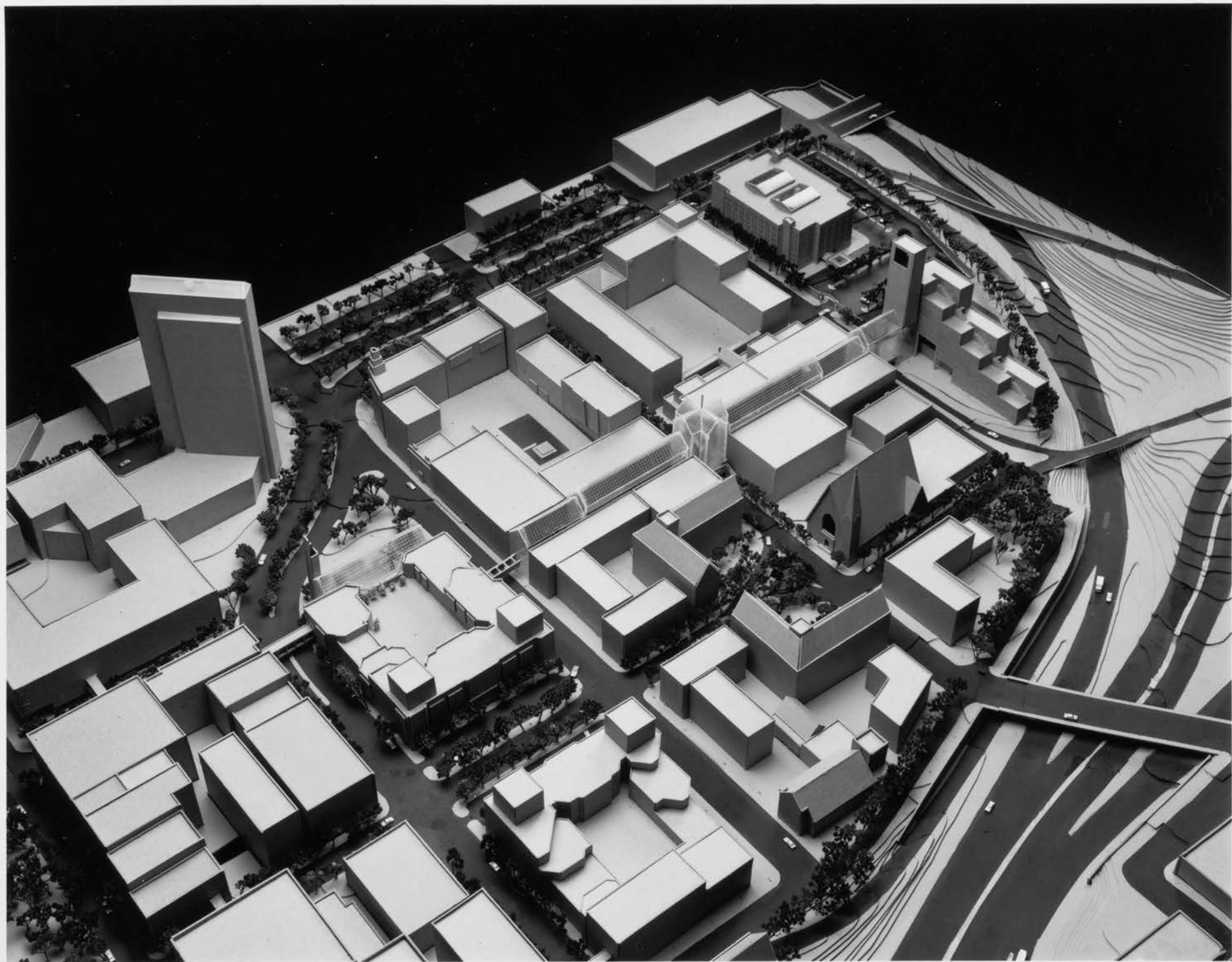




Lowertown Redevelopment Corporation: Corporate records

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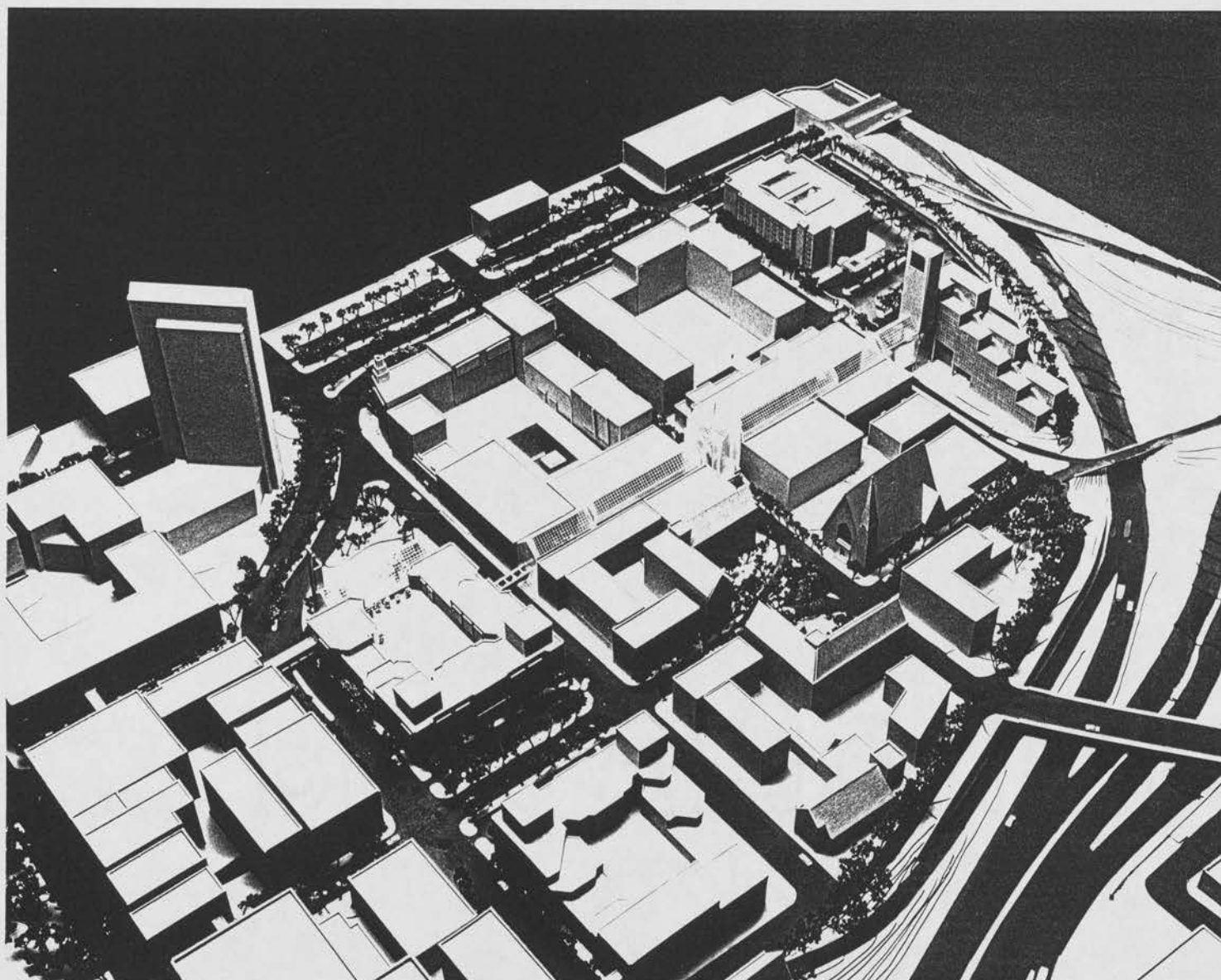


