



Lowertown Redevelopment Corporation: Corporate records

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JACKSON

HOUSING

PARKING

OFFICE RETAIL

MEARS PARK

SIBLEY

YMCA

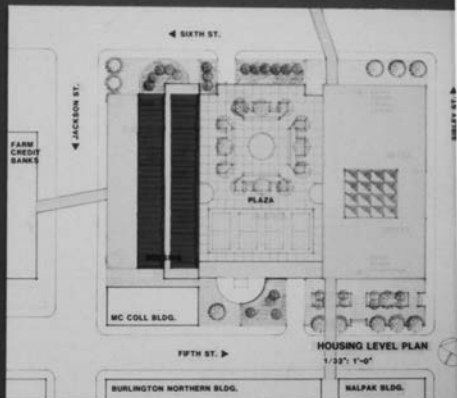
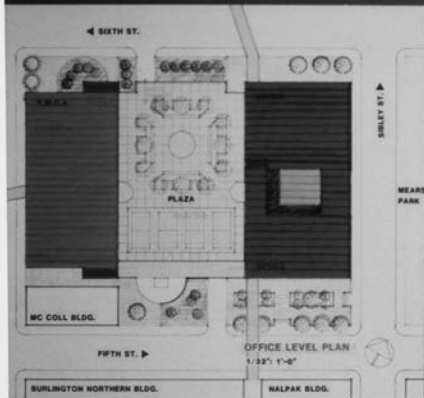
MC COLL BLDG

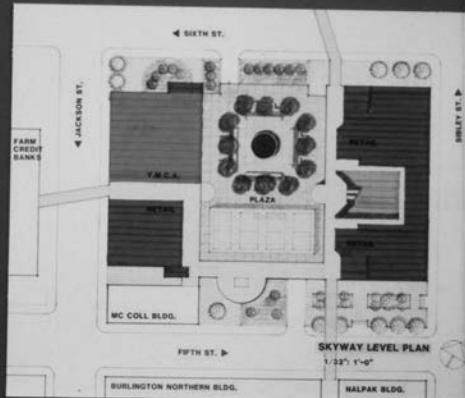
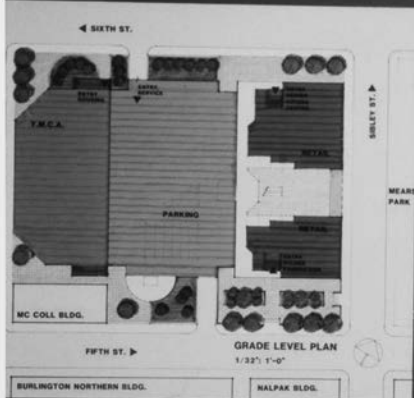
FIRST BANK

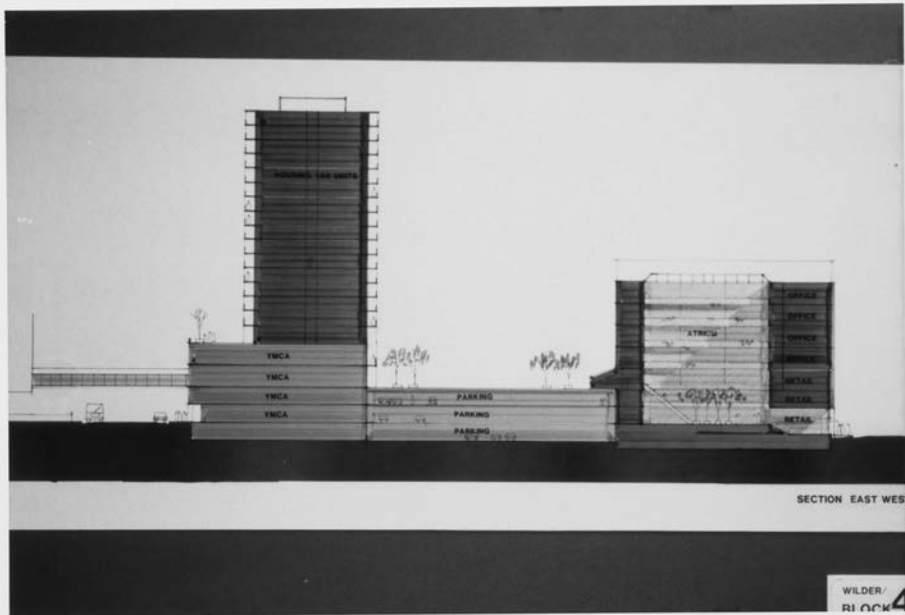
FIFTH ST

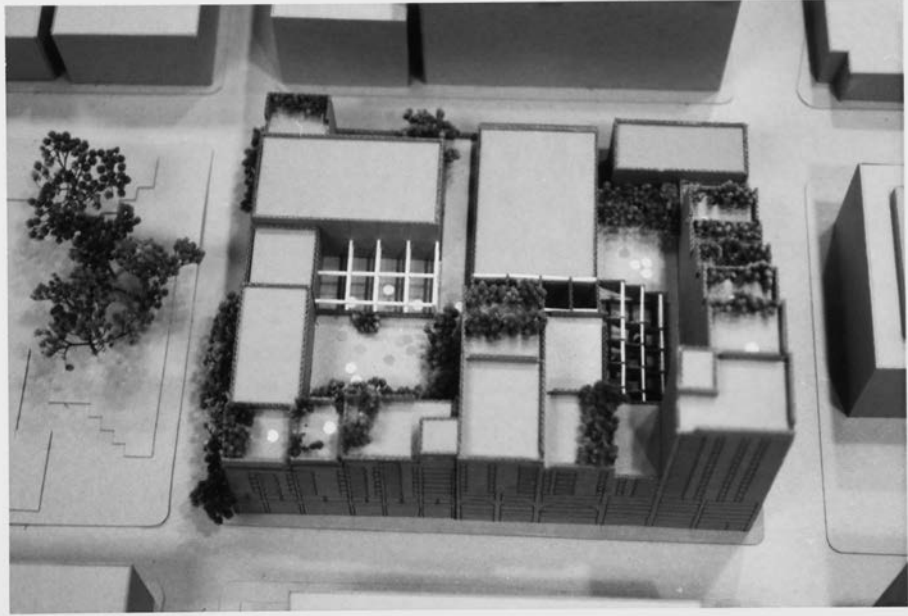
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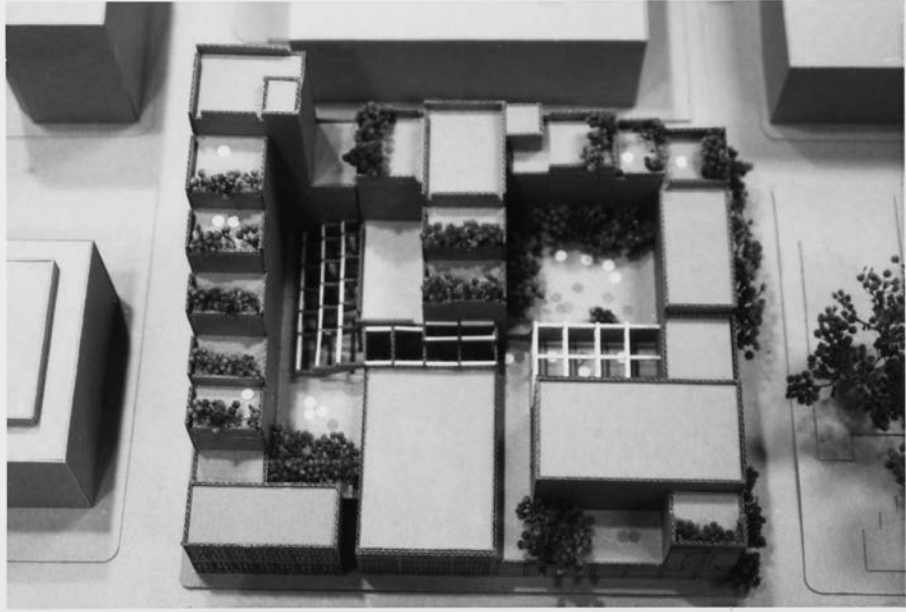
MAR

