



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA

REDEVELOPMENT - - - - - REBUILDS ST. PAUL

The six years from 1954 through 1960 will be years of great growth and physical change in St. Paul. A large part of the center of the city will be rebuilt through urban redevelopment while a program of related improvements both public and private will take place in all parts of the city.

An integrated development program spurred by private enterprise and public initiative and financed through private, federal, state, and local funds is now entering on its most active phase. As part of this program, urban redevelopment projects of the St. Paul Housing and Redevelopment Authority will make available more than 60 acres of choice land near the city center and adjacent to the State Capitol for private, commercial and residential building. These projects are described in more detail below.

The major elements in this tremendous program of civic growth in addition to the redevelopment projects include the following:

1. The Capitol Approach Plan: Since 1945 through coordinated State and City effort, the State Capitol Grounds have been enlarged to a total of 76 acres by the acquisition and clearance of previously deteriorated and blighted land. A program of State office buildings, landscaping and highway improvement is well under way. The relationship of this project to the Redevelopment Projects is shown on the attached perspective sketch.
2. 1953 Municipal Bond Issue Program: In 1953, with full faith in the future of their City, the citizens of St. Paul adopted a \$39,000,000 program of public improvements. These improvements are to be financed by municipal bonds. The program represents an investment of more than \$1,000.00 for each resident of the City. The bond program will be completed over a period of six years and includes the following major elements:

Construction of new schools and additions to existing schools

Civic stadium

Flood control measures

Public Health building

Major street improvements

Sewer construction

Park and playground improvements

The Redevelopment Program:

The St. Paul Redevelopment Program consists of two slum clearance projects financed by Federal loans and grants and local grants-in-aid. These projects are located immediately East and West of the Capitol Approach area and on the edge of the Central Business District. The accompanying map, Proposed Land Use and Circulation, shows the location and also relates the project areas to major traffic arteries and land uses.

The Western project includes 66 acres divided into 15.0 acres for commercial use closest to the State Capitol and other State Office buildings, 17.8 acres for multi-family housing North and South of a central park, and public land amounting to 13.6 acres for park, playground and a school site. The areas indicated for each of these new uses are shown in the plan of the Western project attached. This sketch plan also shows proposed roads after redevelopment and the standards which will apply to the land in the area when it is sold for its new uses. Property acquisition in the Western Redevelopment Area began in December, 1953. It is expected that the first land will be available for disposition for new uses beginning early in 1955.

The Eastern Project area includes 55 acres and will provide 3.1 acres for commercial use, probably local shopping centers, 10.0 acres for low density residential use, 13.9 acres for high density residential use and 10.6 acres for public uses. The new uses and applicable standards are shown on the plan of the Eastern Project attached. Property acquisition in the Eastern Project will begin in April, 1954. The first land for disposition will become available in the latter part of 1955.