Ln
Fig. 2
S. J71
46%

2. NORTH QUADRANT

RETURN TO:

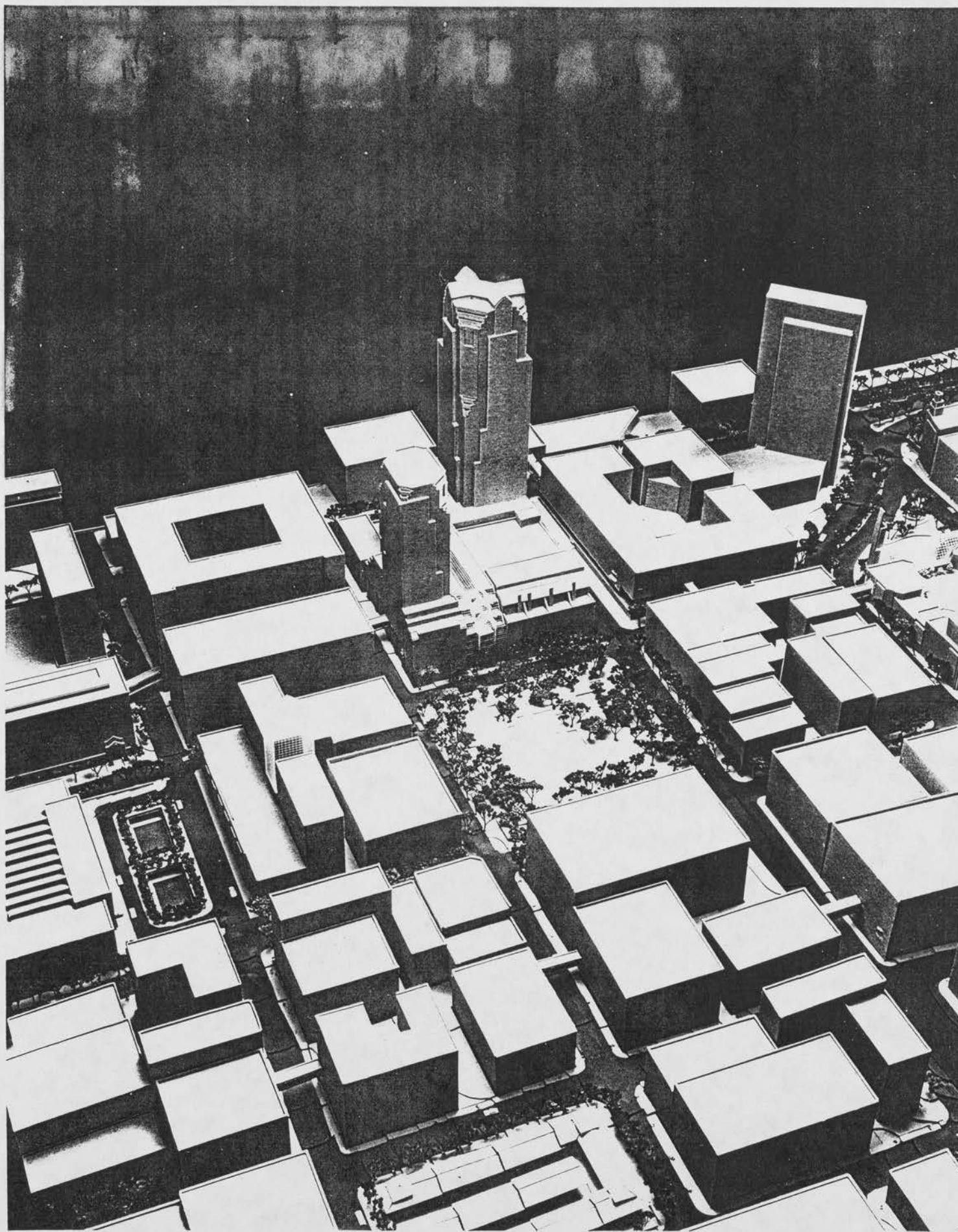
Lowertown Redevelopment Corporation
400 Sibley Street, Suite 590
St. Paul, MN 55101

