become appealing to the general market.



# DESIGN STRATEGIES

## Design Strategies

### Site and Landscape Design Strategy

Provides greenspace to create a more livable area, and provide opportunities to create amenities within the neighborhoods and to re-establish appropriate grading - requires removal of seven buildings.

- *Parking and traffic*

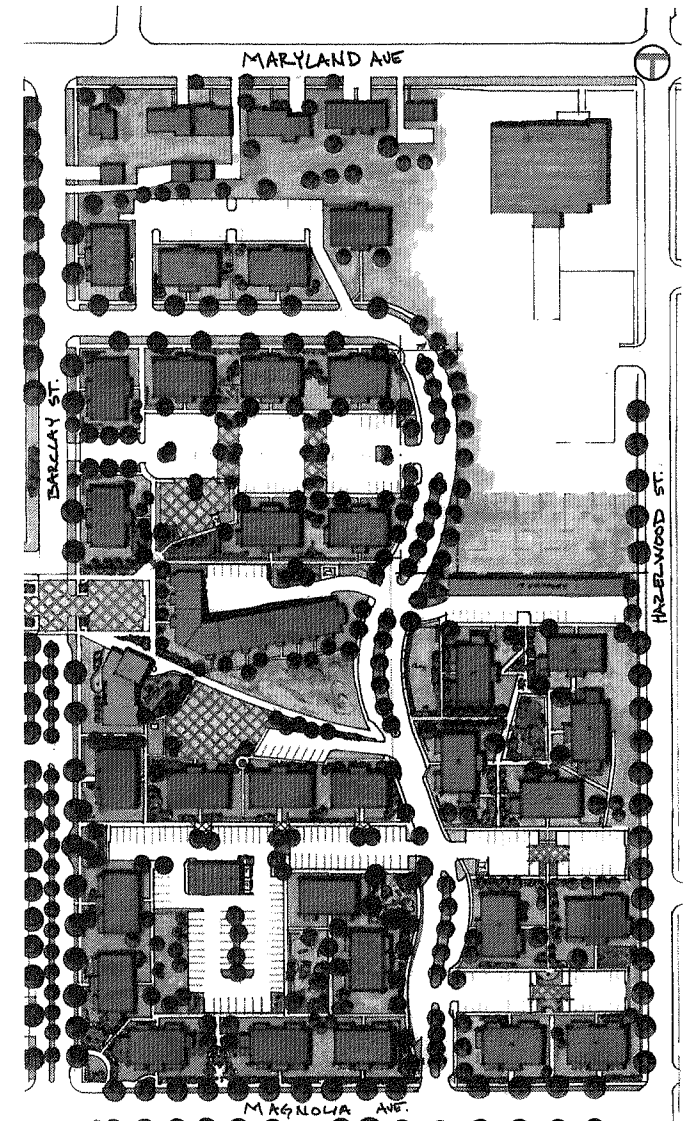
The parking strategy provides 1.5 to 1 on-site parking spaces per unit. The strategy will also break down the scale of parking areas to minimize the expanse of asphalt, and provide distinct areas for resident parking. The distinction of parking supports the sense of ownership. Areas of asphalt will also be sub-divided with other pavement materials. Cut-through traffic is minimized through smaller parking areas. The curving nature of the boulevard will slow traffic speed. The number of total private garages on site has been increased by more appropriate placement.

- *Landscaping*

Landscaping on the site will be increased. The landscape strategies should support the definition of the public- semi-public hierarchy of spaces. This definition should help to limit pedestrian cut-through areas, and increase the overall sense of privacy. The landscape concepts should also have individual characteristics specific to each neighborhood. Areas of landscape should either be low ground covering shrubs or over-canopy trees to assist in visual security.

- *Pedestrian walkways*

A network of pedestrian walkways are incorporated within the plan. These walkways provide and encourage pedestrian movement to and from the amenities, as well as day-to-day activities. The connection to Ames Lake and the resident clubhouse are very prominent, and accessible to most of the neighborhood. The pedestrian walkways will also serve to help define public and semi-private areas within the neighborhood. Short decorative fencing could be added to aid in the spatial definition along walkways. Use of pavers and other walkway materials will be used to highlight connections and the sense of arrival within the neighborhood.





# Design Strategies



- *Green Space / Open Space*

Active and passive green spaces will be provided. The active spaces include play areas for different ages of children that promote adult supervision. Passive areas are an amenity to the residents and provide privacy and spatial definition. Each new neighborhood has its own identifiable green space, and connection to the overall development. The green space areas provide a framework for the overall neighborhood as well as provide connections and linkages to the larger community.

- *Lighting*

Decorative lighting fixtures will be used throughout the site. These fixtures will be complimentary to the existing standard fixtures for the City of Saint Paul. Lighting studies should be completed to evaluate appropriate lighting levels to aid movement and enhance security, without undue lighting overflow.

- *Drainage*

Removal of certain buildings and the renovation of the site will allow the area to be re-graded. The new drainage plans need to direct water flow away from buildings. The re-grading of the site will alleviate many of the leakage issues related to the garden level apartments. Some catch basins exist on site currently; more may need to be incorporated to address run-off and drainage issues.





# Design Strategies

## Building Renovation Strategy

### *Principles:*

Provide modifications that address issues of livability.

*Non-functioning elements (i.e. windows)*

*Inadequate laundries*

*Ventilation*

*Air Quality*

*More appropriate use configurations*

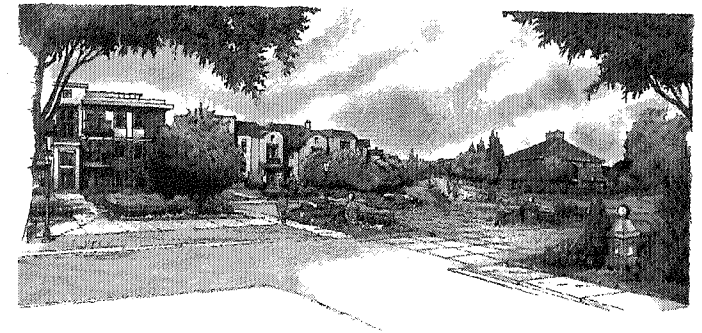
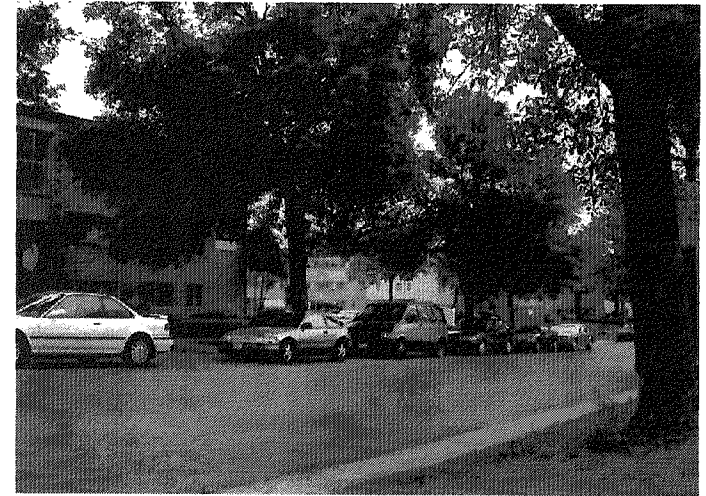
*Noise levels*

*Water drainage and leakage*

- Look for opportunities to enhance value for the tenants as well as making modifications to the aesthetics of the buildings.
- Provide varying options and strategies that address each building, and cluster buildings into distinct neighborhoods.
- Achieve the maximum value for the money spent, (short term) and to increase the life of the building.
- Create pride and a sense of ownership to living in this neighborhood. All remaining units will be substantially rehabilitated to ensure a long economic life.

### *Renovations*

Preliminary evaluation of the buildings has identified the following items that should be addressed in a renovation process. New roofing and parapet flashing should be installed. The existing windows should be replaced, and possibly increase the size of the windows where appropriate. The brick should be repaired where necessary. The stucco should be replaced or re-coated. Flashing needs to be replaced or repaired. Unit kitchens should be fully remodeled and replaced. New appliances are recommended for the majority of the units. New finishes should be installed for all of the units and the common spaces. Existing unit doors and hardware are adequate but unit appeal could benefit from replacement.