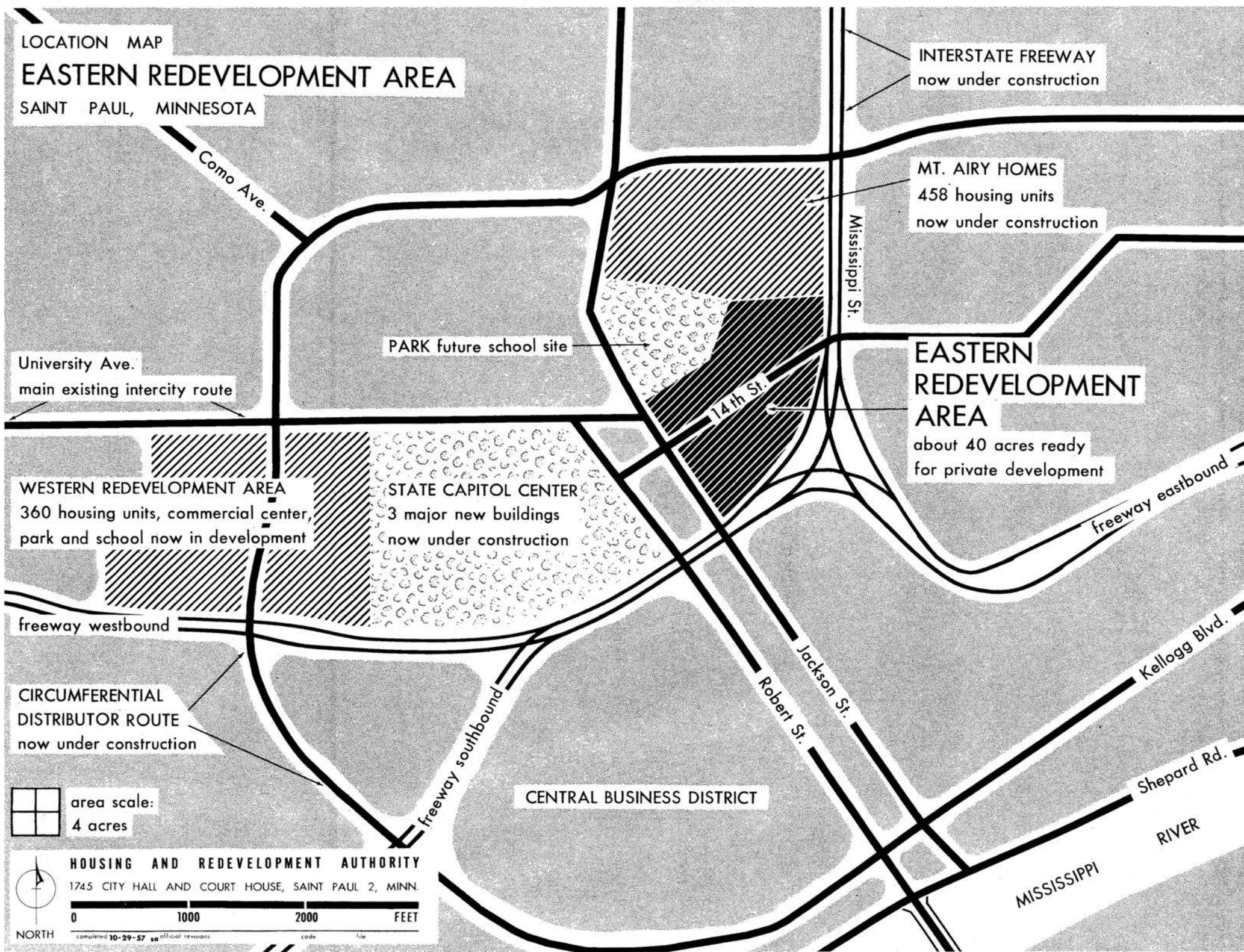
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Additional information concerning the Redevelopment Program can be obtained at the Office of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, 1745 City Hall and Court House, St. Paul 2, Minnesota.

LOCATION MAP

EASTERN REDEVELOPMENT AREA

SAINT PAUL, MINNESOTA



INTERSTATE FREEWAY
now under construction

MT. AIRY HOMES
458 housing units
now under construction

EASTERN
REDEVELOPMENT
AREA
about 40 acres ready
for private development

PARK future school site

University Ave.
main existing intercity route

WESTERN REDEVELOPMENT AREA
360 housing units, commercial center,
park and school now in development