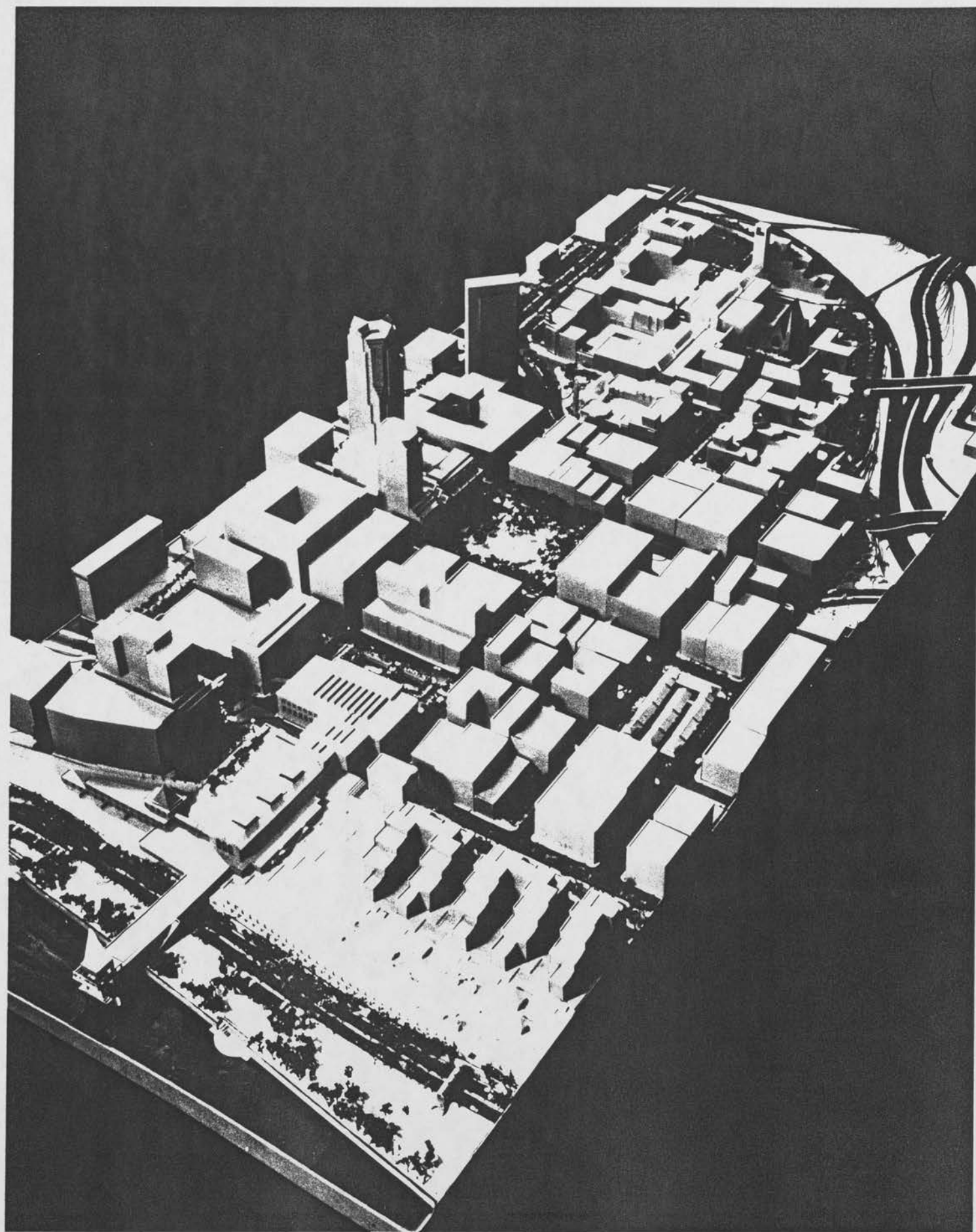


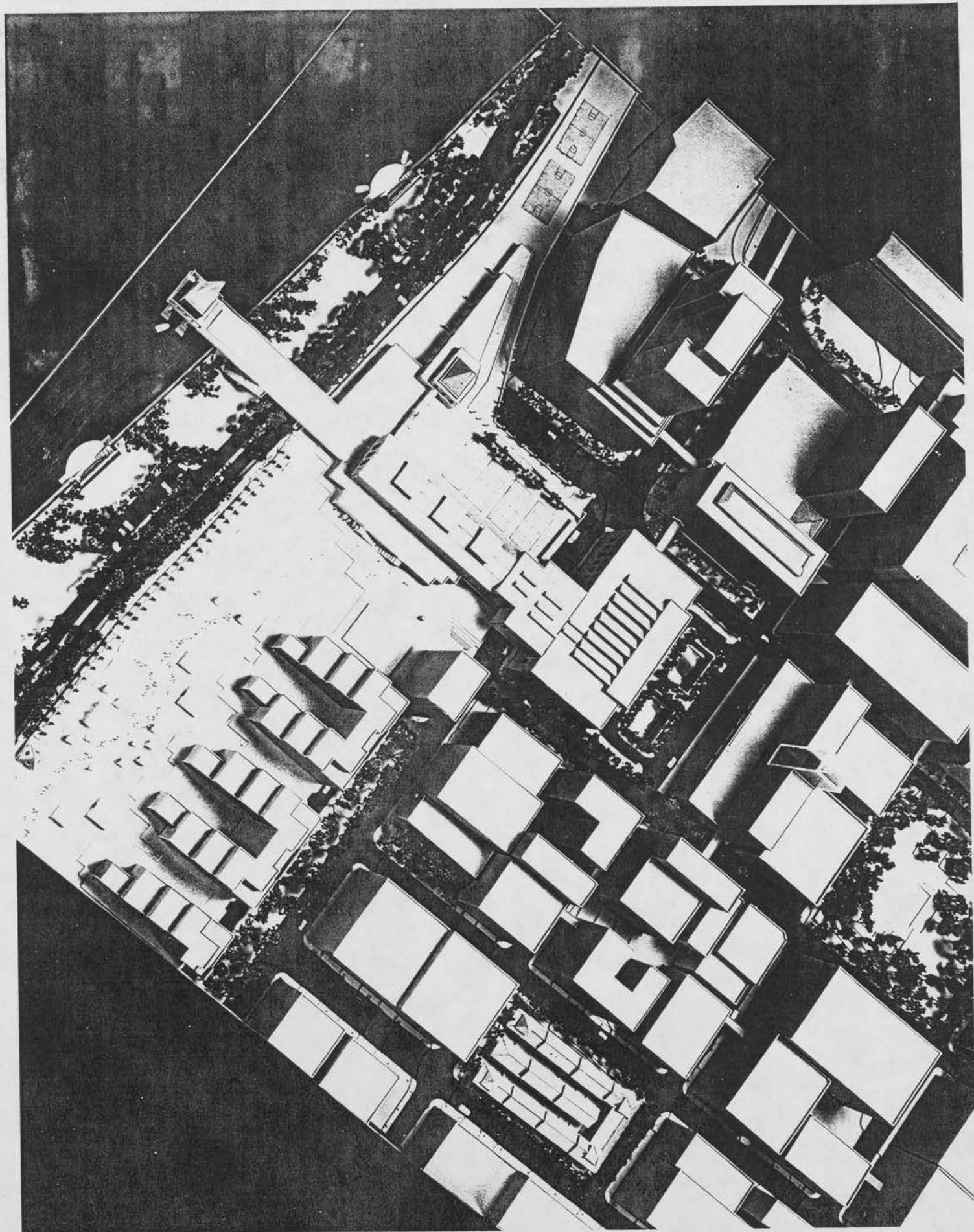
NORTH QUADRANT This eight block area, bounded by streets at the south and west, and freeway at the north/east, is ideal for development as a residential neighborhood. It is in close proximity to downtown office-and-retail employers, which would give residents the opportunity to walk to and from work. In addition to good freeway access, it is relatively close to the State Capitol, Ramsey Hospital, the new YMCA facilities in Galtier Plaza, many new restaurants, theaters, and shopping areas.