# Design Strategies



Mechanical heating systems need to be evaluated for existing useful life. Various mechanical systems exist on site, individual furnaces, central boiler with through wall air-conditioning and individual unit boilers with through wall air-conditioning. The individual furnaces could be replaced as necessary with a long-term maintenance program. The individual boiler system should be evaluated, and consider replacement with individual furnaces. Indoor air quality should be evaluated, with the possibility of increasing the amount of air-changes present in each unit. With newly installed windows, condensation issues should be considered. Common area stairways should be reconfigured to add doorways on hold opens to allow for additional light and security for the corridors. The electrical systems are adequate. New security systems should be installed. Life-safety systems need to be evaluated on a building by building basis as some are code compliant and some are not.

## *Additions*

Some of the buildings and units could benefit from additions that add additional square footage for the tenants, and create a new enhanced aesthetic for the building. New additions could include porches or balconies, bay windows, additional rooms and larger units. The existing laundries are inadequate due to space allotment, location and condition. Existing entryways are small and difficult to maneuver at move in and move out.

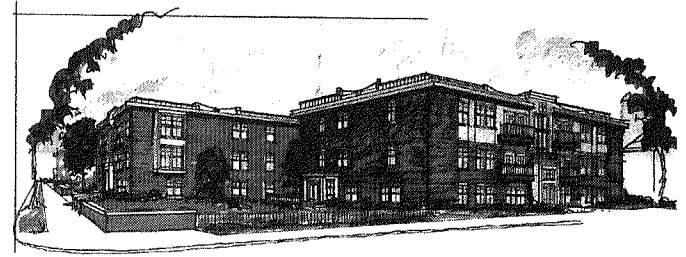
## *Reconfigurations*

In some buildings, it might be desirable to create three bedroom units to offer housing types to a more diverse market. Currently there has been market demand for larger units. The larger units would typically appeal to families with children as well as extended families. It is possible to reconfigure two of the one-bedroom units to create a two-story style three-bedroom unit. There are various options to achieve this result. Several of the options are economically viable, as the unit design and structure are conducive to modification. Some options combine the units with an interior stair. One of the options adds a new split-level entry that would allow for a private entrance from the exterior enhancing the notion of an individual townhouse.

## Design Strategies

### *Building Aesthetics*

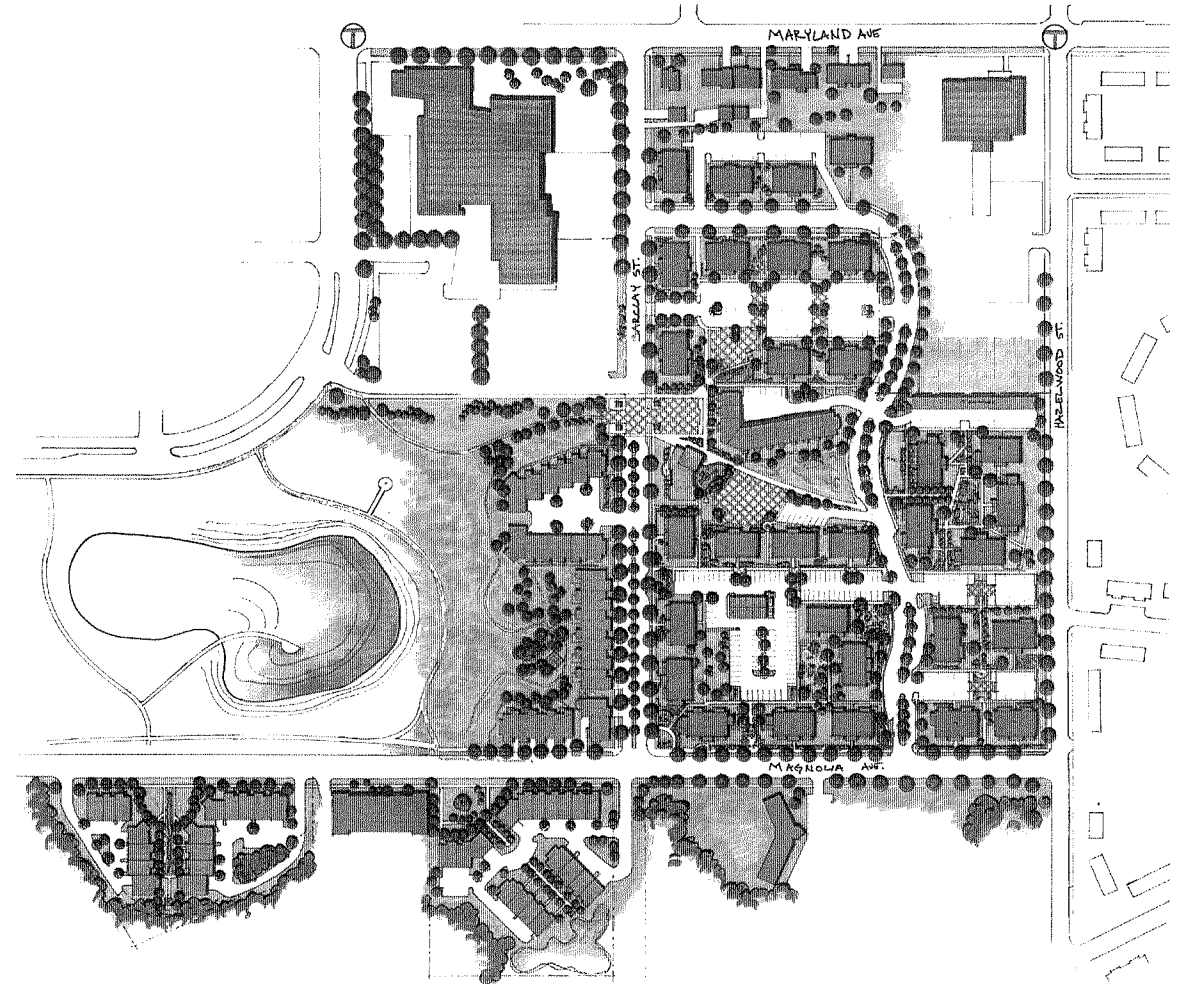
Many modifications are possible to change and enhance the look of the building. The buildings currently have a range of different looks, however each cluster of buildings looks nearly identical. The idea of clusters or neighborhoods of buildings should be enhanced and continued. Each 'neighborhood' should have its own identity. Some exterior renovation should occur at each of the buildings. Considerations for aesthetic improvement should include new coating of stucco and staining of the brick with consideration of new color schemes. Existing infill between windows is often a different color brick. These areas should be evaluated as to removal or modification of the current coloration. New windows with some modifications in window sizing should be considered. New cornice lines and roof edge detailing would add additional character. Pitched roofs are possible with roof replacement and could positively affect the aesthetics. Additions to the buildings would greatly enhance the character. Where possible these additions should affect the street presence or the front entries. Balconies or porches would greatly enhance the aesthetics.



# PROJECT ELEMENTS

## Project Elements

1. Extensive Rehabilitation of Existing Buildings
2. New Construction within Existing Apartment Complex
3. Resident Clubhouse
4. Boulevard
5. Parking
6. Green Space
7. North of Rose
8. New Housing Development Sites



# Project Elements



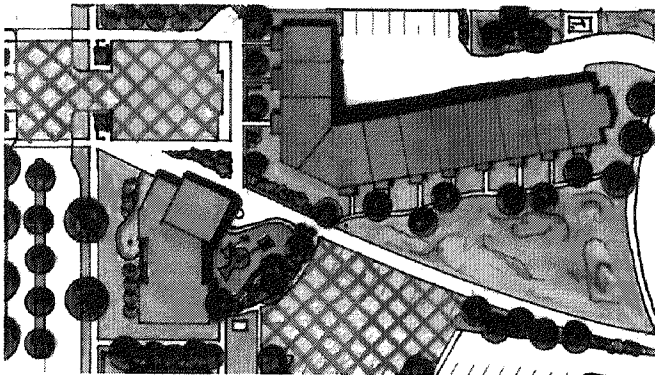
## **Extensive Rehabilitation of Existing Buildings**

Most of the current apartment buildings on the site are structurally sound and can be modified to maintain their value into the future. Additions and enhancements to units may include, enlargement of existing rooms, creating new balconies, porches, and adding sun-rooms. Building enhancements may include new entryways, improved laundry rooms and new material finishes in these common spaces. The exterior of the buildings will also be enhanced by the additions, new roofs and a new material and color palette.