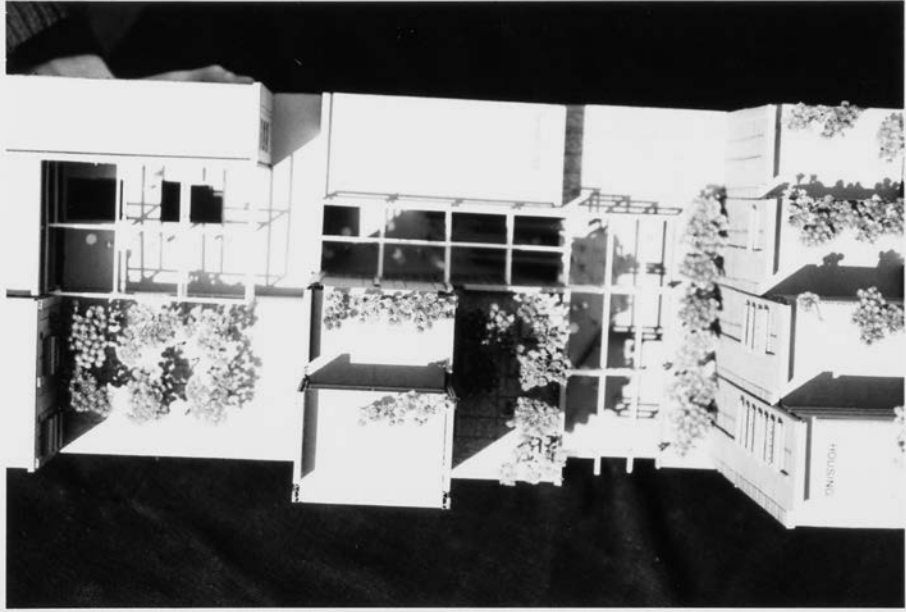










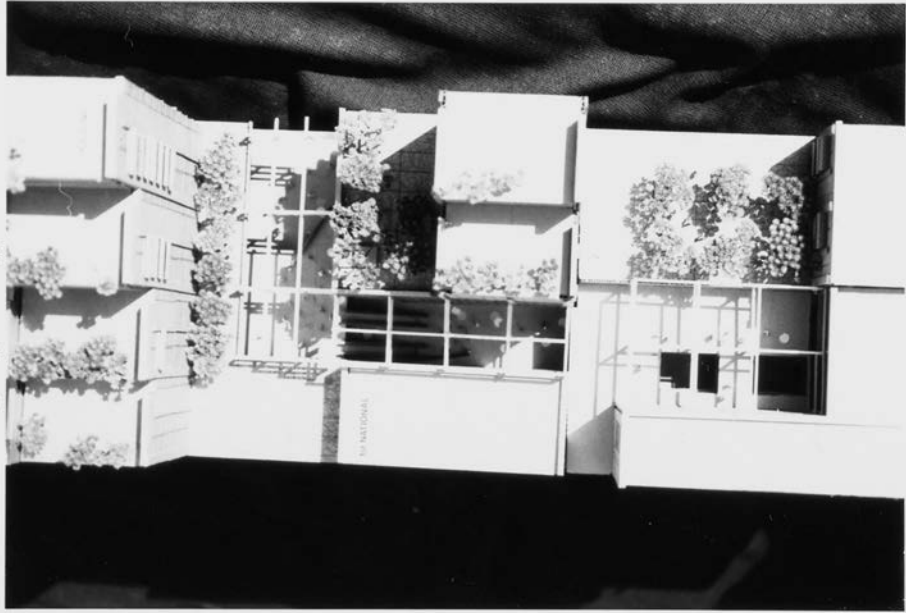


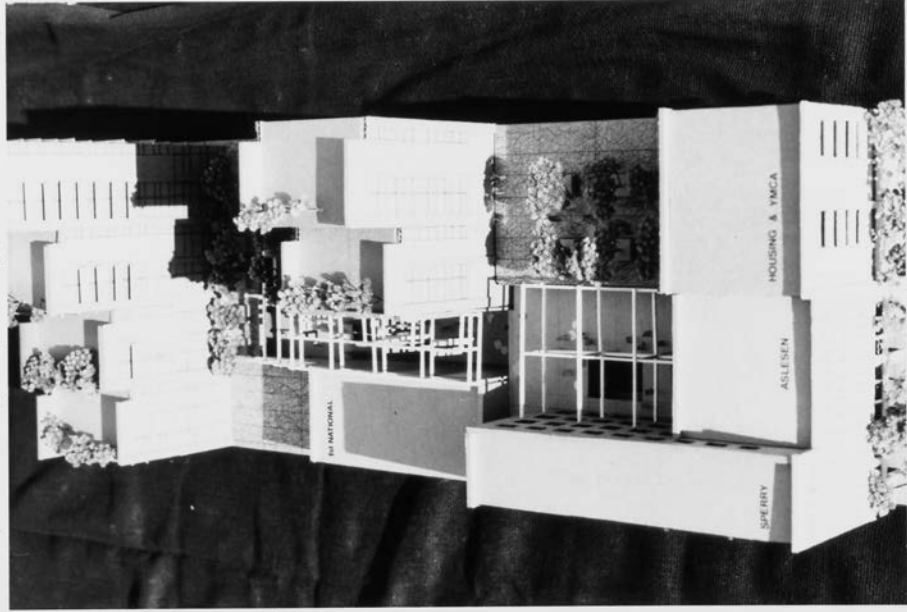
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MAR

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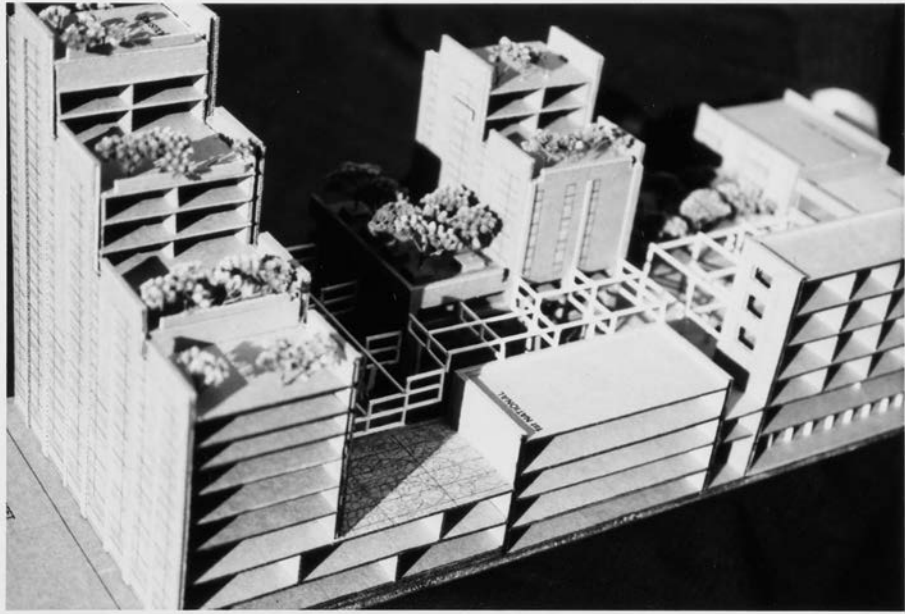


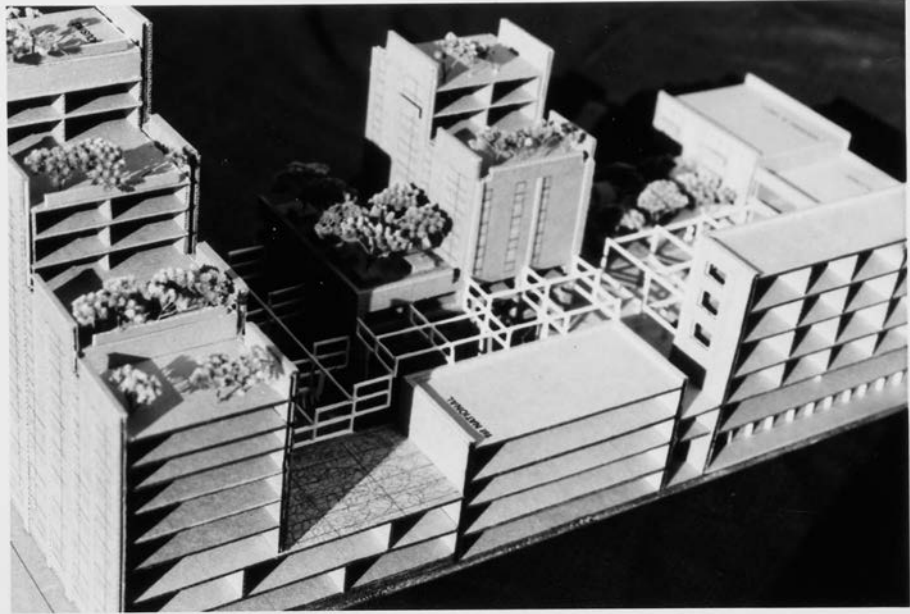




MAR

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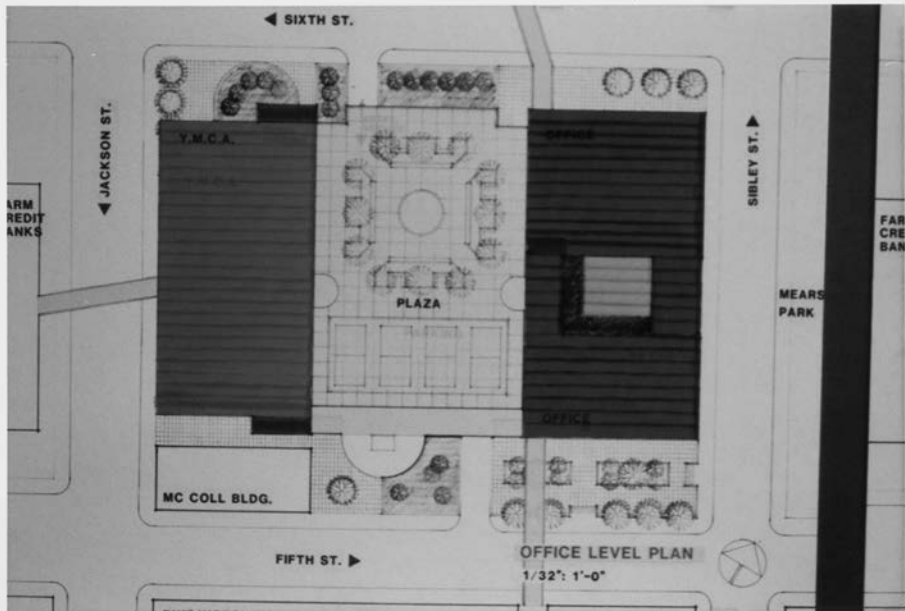