STATE CAPITOL CENTER
3 major new buildings
now under construction

freeway westbound

CIRCUMFERENTIAL
DISTRIBUTOR ROUTE
now under construction

freeway southbound

freeway eastbound

CENTRAL BUSINESS DISTRICT

area scale:
4 acres



NORTH

HOUSING AND REDEVELOPMENT AUTHORITY

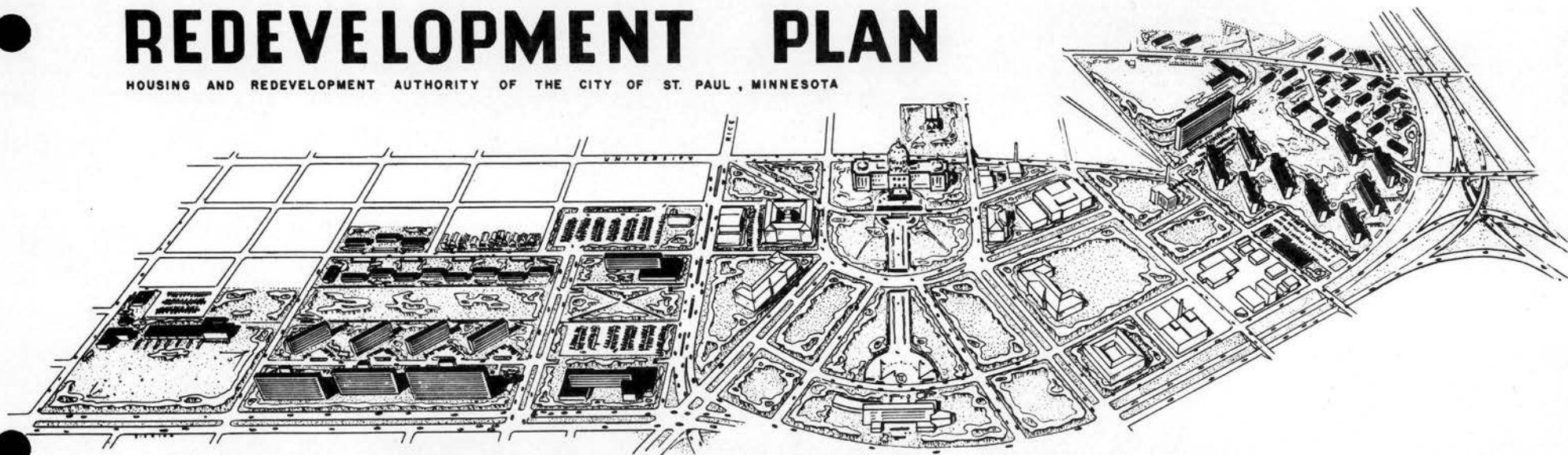
1745 CITY HALL AND COURT HOUSE, SAINT PAUL 2, MINN.