The rehabilitation will also include reconfiguration of the building's floor plans to add 3 bedroom units to the neighborhood; some reconfigured units may have private entrances.

## **New Construction within existing Apartment Complex**

In an effort to strengthen the design solution of the neighborhood, some infill new construction should occur. It is envisioned that any new construction will be a mix of two and three bedroom rental or ownership townhome units with attached parking. These units would be a townhouse style unit, and will broaden the appeal of the neighborhood to a larger market sector. The two-story townhouse style units will also add diversity to the building and site aesthetic.



# Project Elements

## Resident Clubhouse

The resident clubhouse is a new privately owned and operated building that will act as a focal point for the entire Ames Lake Neighborhood. This building is typical to many clubhouse style buildings in current apartment and townhouse developments around the metro area. The clubhouse will contain amenities for the residents, as well as being the center of management and leasing operations. The master plan provides off-street parking spaces in addition to the current on street parking to serve the needs of the resident clubhouse. The overall square footage of the building is estimated to be approximately 6,000 square feet, with the following spaces have been identified as components of the clubhouse.

Community Room / Party Room

Meeting Rooms

Game Room

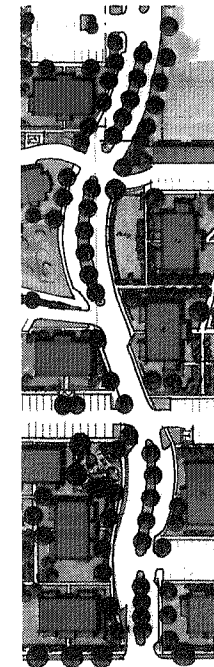
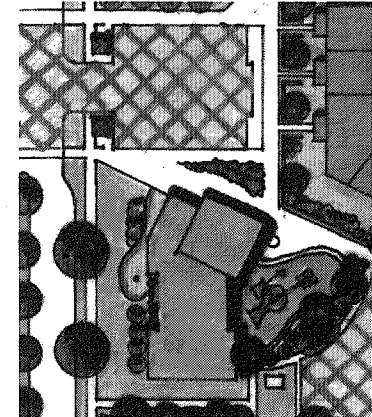
Library / Computer Room / Residential Service Coordinator

Kitchenette

Rental Leasing Office

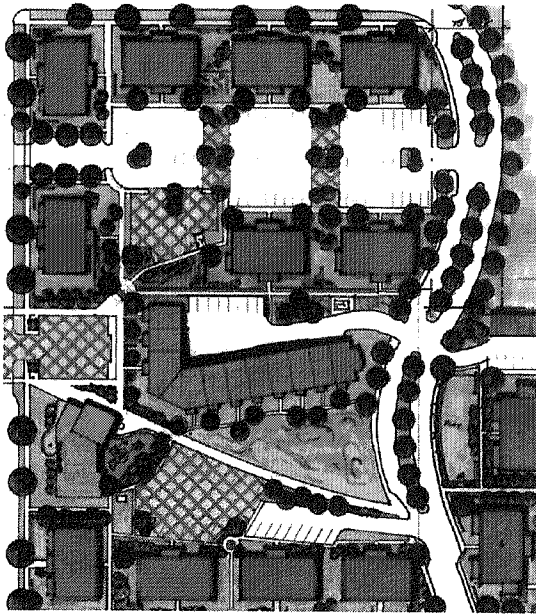
## Boulevard

The new boulevard will connect the site's internal buildings to a new road, giving the residents a stronger connection to their immediate neighborhood and the larger community. In addition to this sense of connection, it creates a spine with only two points of access, helping to control the site and reducing the current amount of cut through traffic. The boulevard's center island and winding layout will cause traffic to slow creating a safer environment. The possibility of the boulevard being a private street is being explored.





# Project Elements



## Parking

A significant objective of the master plan is to reduce the amount of hard surface black-topped parking areas. The plan meets the required zoning parking requirements (1.5 stalls/unit), and provides an acceptable level for resident satisfaction and use. This ratio is met by counting off-street parking spaces and garage parking spaces. Additional parking is located on the adjacent public streets. The overall ratio of parking including on-street parking is 1.8 parking stalls per unit.

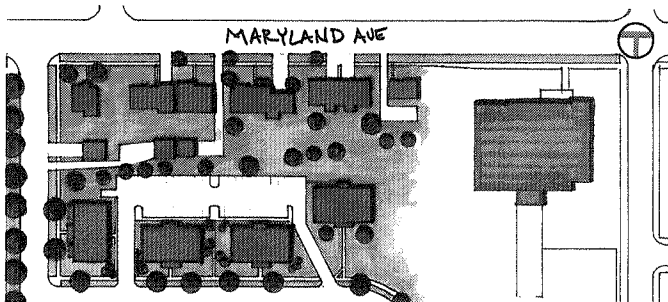
## Green Space

The increased green space impacts the project in many ways. Open space, along with the addition of trees will help to reduce noise. Added gardens will become places of contemplation. Specific locations for children's play areas and play lawns will create a safer place for children.

## North of Rose

The specific redevelopment plan for the area north of Rose, including four 12-unit apartment buildings, five single family/ duplex units, and the National Guard Armory facility, is undetermined at this time.

Pending proposals for the area north of Rose make a final determination uncertain: Items under discussion include change of land use along Maryland; potential disposition of the Armory facility within the context of citywide discussions; proposal for a Math and Science Charter School; and proposal for a new State office building.





# Project Elements

## New Housing Development Sites

This Master Plan has only general recommendations for the adjacent vacant properties. New construction on vacant development sites adjacent to Ames Lake will be ownership housing units, with the type of housing, number of units and design yet to be determined. The City will involve the neighborhood and community in determining the design and number of units, and selecting the developer. It is anticipated that substantial redevelopment of the existing apartments must be nearly completed in order to successfully develop ownership housing. New housing should:

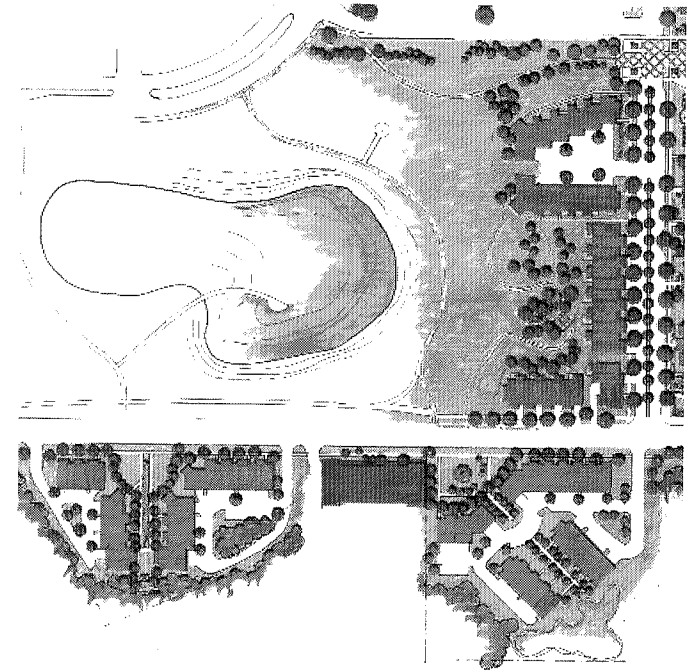
1. Enhance the Ames Lake amenity.
2. Support pedestrian connectivity.
3. Form the residential edge of Phalen Village.
4. Enhance the broader community.