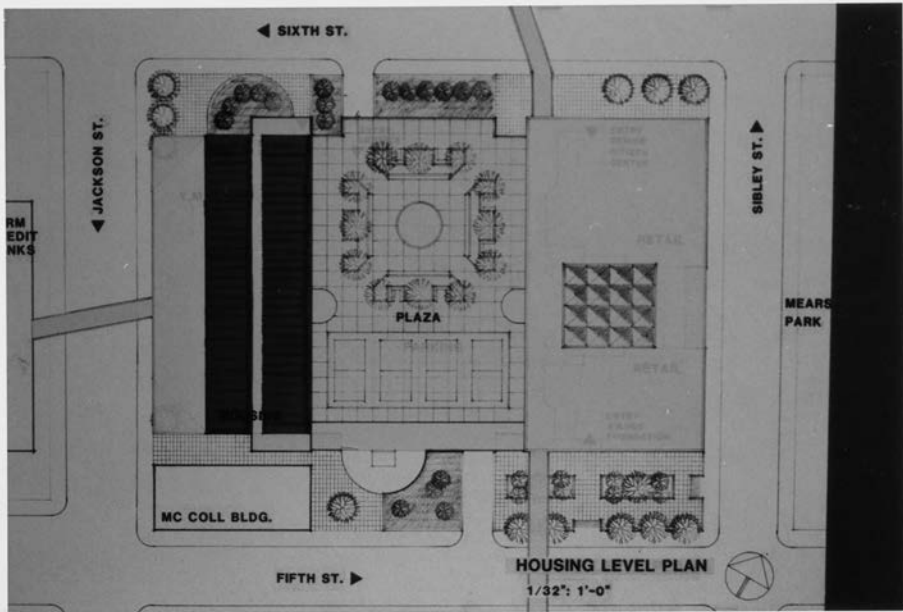


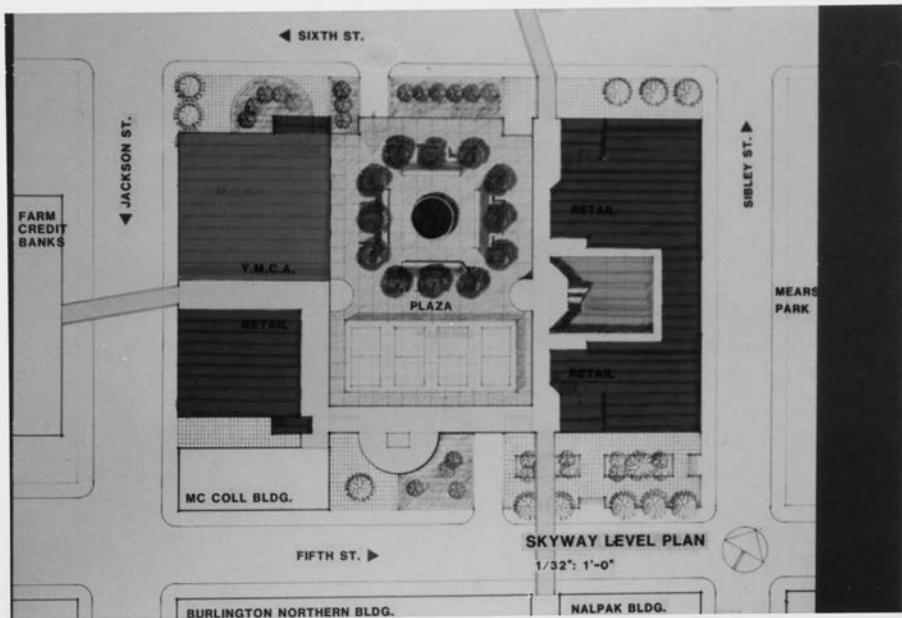


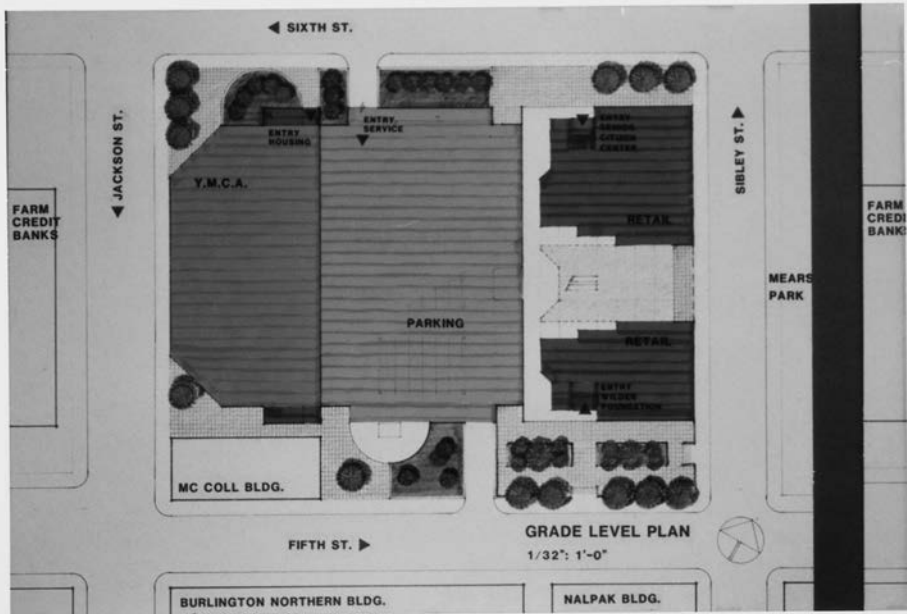


EXTERIOR VIEW FROM MEARS PARK



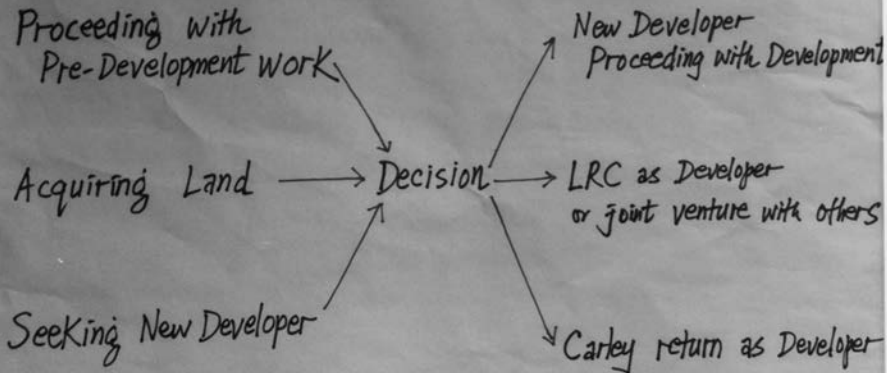






Simultaneous Actions

Alternative Options



Project scope and Estimated Costs

Boisclair

250 condo
100 rental
85,000 S.F. office
60,000 S.F. retail
480 parking
YMCA

\$ 50 million

Glasrud

300 condo
100,000 retail/office
?
400 parking?
YMCA

\$ 30 million

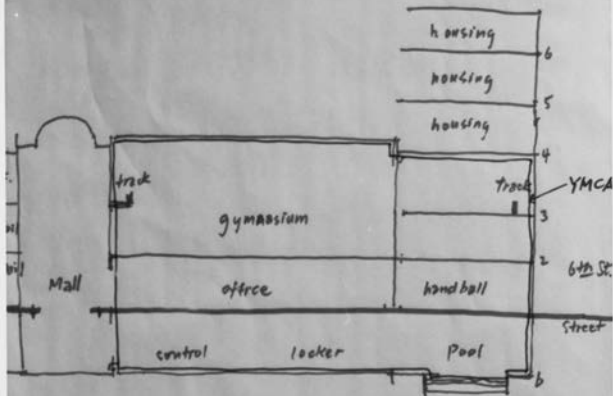
Wilder

150 condo /
rental
90,000 S.F. office
20,000 S.F. retail
320 parking
YMCA
Sr. Citizen Center

\$ 30 million

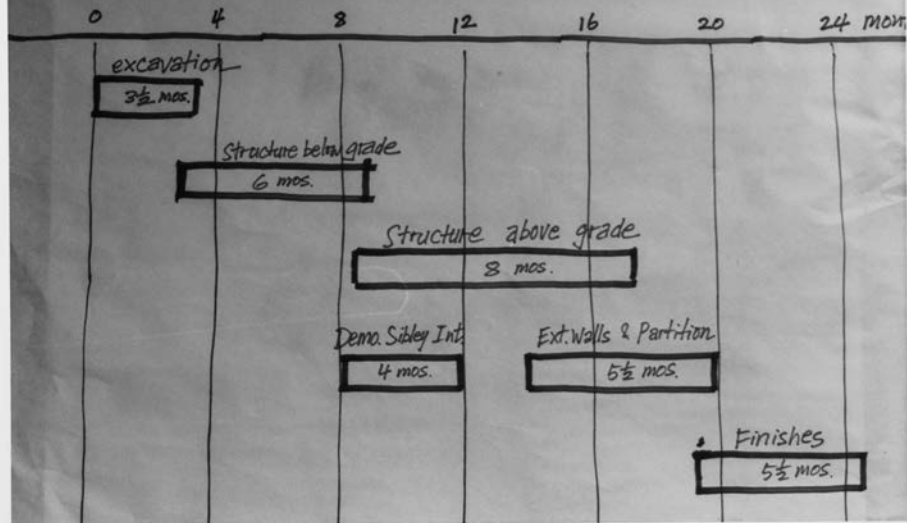


Alternative Design Concept for YMCA



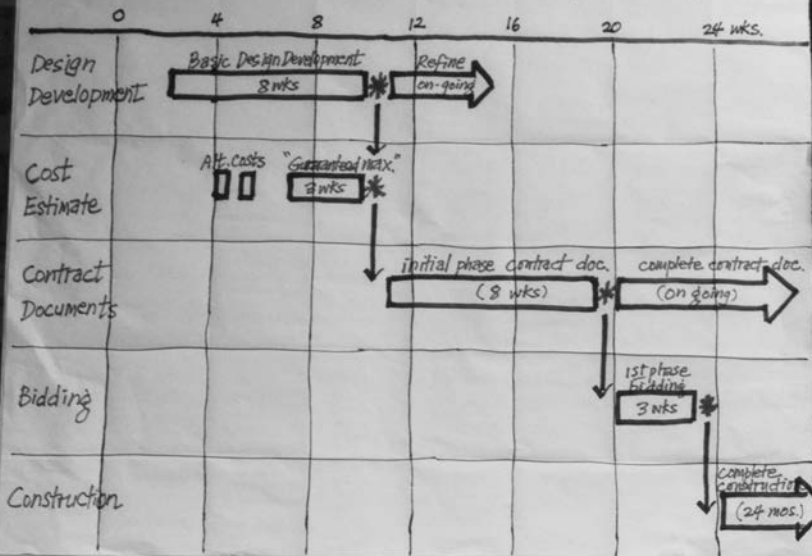
North-South Cross Section
through Block 40

BLOCK 40 CONSTRUCTION (Western section)
(by Madsen Company)



BLOCK TO DEVELOPMENT?