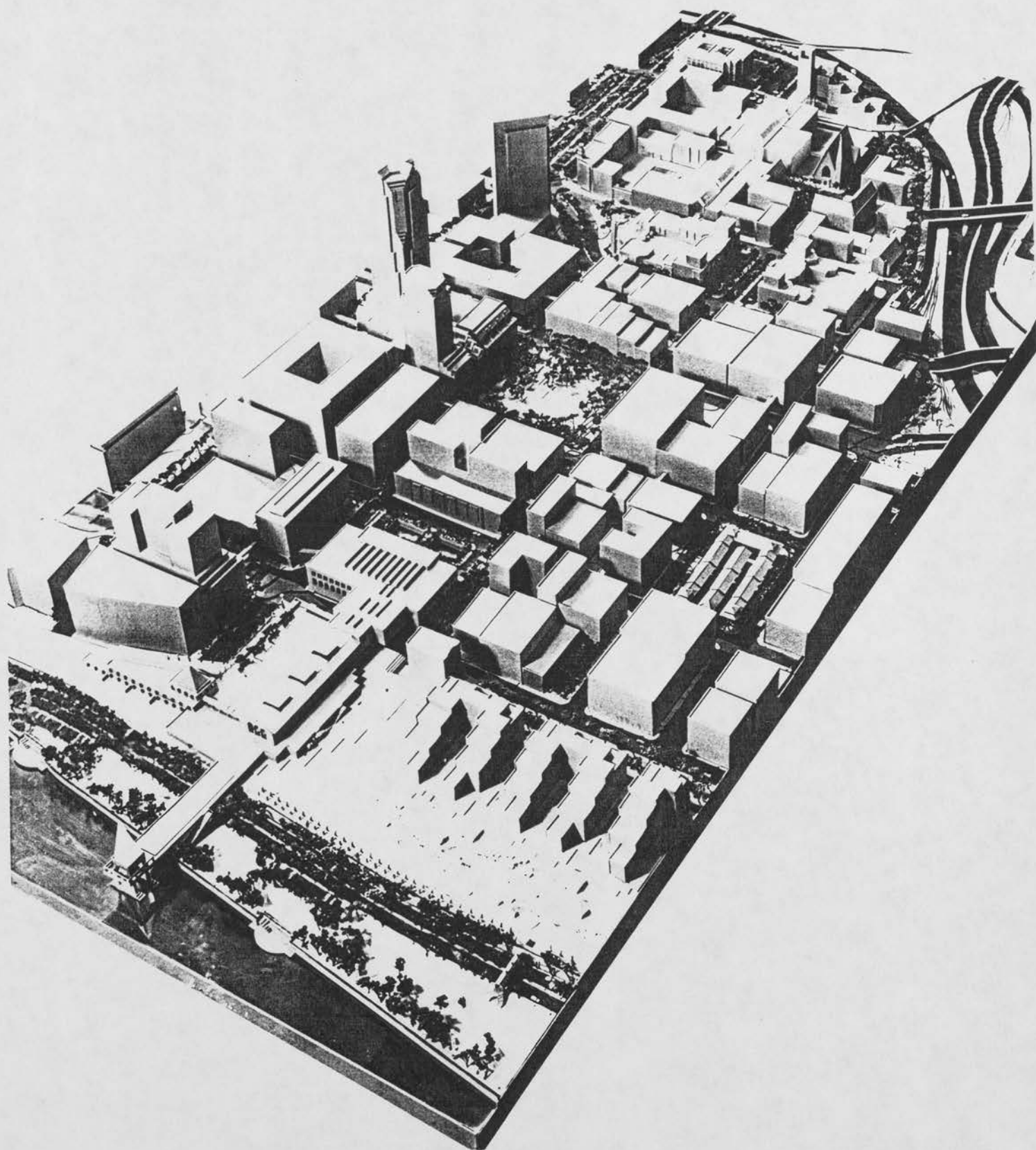
A judicious mix of old and new will give the North Quadrant a special ambiance. Townhouses, maisonettes, and garden apartments could be structures of moderate height, possibly not exceeding six stories. And in a few remaining buildings, historic charm and investment advantages may encourage cooperative apartments and condominiums that can be enhanced by winter gardens and walkways. The first Baptist Church (with day care facilities); and St. Mary's Catholic Church, are established in the area.