## Key components of the Ames Lake Neighborhood Master Plan:

Several key issues of the Phalen Village Small Area Plan were considered in the Ames Lake Neighborhood Master Plan, resulting in a design that transforms the physical site and current image of the 'Super Block.' In the end the new Master Plan will improve the neighborhood's safety and become an asset to the Phalen Village area.

- *Reduction of project to a 'Neighborhood' scale:*

Break down the scale of the super-block into smaller identifiable parts or mini 'neighborhoods.' Reduce the number of units to break down the massing of buildings in any location. Six of the seven buildings removed were removed from the densest concentration of buildings, allowing for a redefinition of neighborhood areas and providing for the desired livability. The plan provides for each building cluster to have its own architectural identity, which enhances a sense of ownership for each mini-neighborhood, not part of a larger faceless super-block.



Possible alternative for new housing.

# Project Elements

- *Define hierarchy of public to private spaces:*

Relocation and redefinition of parking areas and movement system support the idea of smaller neighborhood parcels and define the edges and boundaries for public and private spaces. The plan introduces landscaping and fencing that more appropriately define public vs. private spaces. By creating more definition to the semi-private areas, the residents can begin to have a stronger feeling of identity and ownership. Further definition of spaces breaks down the overall scale of the neighborhood into smaller clusters of residents.

- *Create a sense of place:*

Define smaller areas (neighborhoods) within the master plan that are more identifiable and foster neighborhood interaction. Introduction of the north/south Boulevard through the site creates a sense of place within the interior of the master plan. All of the residents have access to this new amenity. The boulevard directs movement and defines the individual neighborhoods as well as providing a central focus for the neighborhoods. As an amenity, localized green spaces near each building provides a network for pedestrian movement as well as a sense of belonging within each of the neighborhoods. Develop each individual neighborhood clusters with its own architectural identity as a way of creating a sense of ownership and belonging to a specific place within the community.

- *Create connection to the amenity at Ames Lake:*

The plan develops a strong pedestrian connection to Ames Lake. This connection is important in terms of movement, but also in terms of providing identity for the site and a sense of belonging to the natural landscape present in Ames Lake. The idea of this connection should be carried as far into the site as possible through pedestrian walkways and visual corridors. All sidewalk and pedestrian movement can easily link into this connection. The new construction of units and the resident clubhouse will also accentuate this connection. A plaza area is developed at the intersection of the pedestrian walkway, the clubhouse and Barclay. The change in pavement and any site amenities such as monuments or fencing located at this area are continued into the site to recall this connection to Ames Lake.



## Project Elements

- *Increase diversity of housing types and options:*

The addition of new construction offers the opportunity to add townhouse style, rental units to the Ames Lake Neighborhood. These units would be a mix of two and three bedroom homes and would offer attached parking. The unit style would appeal to a broader market sector to the site. The two-story townhouse style unit will also be able to add diversity to the building and site aesthetics. Some units (approximately 10 %) of the existing units will be reconfigured to provide larger three bedroom units. These units could be two-story units, and provide not only a different type of housing, but also a different architectural expression and unique opportunities for different occupancy options. Clustering of different unit types within mini-neighborhoods could provide areas for families, seniors, or other market sectors. Further investigation should look at the possibility of different ownership structures.

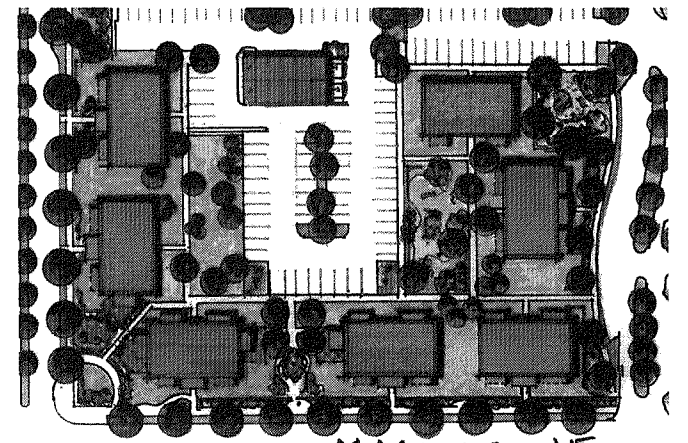
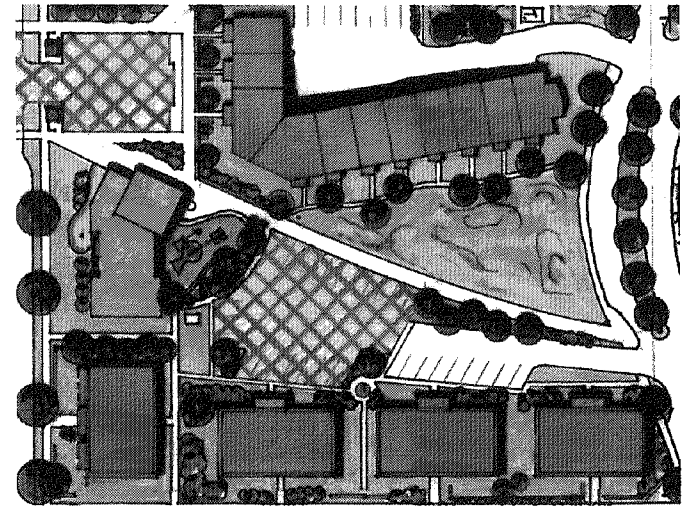
The clustering and corresponding renovation will begin to build value within the individual neighborhoods as the site progresses toward Ames Lake. Ownership could add a unique layer of challenges with the potential added value worth investigating.

- *Remove buildings to provide open space and increase livability:*

The overall density of the housing site is affecting issues of livability for the residents both on site and in the greater community. The new plan allows for new green space areas that provide for play areas, as well as open space for residents' enjoyment near their buildings. Although seven of the buildings are removed in the plan, the overall bedroom count is only reduced by twelve percent. By reconfiguring the units to larger units it not only provides a new type of unit, but also allows additional green space while mitigating the potential impact on current residents. The removal of buildings and the subsequent increase of green space allow re-grading the site to alleviate current drainage and leakage issues. Further, the overall reduction of buildings, hard surfaces, and proximity of buildings will decrease levels of ambient noise.

- *Central Focus to unite neighborhood*

The boulevard provides a central vehicular movement system as well as a fundamental organizing principle. This system unites all of the smaller neighborhoods into a community



## Project Elements

of neighborhoods. Monumentation should be located where the boulevard enters and exits the site to provide a sense of arrival to a distinct place. The central green space in conjunction with the resident clubhouse also provides a central focus and meeting place for the residents. The clubhouse also creates the 'front door' to the larger community and can help provide the Ames Lake community with a new identity. This front door is accentuated by a plaza area and the pedestrian crossing to Ames Lake.

- *Building Aesthetics*

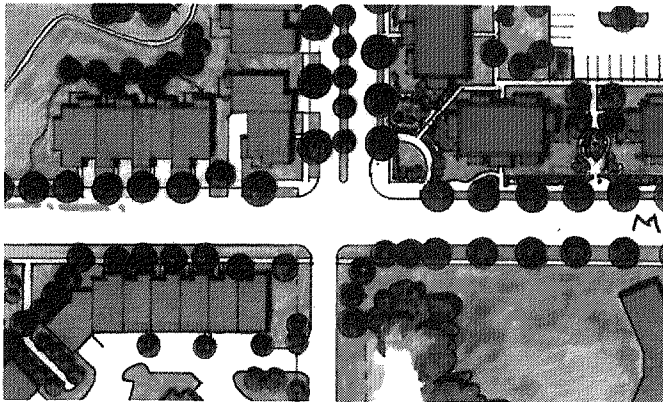
Each unit and building that is retained on site will undergo substantial renovations. The renovations will be geared to providing maximum value to the tenants while vastly changing the appearance of the buildings. The exterior materials and architectural expression of the buildings will be modified to provide a new look as well as providing a long-term renovation.