* review & approve



Seeking A New Developer

1. Development Package Prepared

2. Set time schedule for decision

Preliminary Screening by Jan. 31, '81

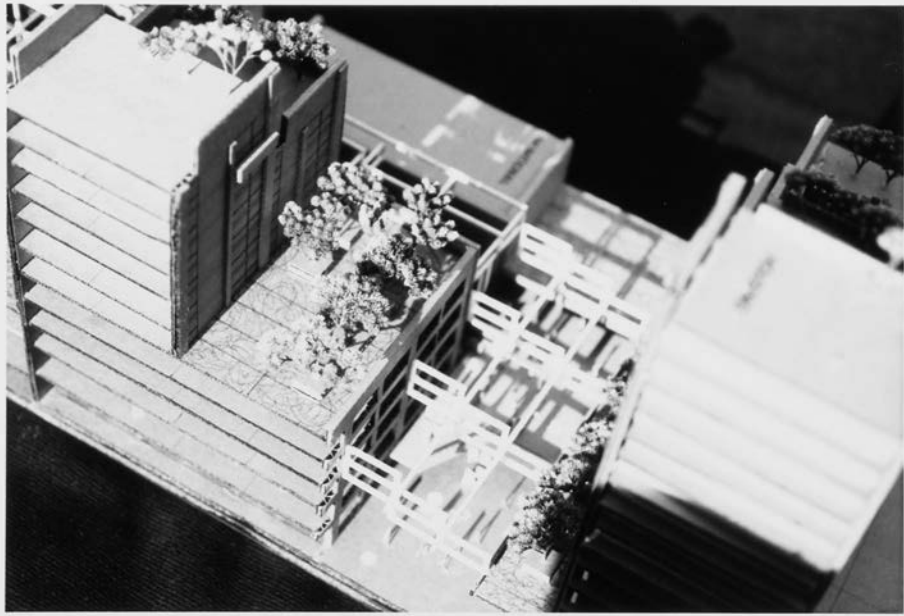
Second Screening & Negotiation Feb 28, '81

Decision on Developer by March 15, '81

3. Screening and Negotiation under way

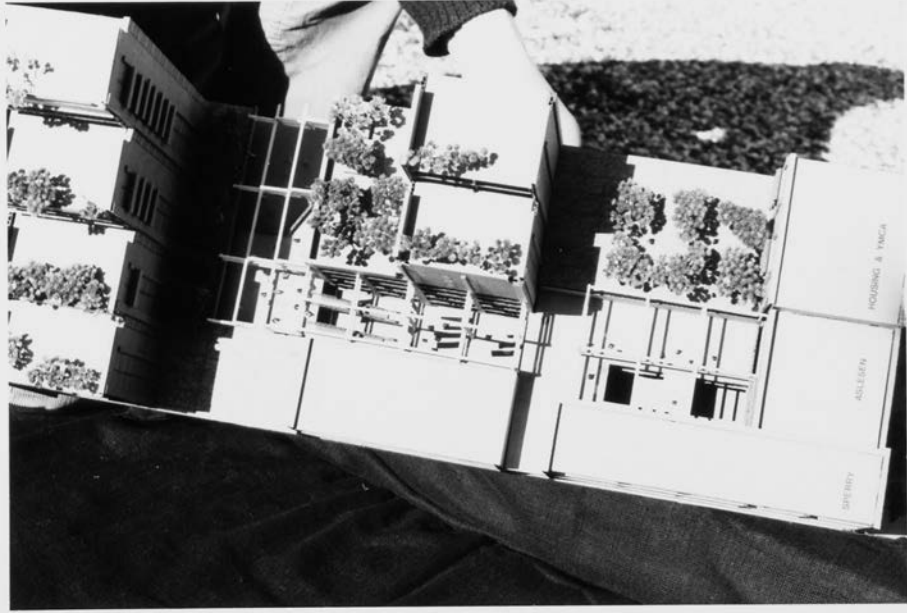
Proceeding with Pre-Development Work

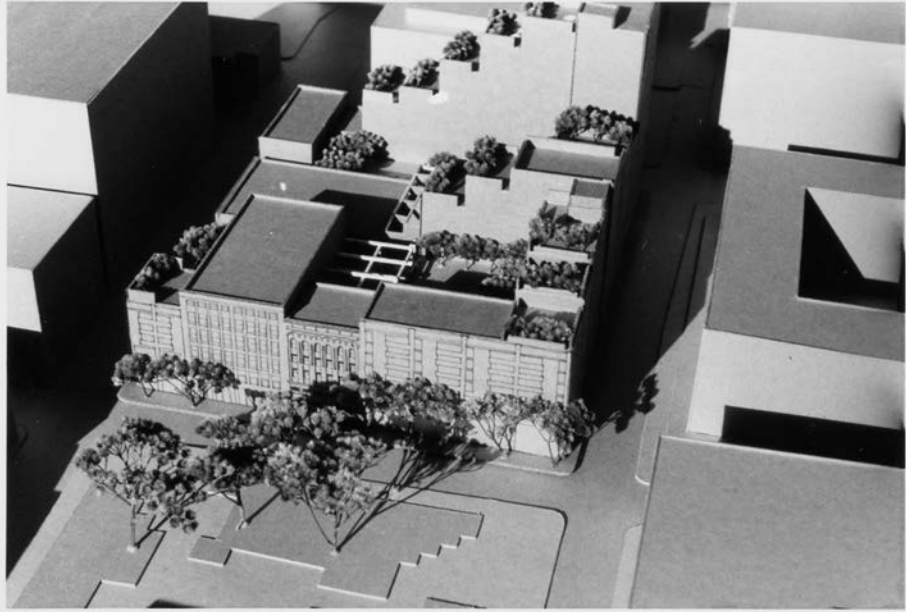
1. Soil Test, Site Survey, and
Building Survey completed
2. Market Niche, and Development
Fine-tuning completed
3. Begin Design Development
4. Obtain "Guaranteed Maximum"