0 1000 2000 FEET

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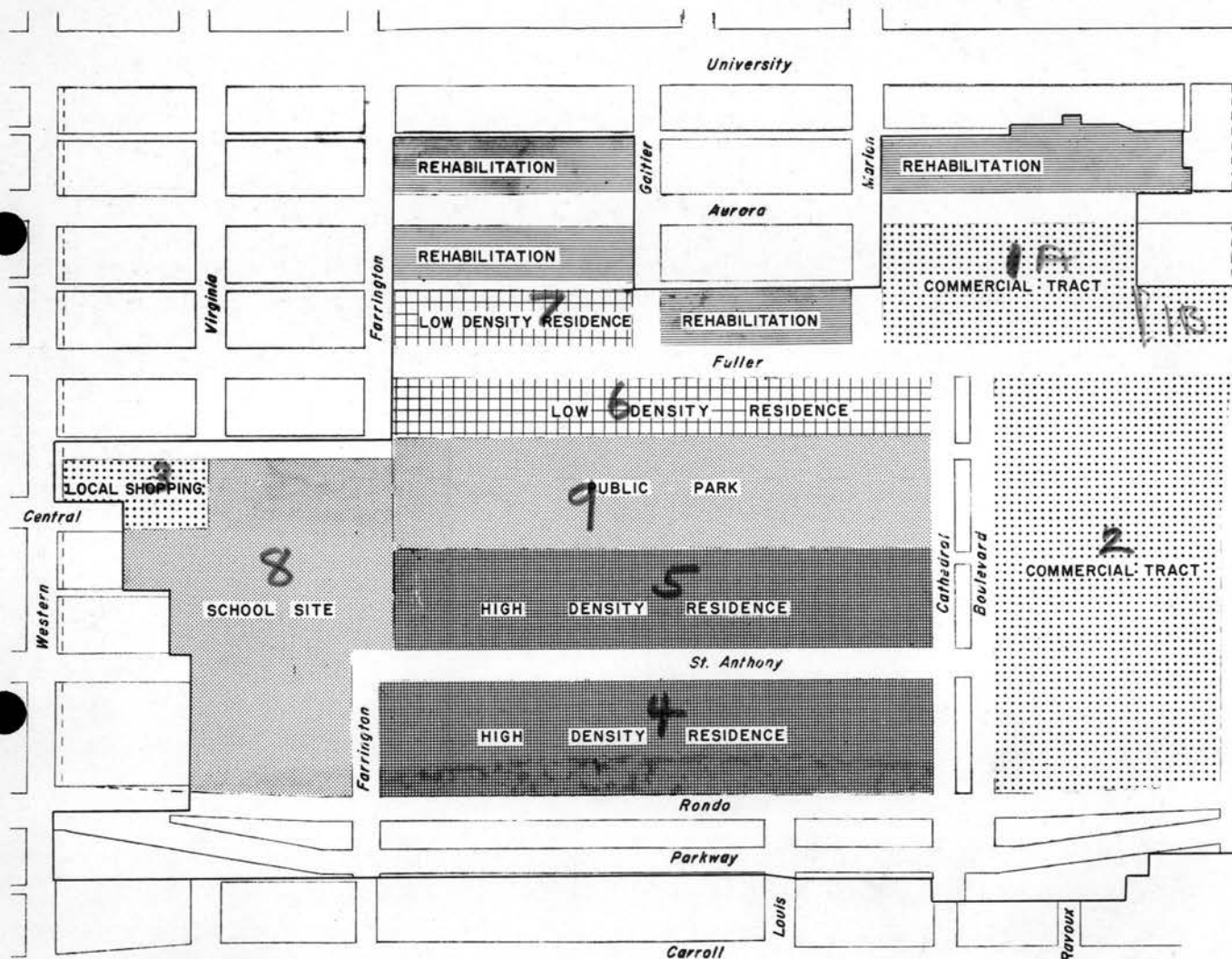
REDEVELOPMENT PLAN

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF ST. PAUL, MINNESOTA



REDEVELOPMENT PLAN

"Western Project"



DEVELOPMENT STANDARDS

REHABILITATION DISTRICTS

5.9
ACRES

- TO BE USED FOR REHABILITATION OF EXISTING HOUSING AND RELOCATION SITES FOR GOOD STRUCTURES WITHIN MAIN CLEARANCE AREAS.

LOW DENSITY DISTRICTS

5.0
ACRES

- DETACHED OR ATTACHED SINGLE FAMILY HOUSING USE.
- MAXIMUM ALLOWED DENSITY, 16 FAMILIES PER ACRE.
- MAXIMUM BUILDING COVERAGE, 30%.
- 1 OFF STREET PARKING SPACE PER DWELLING.

HIGH DENSITY DISTRICTS

12.8
ACRES

- ELEVATOR APARTMENT HOUSE, APARTMENT HOTELS, OR HOTELS PERMITTED.
- MAXIMUM ALLOWED DENSITY, 55 FAMILIES PER ACRE.
- MAXIMUM BUILDING COVERAGE, 20%.
- 1 OFF STREET PARKING SPACE PER DWELLING.

COMMERCIAL DISTRICTS

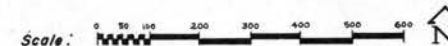
15.0
ACRES

- OFFICE BUILDINGS AND GENERAL RETAIL USES.
- MAXIMUM BUILDING COVERAGE $\frac{2}{3}$ OF LAND AREA.
- OFF STREET PARKING REQUIREMENT IS 4 TIMES RETAIL FLOOR AREA AND EQUIVALENT TO NON RETAIL FLOOR AREA.
- BUILDINGS TO MAINTAIN 30 FEET SET BACK FROM ALL BOUNDARY STREETS.