- *Noise Reduction*

Reduction of overall units and buildings should decrease noise levels, as well as move residents further away from each other. Opening the neighborhoods further should provide for noise escape areas and less feeling of confinement. Elimination of hard surfaces will aid in the reduction of ambient site noise. Playground locations should be closely evaluated as to the proximity to units. Resident activity areas such as the party room in the resident clubhouse should also aid in noise issues.

- *Connections to Larger Community*

An important part of the success of the master plan is to relate the new interventions to the overall goal and livability of the community. The master plan develops the importance of the existing street edge. The buildings along Barclay and Magnolia will receive new entrances and a new look that will enhance the character of the street. Pedestrian movement will be tied to the existing street sidewalk connections to enhance street life and vitality. Increased landscaping should be provided at the interface with the sidewalk and the development to provide a greater sense of hierarchy as well as a more pleasant face toward the community. A more inviting walkway, better landscaping and lighting will encourage the greater community to walk along Magnolia to Ames Lake. The pedestrian and bike paths of this master plan will be integrated with the proposed network for the Phalen Village.



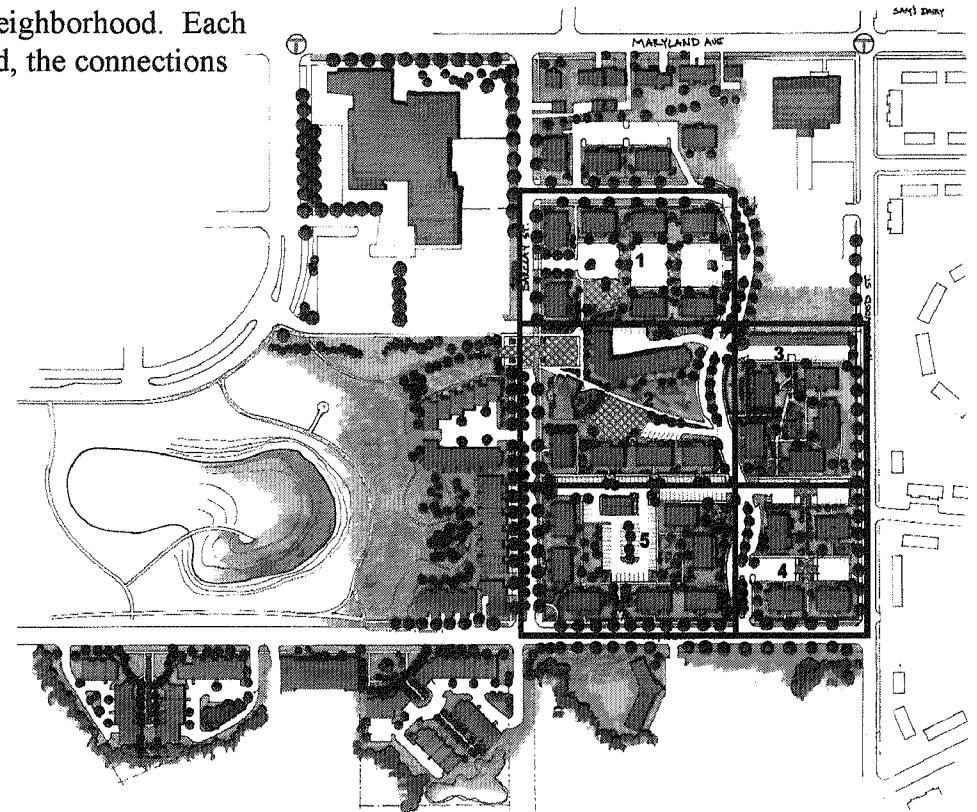
# NEIGHBORHOODS WITHIN A NEIGHBORHOOD

## Neighborhoods Within A Neighborhood

### Introduction

- Reduce the overall scale of the "Superblock"
- Enhance the sense of place and community within clusters of buildings.
- Provide diversity of aesthetics in each neighborhood.
- Allow for clustering of appropriate amenities to unit types and residents.
- Consistent with the existing structures on site.
- Allow for ownership possibilities.

Each area within the master plan development is conceived as part of a neighborhood. Each individual neighborhood is knit together as a community by the boulevard, the connections of the pedestrian walkways, and the green space.



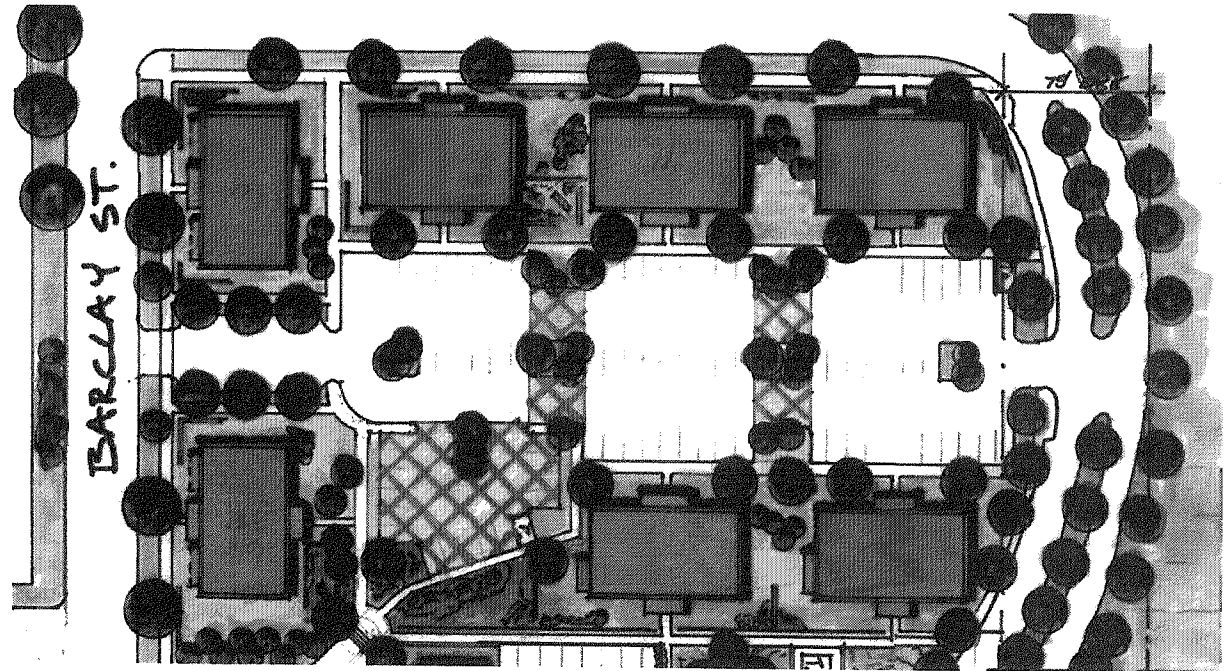
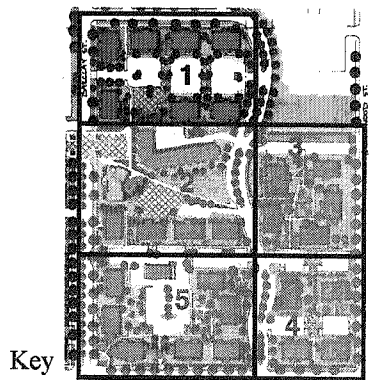


# Neighborhoods Within A Neighborhood

## Neighborhood One Design Strategy

### Rose Hill Neighborhood

- Increase green space in front of each building, and provide physical and visual connection to Ames Lake and the resident clubhouse - requires removal of one building.
- Reduce area of asphalt.
- Redefine parking areas within the neighborhood.
- Renovations including new entries to provide a new look and front door to the buildings, especially along Barclay.