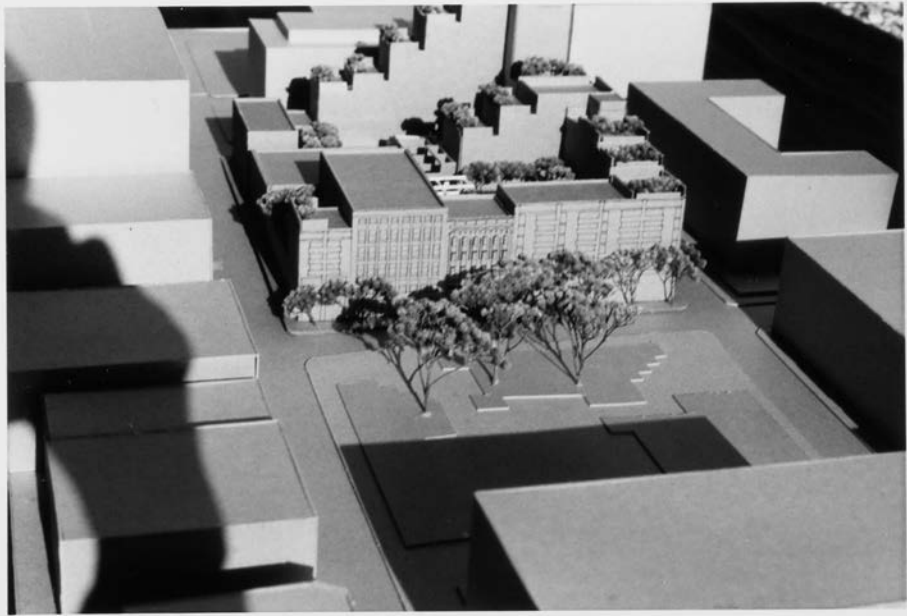


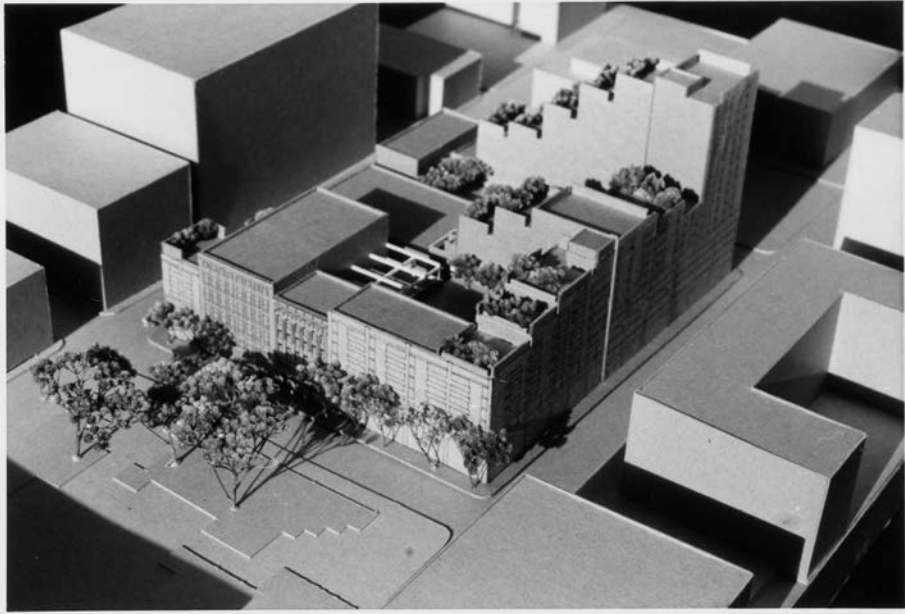


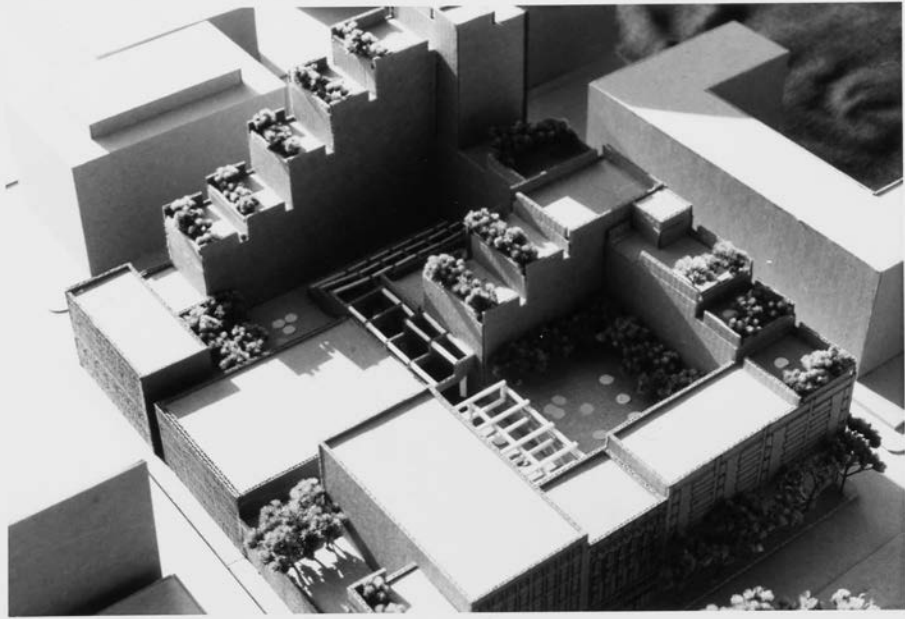




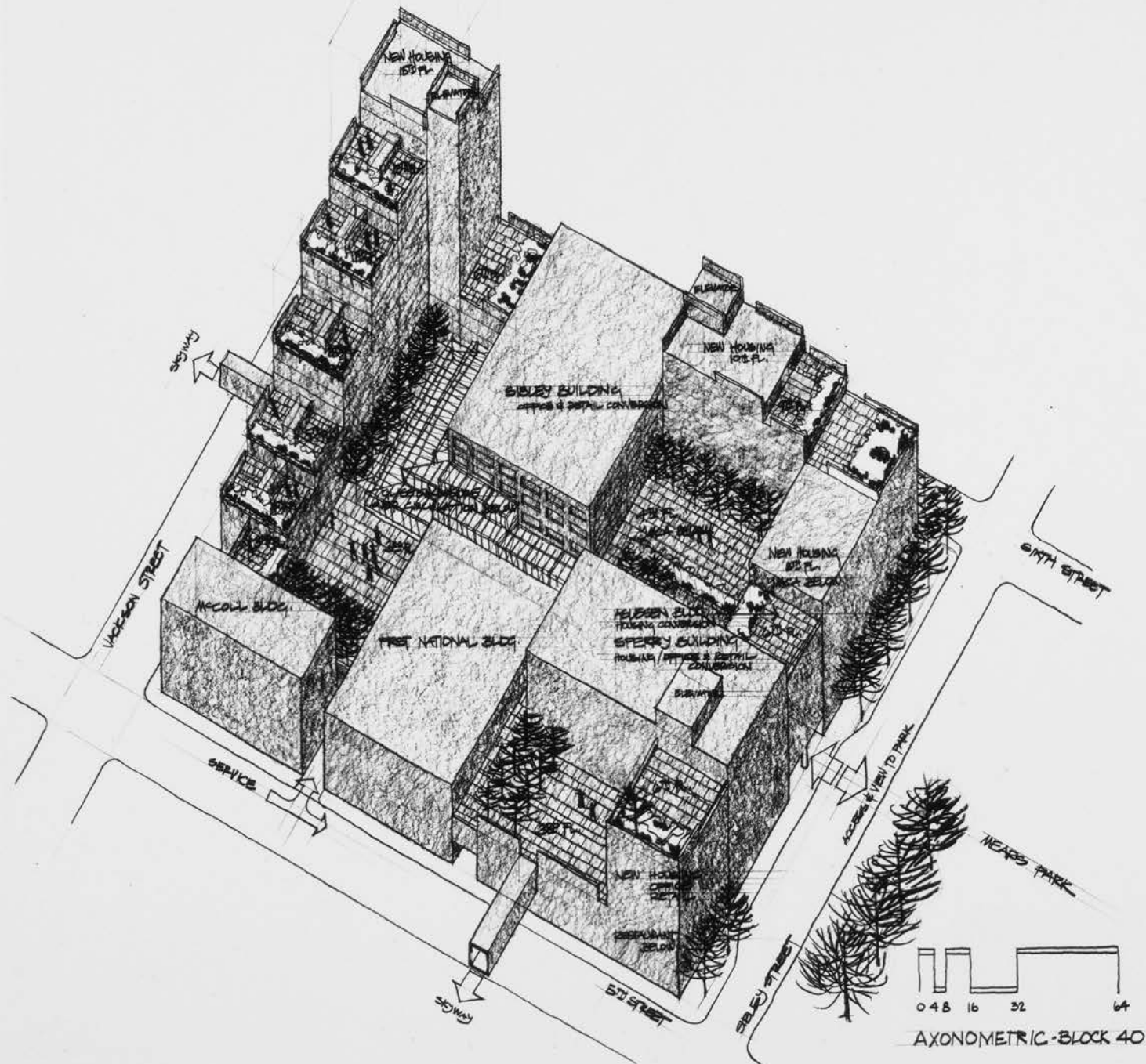


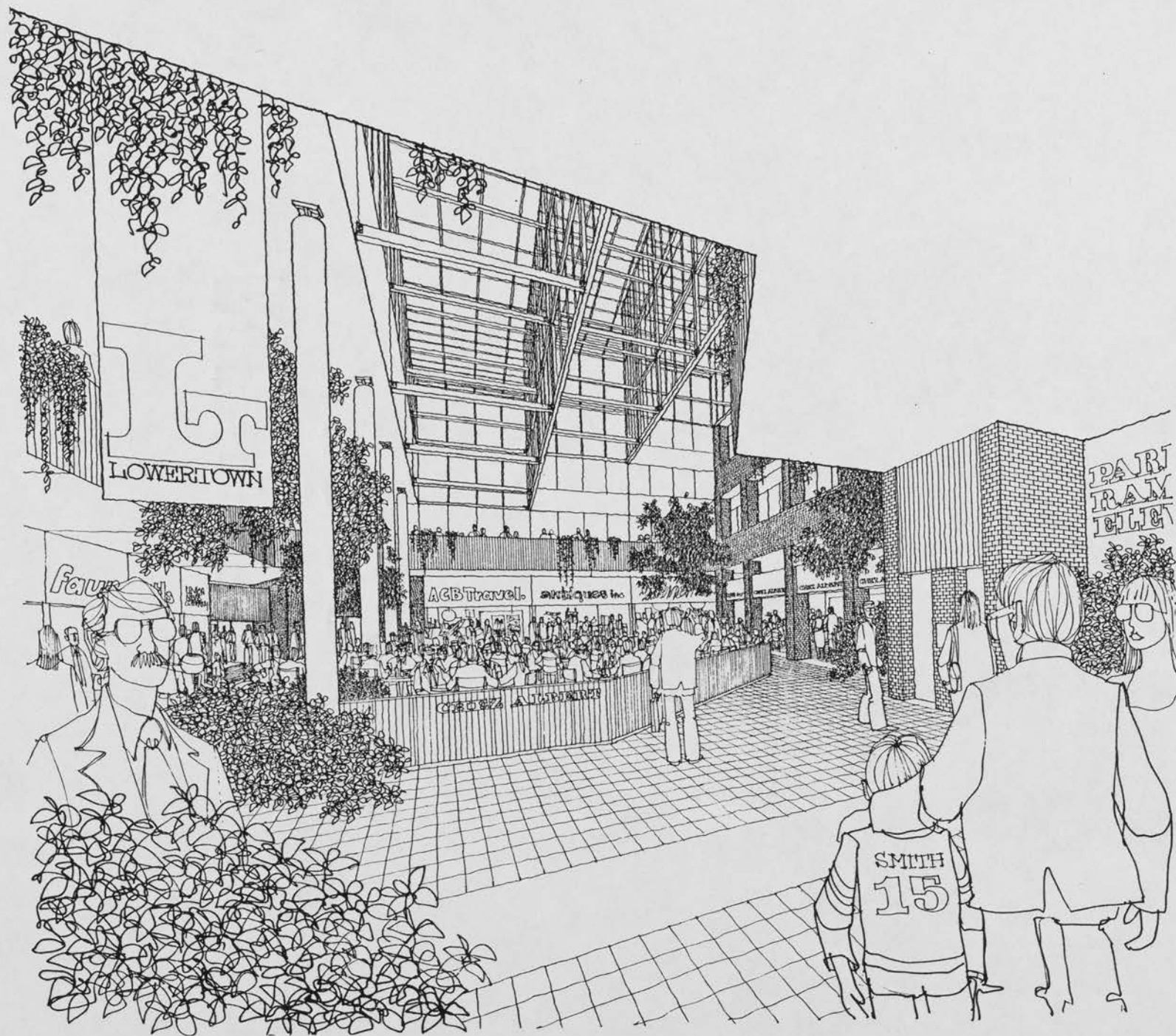


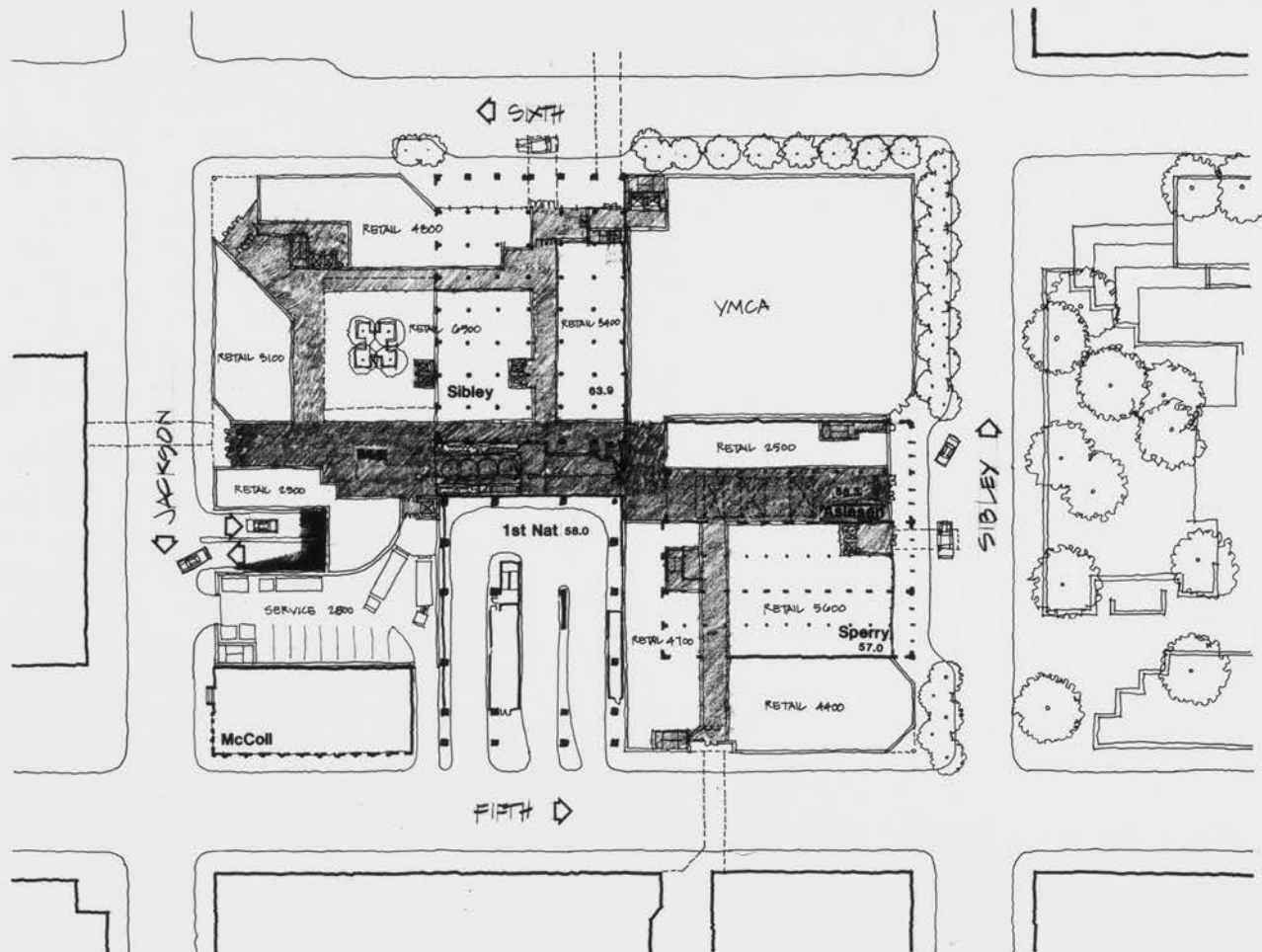








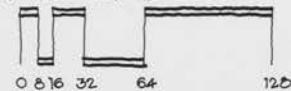




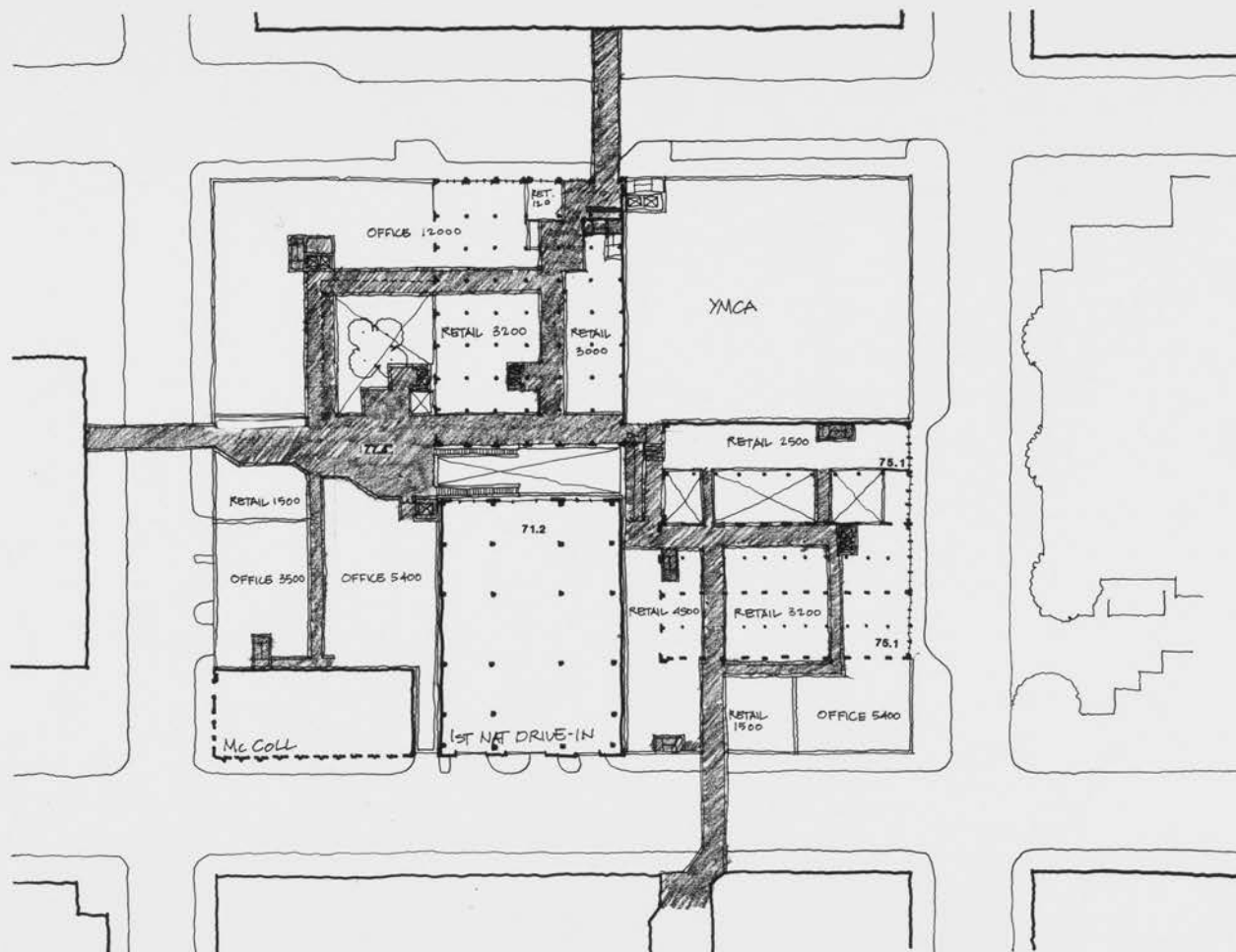
TOTAL SITE AREA: 89,730 (EXCL. McColl & BANK)