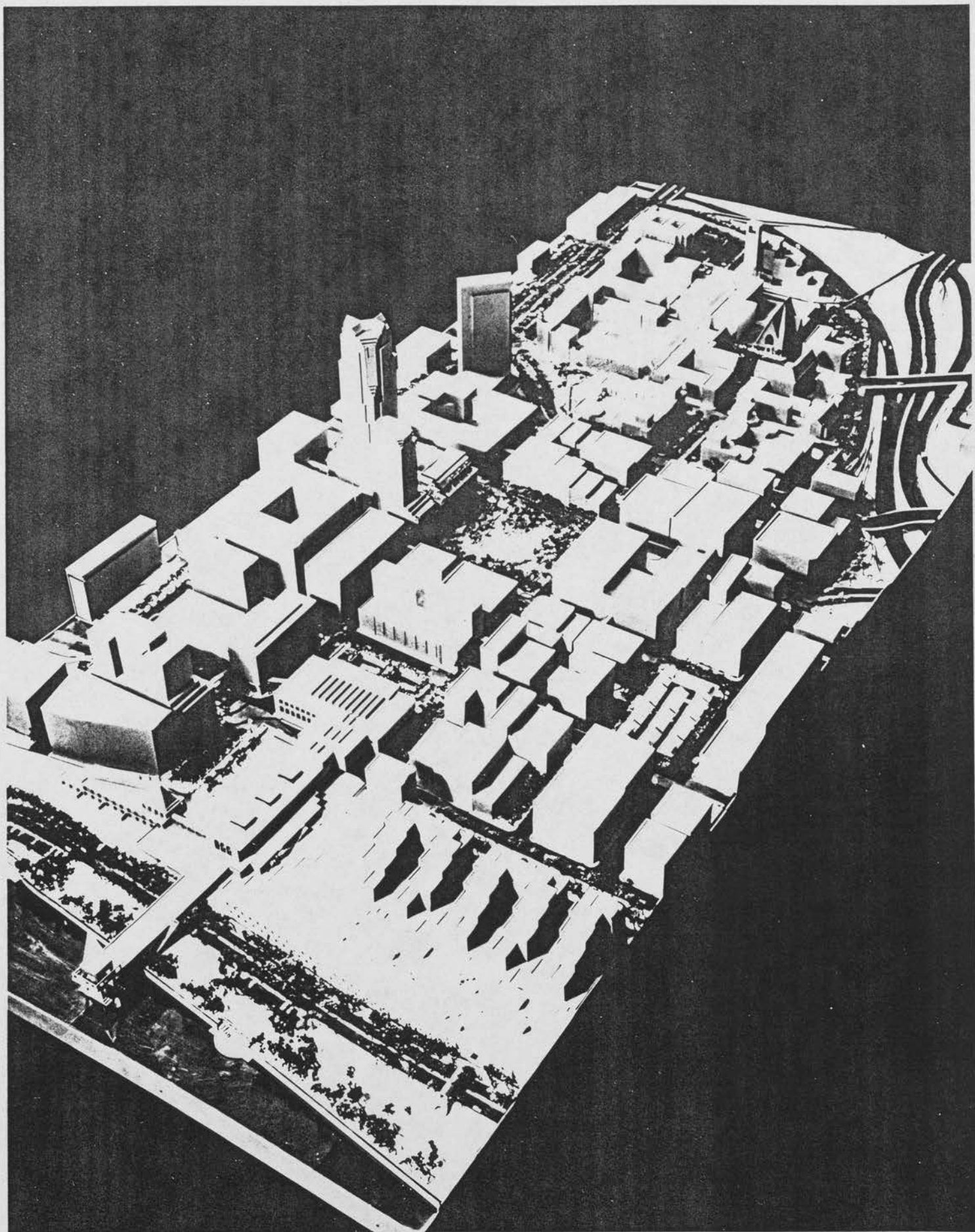
District heating has been extended to the area. Both renovated buildings and new building must meet the energy code. A Lowertown solar access study shows this area has potential for solar energy and that solar zoning ordinances











See Geo Heinrich file
5/1/92