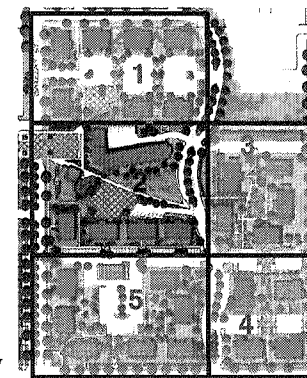
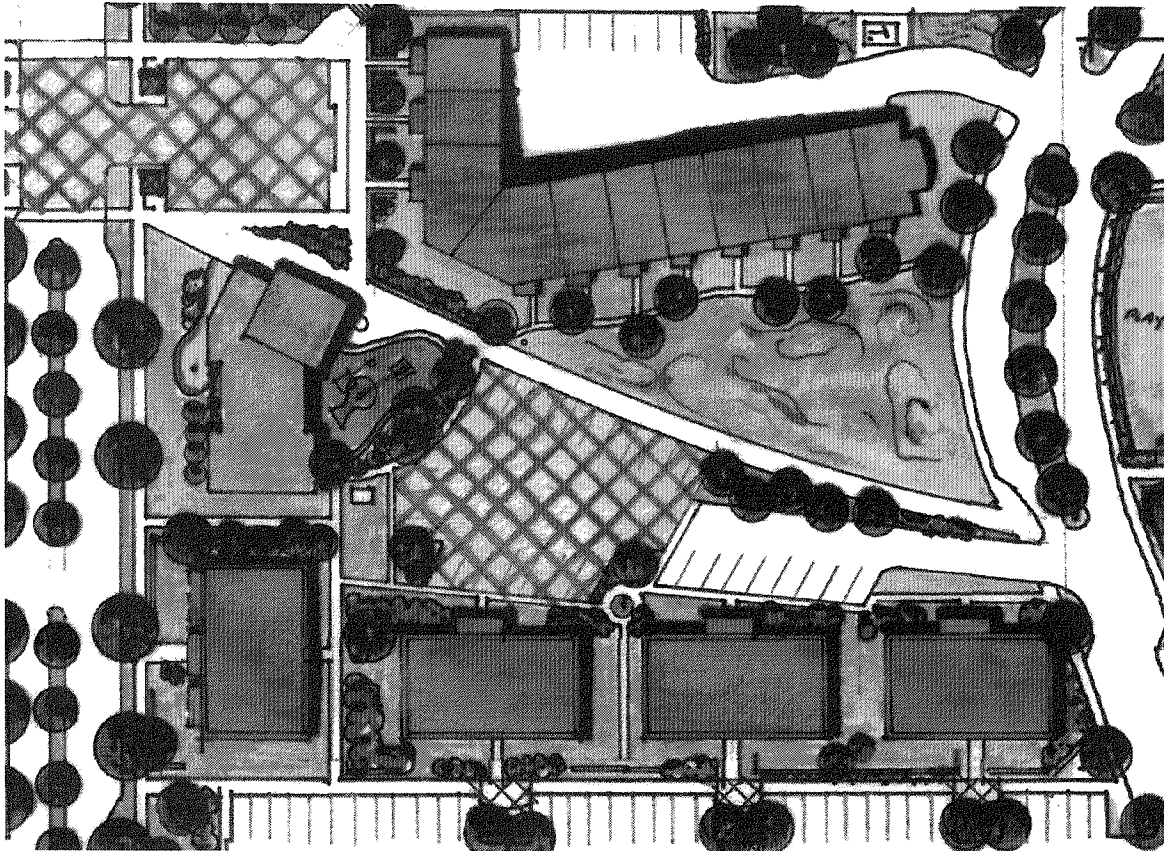


# Neighborhoods Within A Neighborhood

## Neighborhood Two Design Strategy

### Ames Green

- Outdoor gathering space.
- Provide for open space, connections, and the development of the new boulevard requires removal of five buildings. Four of the buildings removed are located at the closest proximity to other units and at an area of steep grading that has created drainage and leakage issues.
- Introduction of resident clubhouse as focal point to neighborhood and overall community.
- Central green space provided in conjunction with clubhouse as a means to define neighborhood and to provide connections to Ames Lake and the rest of the new Ames Lake neighborhoods.
- New construction to define edge of central green space and new pedestrian connection to clubhouse and Ames Lake.
- Townhouse construction provides new aesthetic.



Key

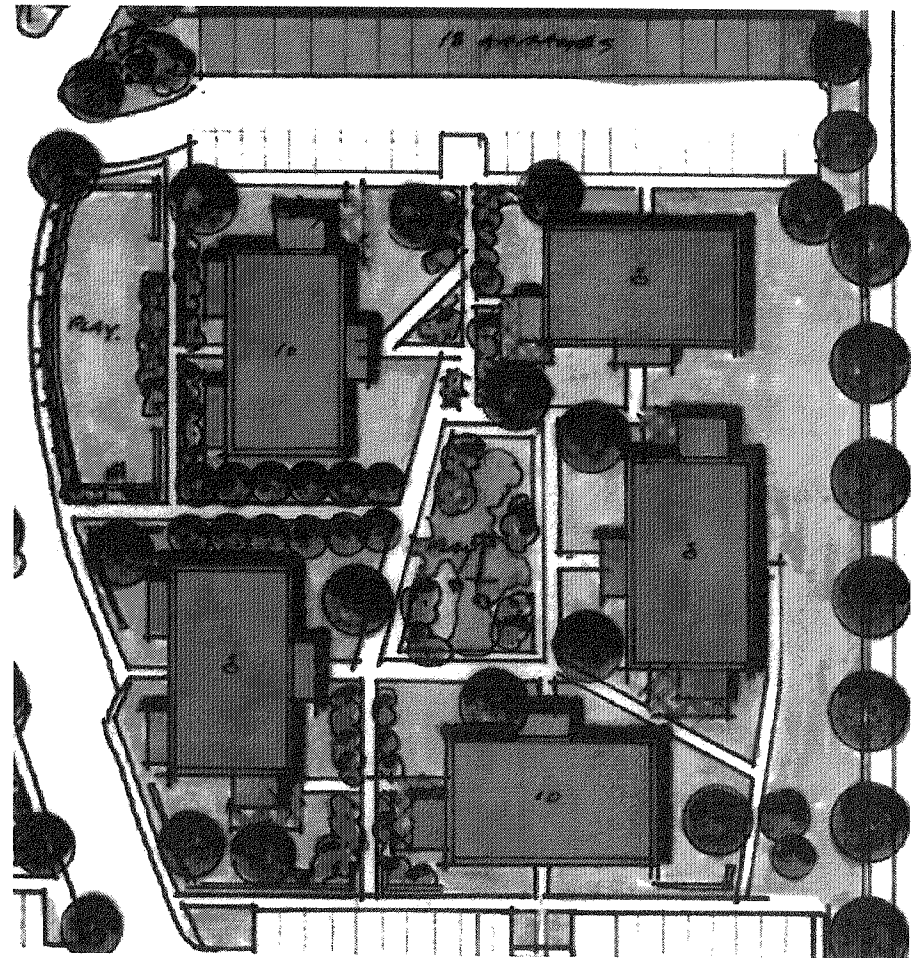
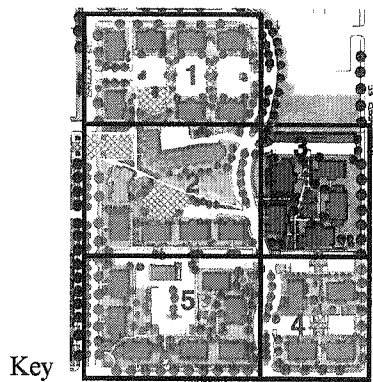


# Neighborhoods Within A Neighborhood

## Neighborhood Three Design Strategy

### Hazelwood Terrace

- Balance connection to boulevard buffer safety for children.
- Provide green space amenity at center of neighborhood.
- Provide well-defined areas of play within visual proximity to buildings.
- Provide higher percentage of three bedroom units to attract families.
- Increase areas of green space by location of boulevard with strong connection to resident clubhouse and Ames Lake connection.