	GROSS	NET	EFF. %
OFFICE	—	—	—
* RETAIL	64,000	40,300	63%
HOUSING	1730	—	—
YMCA	18,000	—	—

#INCLUDING SERVICE

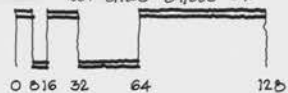


LEVEL 1 - GRADE



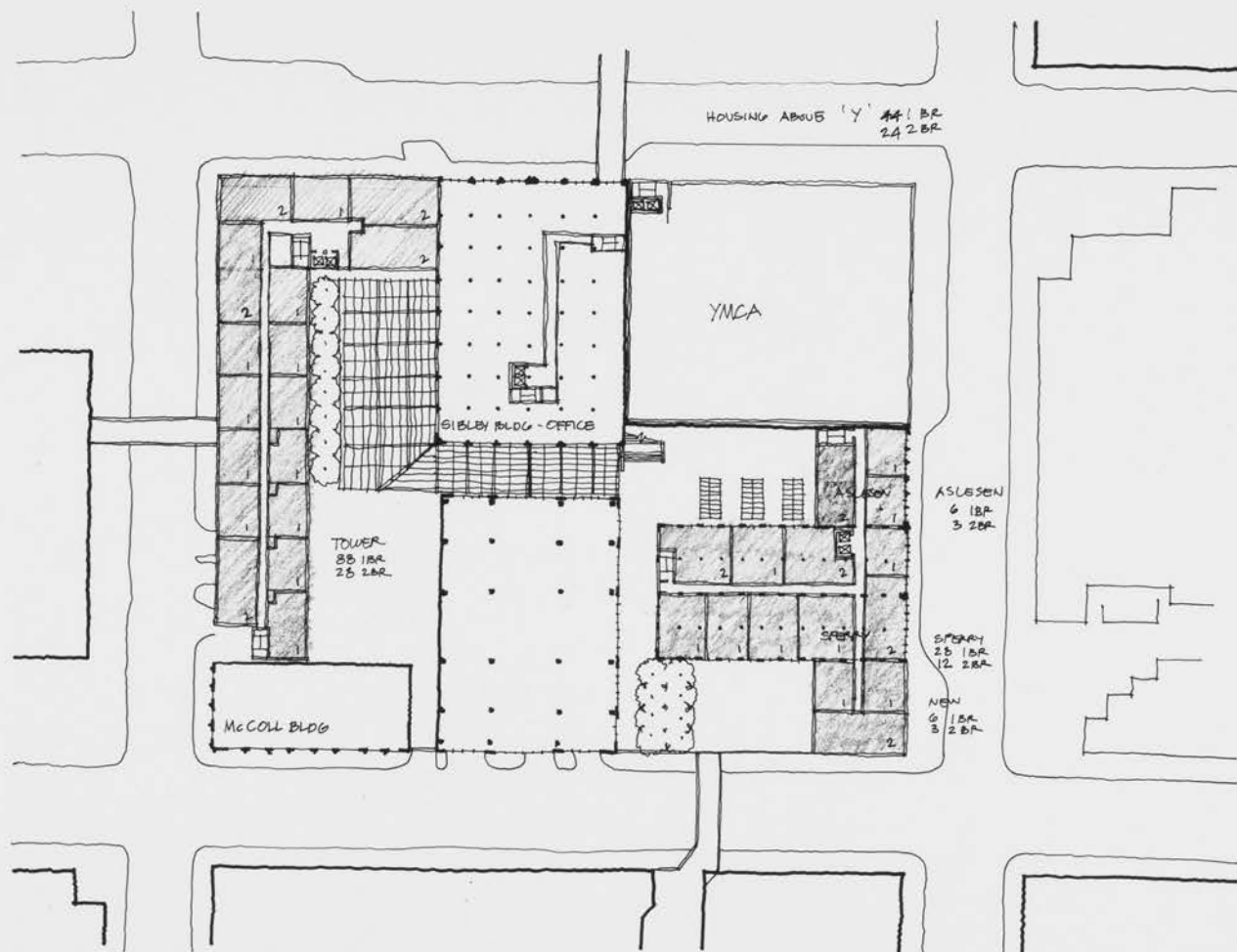
AREA	GROSS	NET	EFF. %
OFFICE	40,000	26,300	65%
RETAIL	30,000	20,000	66%
HOUSING	1,730		
YMCA	18,000		

TOTAL NET RETAIL 60,000 S.F.
NET OFFICE 84,000 S.F.