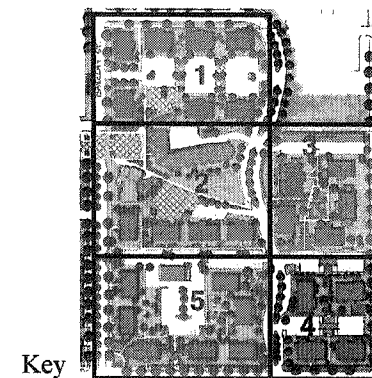
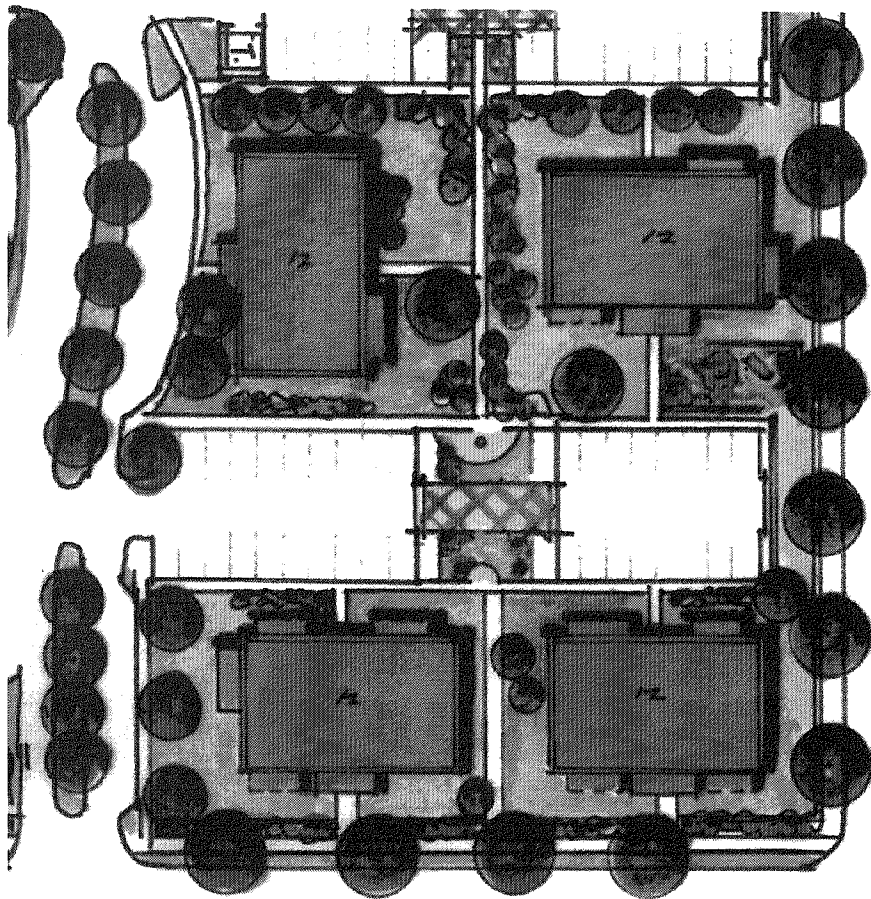


# Neighborhoods Within A Neighborhood

## Neighborhood Four Design Strategy

### **Magnolia Flats**

- Redefine parking areas to provide distinct parking areas for each neighborhood.
- Increase amount of green space within area.
- Provide connection with the boulevard and Magnolia.



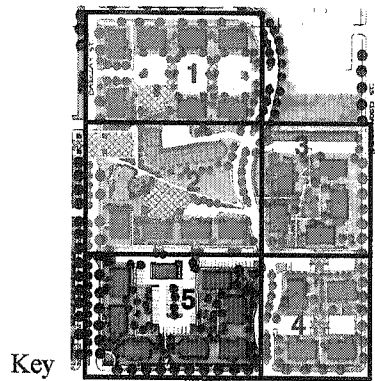
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# Neighborhoods Within A Neighborhood