LEVEL 2 - SKYWAY

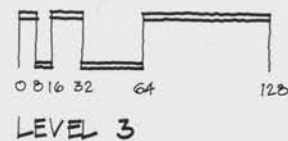


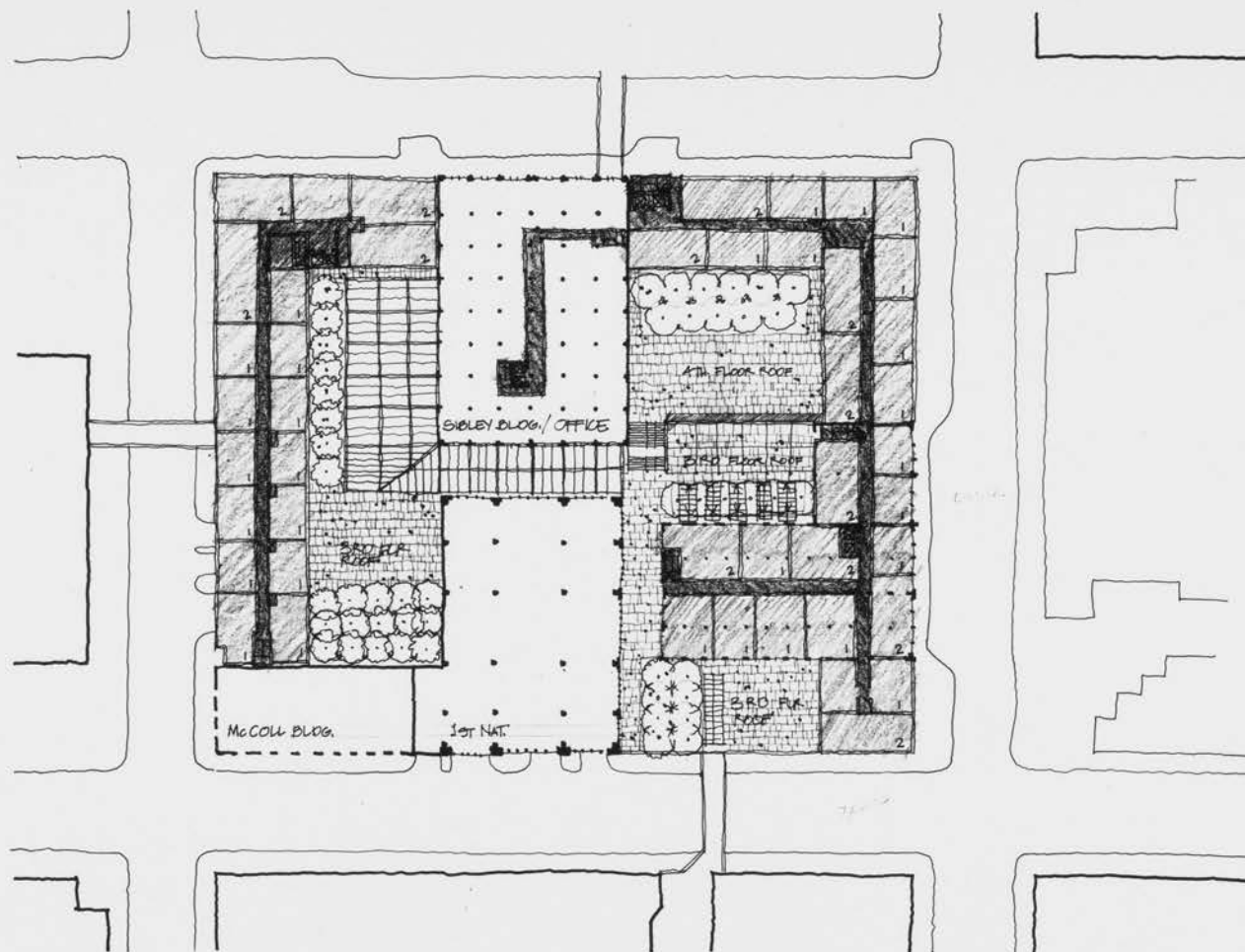


HOUSING UNITS BY LEVEL

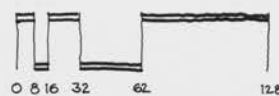
LEVEL	1BR	2BR	AREA: GROSS
1	0	0	1730
2	0	0	1730
3	31	13	
4	31	13	
5	30	13	
6	24	11	
7	16	6	
8	11	4	
9	9	4	
10	6	2	
11	6	2	
12	6	2	
13	4	2	
14	2	2	
15	2	2	
16	2	2	
17			
TOTAL	180 + 70	258 UNITS	

	GROSS	NET	EFF. %
OFFICE (SIBBY BLDG.)	13,000	11,500	88%
X 5 LEVELS =	65,000	57,500	88%

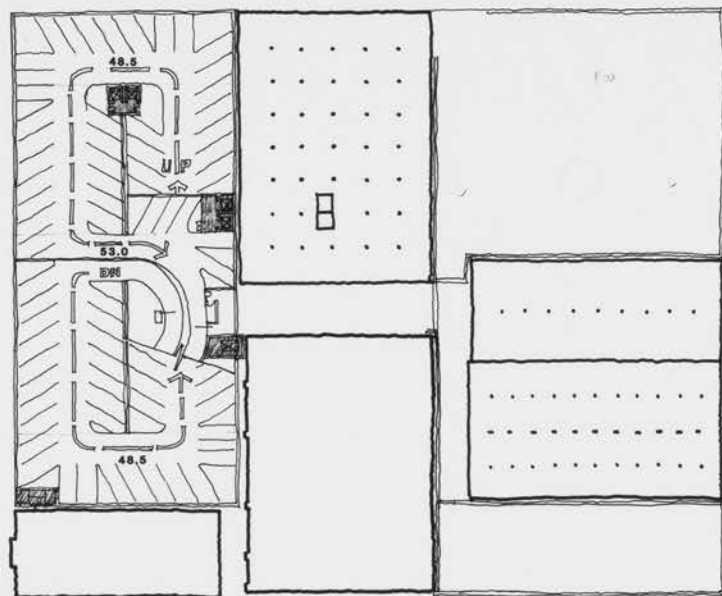




	GROSS	NET	EFF. %
OFFICE	15,000	11,500	85
SPACE TOTAL	65,000	51,500	

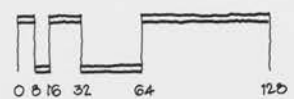
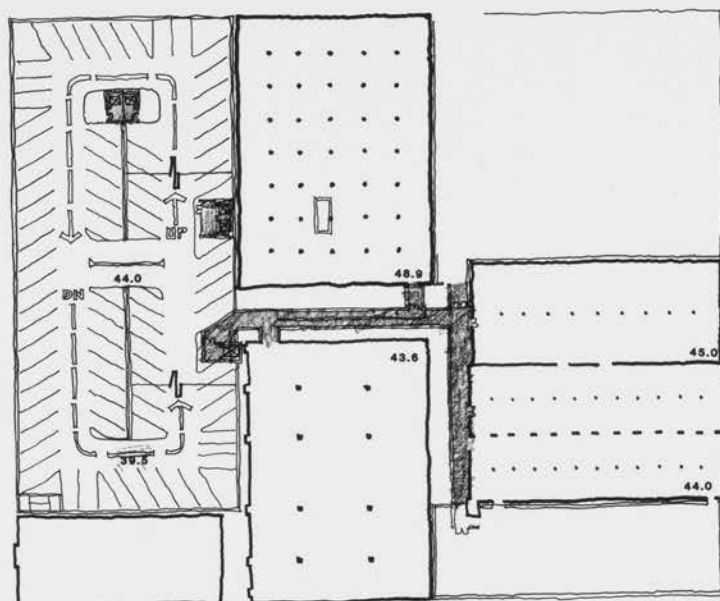


LEVEL 4/TYPICAL HOUSING



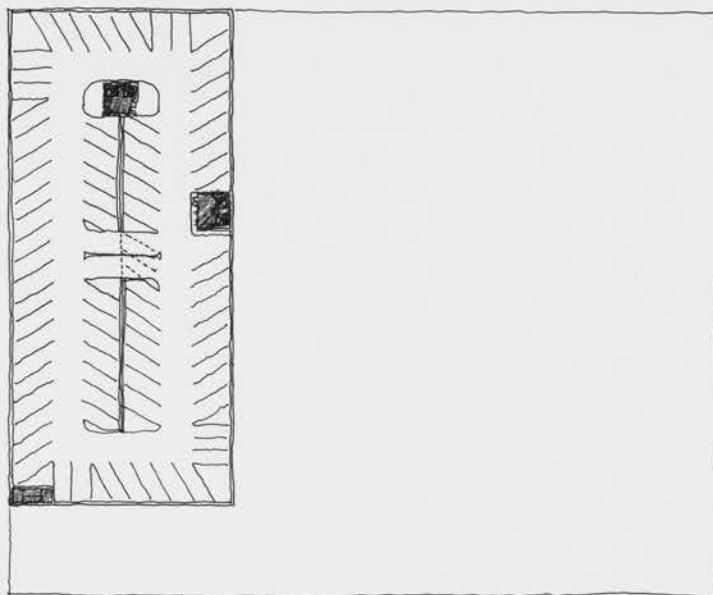
LEVEL A



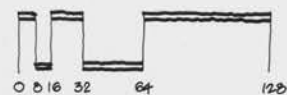


LEVEL - B BASEMENT



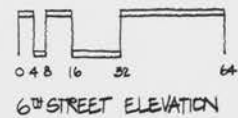


LEVEL:	ELEV:	# CARS
A	53.0	14
B (BASE MT.)	44.0	75
C	35.0	75
D	26.0	78
E	17.0	81
TOTAL		323 CARS

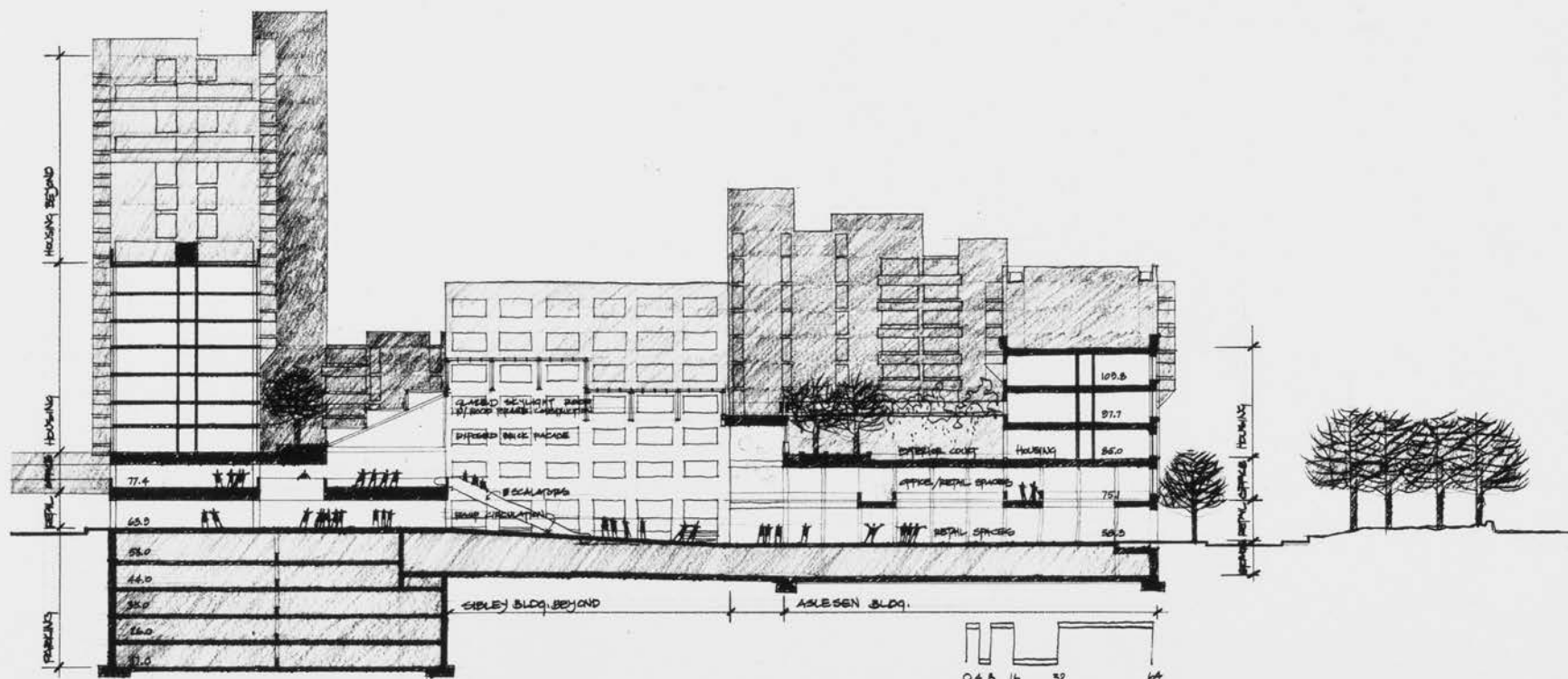


LEVEL-C, D & E

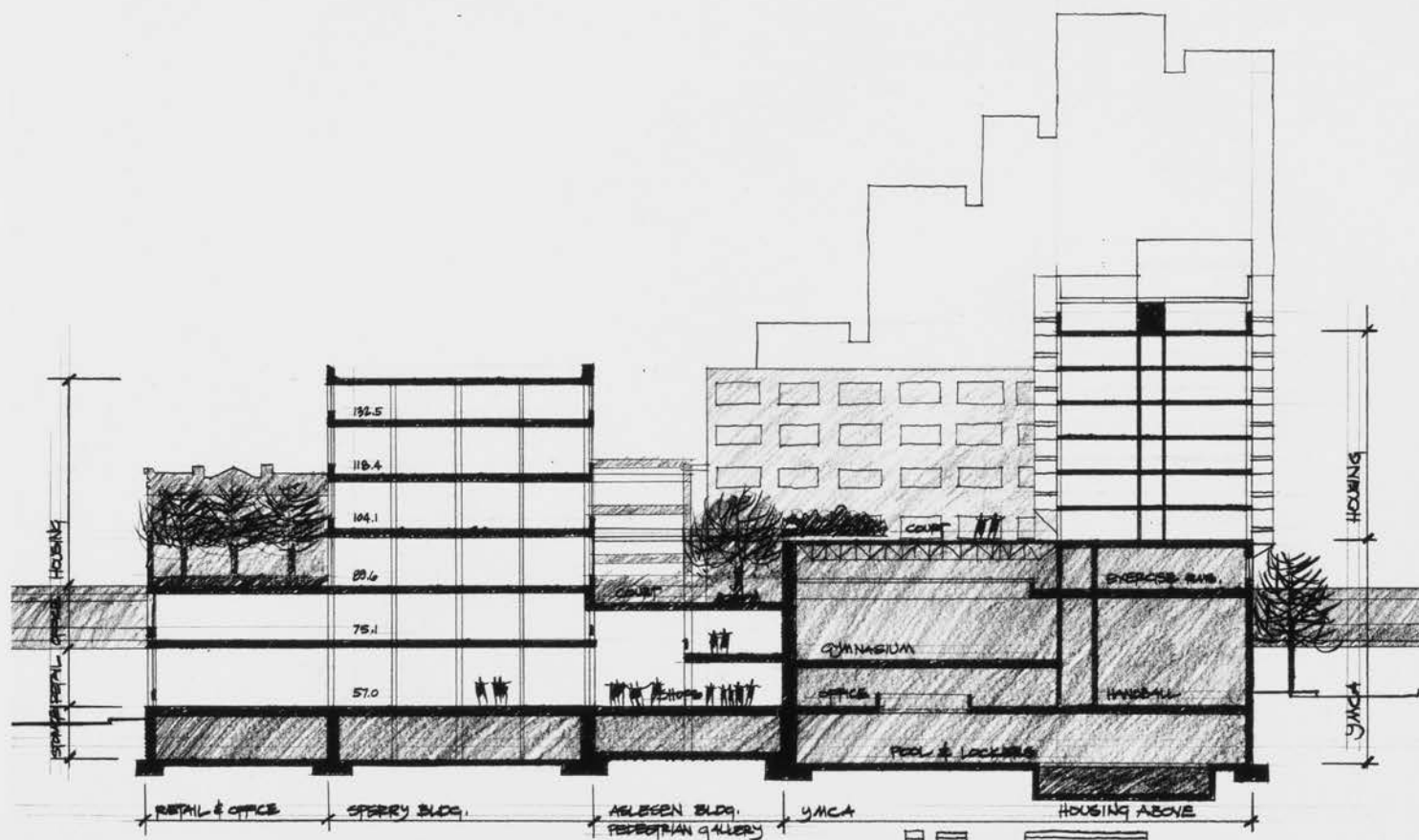




6th STREET ELEVATION



LONGITUDINAL SECTION



0 4 8 16 32 64

TRANSVERSE SECTION



Dollars and Dreams Key to St. Paul's Lowertown Project

Reprinted from the
Metro Monitor
September 1979

Picture block after block of renovated old warehouses and other turn-of-the-

for similar centers around the country. Convinced that the thousands of

As part of St. Paul's 125th anniversary Lowertown officials are planning a

\$10-million McKnight grant spurs project

According to Ewald, the foundation has made an overall commitment to the project. Details

Lowertown plans up, up and away

By DENNIS LIEN
Staff Writer

Slightly more than a year ago, a corporation was organized to begin and coordi-

•Funding by Transportation Department for a public park along the riverfront. Cost: \$2 million.

•Tentative agreement for financial arrangements and a schematic design for Block 40, directly west of Mears Park between Sibley and Jackson streets. Cost: \$15 million to \$20 million.

•Planned purchase by developers of two other buildings. Cost: \$3 million.

•Construction of a skyway between Park Square Court and Mears Park Place and a planned skyway between Control Data and Park Square Court. Cost: \$500,000.

•Construction of the Mears Park Apartments and retail stores prior to the corporation's formation. Cost: \$10 million.

About 2,000 housing units and

Firm to stick with city Minnesota Mutual plans \$35-million building

By JACK RHODES

"It will serve as a bridge between the commercial hub of Oxford-Radisson (the Town Square) and the riverfront, with much lessened impact," the mayor said.

MPLS TRIBUNE Sunday, July 22, 1979

Control Data's incubator for small business

By Neal R. Peirce

A remarkable incubator for fledgling small business in innovative technology fields is taking form in a refurbished eight-story building within St. Paul's Lowertown redevelopment project.

It is called a "business and technology center" by its founder-landlord, Control Data Corp., the Twin Cities' multi-billion-dollar computer and technology firm. If the St. Paul Center succeeds, it could well be the prototype for scores of similar centers, helping small business get off the ground in cities across the country.

A pipedream? Perhaps. But Control Data founder-board chairman William Norris and his colleagues don't believe they're engaged in a "do-good" charitable enterprise. They expect business and technology centers (BTCs) to become modest money-makers for their owners, even while they generate desperately needed jobs in the nation's inner cities.

The rationale behind the BTC concept — one of the many innovative ideas Norris has spawned in his belief that urban economic problems can be turned into opportunities — is rather simple. Urbanologists, such as Jane Jacobs, have long noted that it was thousands of embryonic small businesses which gave cities their vitality and that urban decline parallels a falloff in entrepreneurial starts. And fresh research by MIT's David Birch reveals that small firms — those with 20 or less workers — have accounted for a startling two-thirds of all new jobs created in the nation since 1960.

But the real benefit to small firms may come from the optional in-house professional services provided by ex-

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THE DISPATCH - Thursday, July 5, 1979

Lowertown of tomorrow projects elegance

By SEAN T. KELLY
Staff Writer

Imagine row upon row of urban apartments, giving way to shops and restaurants in revitalized turn-of-the-century buildings, leading to a marketplace as large and colorful as Boston's Faneuil Hall and a convention hotel overlooking a riverfront park.

A planner's dream for renewing some faraway exotic city?

Not necessarily. It could happen right here in the 78 acres of Lowertown St. Paul, suggests a group of graduate students in architecture from the University of Minnesota.

THE STUDENTS' proposals would cost \$300 million in today's dollars, but should enthusiasm and originality count for something, developers might find them well nigh irresistible.

Take the housing scheme suggested by students Bob Lunning, Brookline, Mass., and Brian Ameck, Aspen, Colo., for the area east of Jackson Street and north of E. Seventh Street, including the city-owned Farmers Market.

Some 1,000 housing units would be developed in this area, most of which would be five-story sun-oriented buildings served by skyway. A few businesses would be dislocated but some existing build-

ment, developing energy alternatives and conserving resources." The difference is that while Schumacher

A variety of proposals for the riverfront area were presented by students Lee Andrea of Spooner, Wis., Dean Olsen of St. Paul and Paul Mittendorf of Minneapolis, but use of the dormant Union Depot as an indoor marketplace was a central theme. Alleys leading south from Mears Park could be developed for shops and point like an arrow to the depot itself.

The students compared the potential for the cavernous depot building to that of the astoundingly popular Faneuil Hall in Boston and observed that the depot is the natural link between Lowertown and the river.

OVERLOOKING THE river itself, the future architects would build a 500-room convention hotel, luxury apartments or office towers. The buildings would straddle Warner Road and connect to a terraced riverfront park that could be converted to a Winter Carnival playground in the cold weather months.

Mayor George Latimer, who took in the student presentation, said he was "a bit skittish" about the convention hotel proposition but noted that the riverfront park idea would become a reality shortly.

"But I see realism in the depot idea, which will