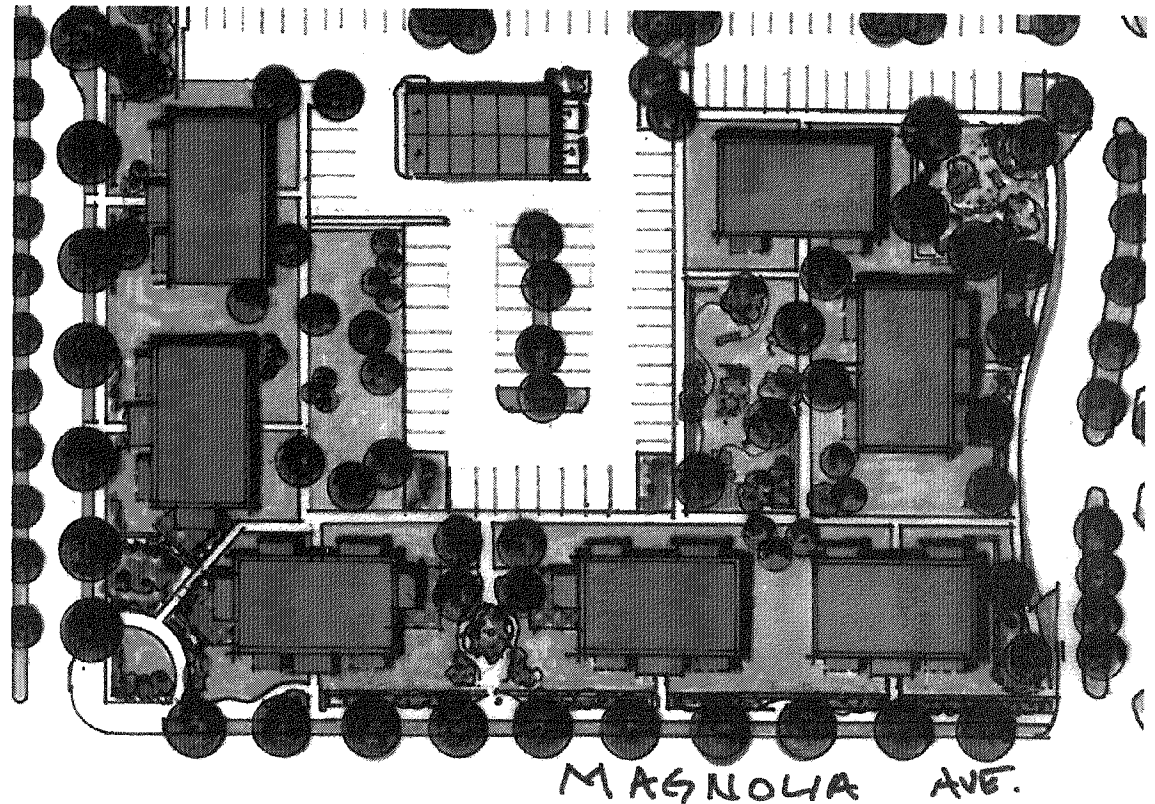
## Neighborhood Five Design Strategy

### Barclay Terrace

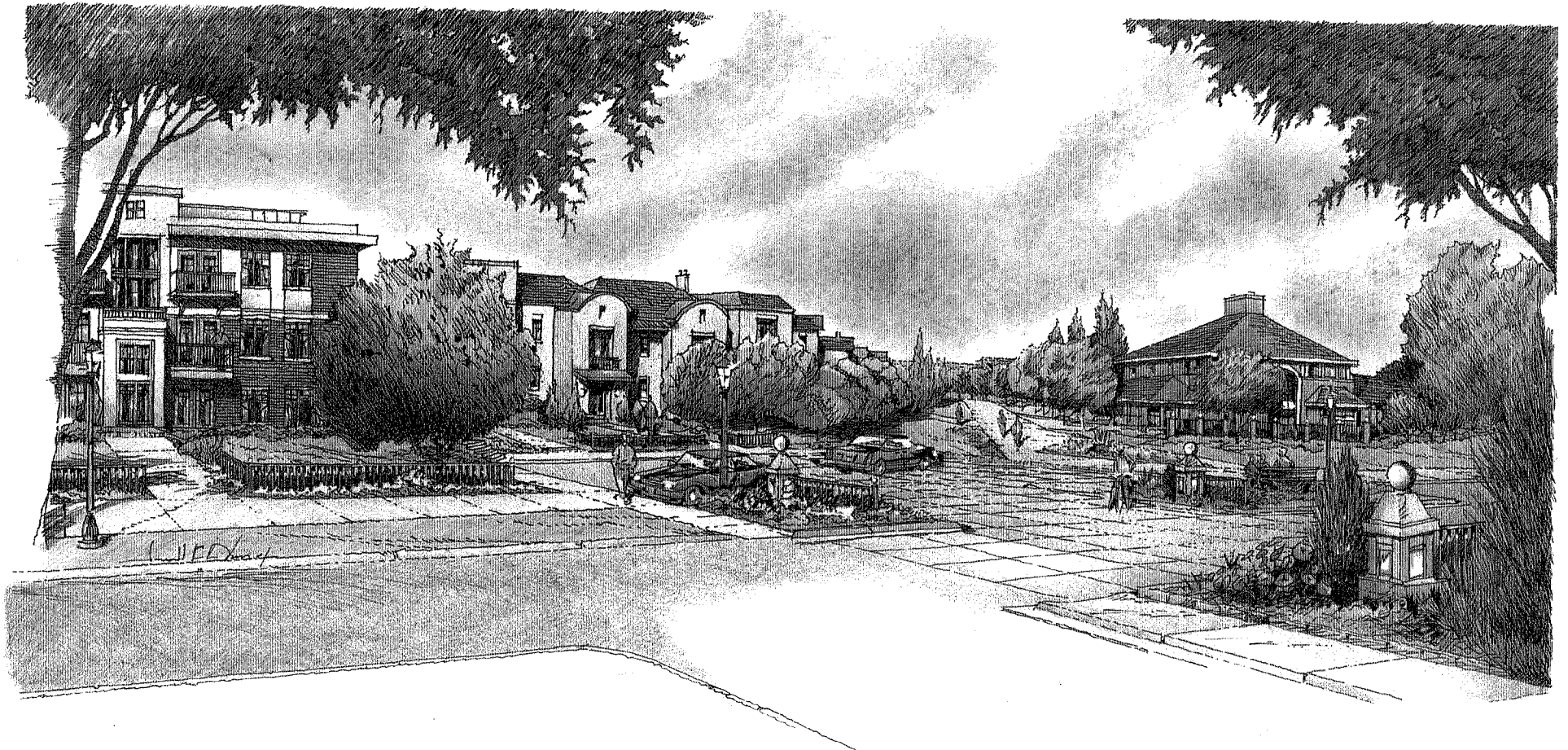
- Outdoor gathering space.
- Removal of central building to provide openness for neighborhood.
- Connection of walkway systems to the street.
- Smaller green spaces in close proximity to buildings.
- Renovations and rehabilitation of neighborhood appropriate to 'market-rate' standard.



Key



# View from Barclay Avenue





# APPENDIX A

## Appendix A

### Appendix A - Community Participation

To inform the development of the Master Plan, a series of meetings were held with the residents of the Ames Lake Neighborhood, the broader community, and an advisory group representing elected officials, housing interests, funders, and others. Meetings include:

- April 26 Residents of the Ames Lake Neighborhood
- May 8 Community representatives (representing District 2, NENDC, Phalen Village Business Association)
- May 9 Advisory Group
- May 10 Two meetings with residents of the Ames Lake Neighborhood
- May 14 Community Meeting
- May 30 Advisory Group
- May 30 & 31 Two meetings with residents of the Ames Lake Neighborhood
- May 31 Community Meeting

In addition to these meetings, Real Estate Equities, the Wilder Foundation, Community Stabilization Project, and Opportunity Neighborhood Development Corporation hosted meetings to address issues of concern to residents regarding new management of apartment buildings.

# APPENDIX B

## Appendix B

### Appendix B - Unit/Parking Analysis

UNIT ANALYSIS:	Buildings Kept	Buildings Removed	Total Units	% of Original	Total Bedrooms	% of Original
Existing	34	0	408		612	
Proposed	27	7	308	75%	541	88.4%

PARKING/SITE ANALYSIS:	Parking Spaces/Unit	w/perimeter spaces	Pavement/ Hard Surface	Green* Space
Existing	1.51	1.76	4.57 acres	5.73 acres
Proposed	1.51	1.84	3.37 acres	7.48 acres

\* 31% increase of green/open space (estimate)

# APPENDIX C

## Appendix C

### Appendix C - Redevelopment Principles

#### **Ames Lake Neighborhood Redevelopment Principles**

- *No Net Loss of Affordable Housing on the East Side*  
Aim for an overall increase of affordable housing in Saint Paul.
- *Single Management or Master Management Agreement*  
All housing units should be under single, consistent, good management. This could be represented as a master management agreement which could include several varieties of housing types.
- *Replacement Units will be Identified*  
Any bedrooms lost through demolition will be replaced according to City and Federal replacement guidelines.  
Efforts will be made to identify financial sources that are not already available to develop affordable housing (employer match, Section 108 Loans/EDA grants, etc).
- *Relocation Benefits will be Provided for Eligible Tenants*  
Relocation benefits will be provided for eligible residents according to City and Federal relocation guidelines.  
Several partners in this planning process are working to ease the transition process for displaced residents. These include the Wilder Foundation, Community Stabilization Project, and Opportunity Neighborhoods Development Corporation.



# APPENDIX C

## Appendix C

### Appendix C - Redevelopment Principles (Continued)

- *Affordability*

The Ames Lake Neighborhood Development will meet the City's goal for permanent affordable housing - 20% of the units will be permanently affordable with half of those units affordable at or below 50% of the median income and half of those units affordable at 30% or below. Median income is currently defined as \$74,700 (2000).

- *Currently:*

100% of the apartments are market rate - without rent and income restrictions. Rents are currently affordable to a family of four with an income of approximately \$33,600 - \$37,400.

- *Financing*

A variety of financing scenarios will be presented to the HRA Board. Financing will be a factor in determining the final mix of units. A variety of ownership types, as well as rental types, are being investigated as possibilities.

# CREDITS

## Advisors

Residents of the apartment buildings located on the block bounded by Maryland Avenue, Barclay Street, Magnolia Avenue, and Hazelwood Street, many of whom contributed thoughts and ideas at numerous meetings.

Joanne Barron, Metropolitan Council  
Nan Connor, North East Neighborhoods  
Development Corp.

Tom Fulton, Family Housing Fund

Jon Gutzmann, Saint Paul Public Housing Agency

Kit Hadley, Minnesota Housing Finance Agency

Rod Johnson, Amherst Wilder Foundation

Randy Kelly, Minnesota Senate

Tom Kingston, Amherst Wilder Foundation

Mari Lecours, Community Stabilization Project

Chao Lee, U.S. Representative McCollum

Mike Lefave, Local Initiatives Support Corp.

Tim Mahoney, Minnesota House of Representatives

Jim McDonough, Ramsey County Board of  
Commissioners

Chuck Repke, District 2 Community Council

Caty Royce, Community Stabilization Project

Stephen Seidel, Twin Cities Habitat for Humanity

Barbara Sporlein, Saint Paul Public Housing Agency

Missy Thompson, Fannie Mae Partnership Office

Paul Williams, Local Initiatives Support Corp.

## Others

Mark Dayton, U.S. Senate

Bass Zanjani, U.S. Senator Paul Wellstone

District 2 Community Council

Phalen Village Business Association

Opportunity Neighborhood Development Corp.

## City of Saint Paul

Norm Coleman, Mayor

Dan Bostrom, City Council President, Ward 6

Jerry Blakey, City Council, Ward 1

Chris Coleman, City Council, Ward 2

Pat Harris, City Council, Ward 3

Jay Benanav, City Council, Ward 4

Jim Reiter, City Council Ward 5

Kathy Lantry, City Council, Ward 7

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Kathi Donnelly-Cohen

Richard Kramer

Timothy Mardell

Brian Alton

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Carole Murphy Faricy

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Tim Leslie, Police, Eastern District

Ruth Ann Eide, Police F.O.R.C.E Unit

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Pat Fish, Fire Department

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