PUBLIC USE DISTRICTS

13.6
ACRES

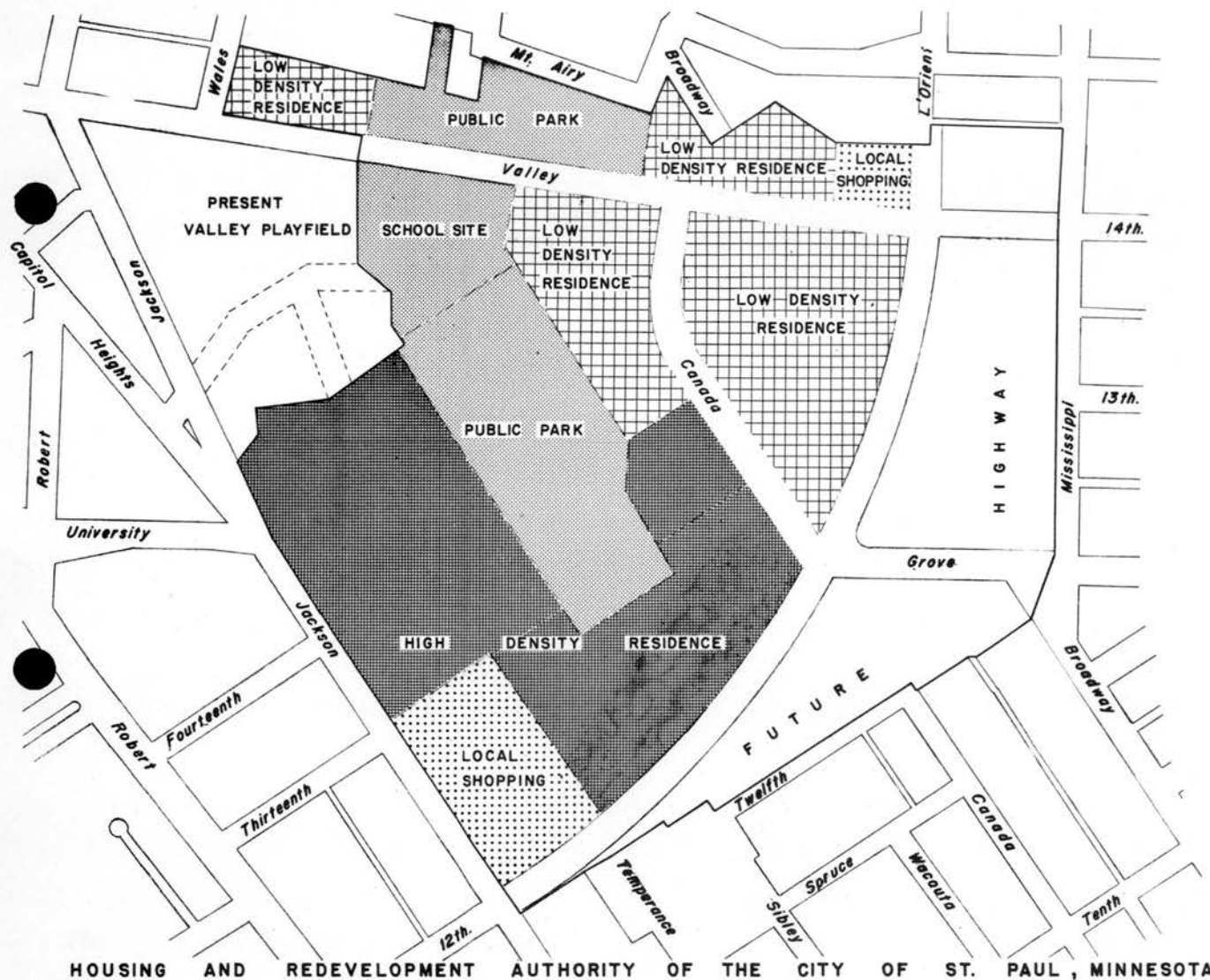
- PUBLIC PARK AREA TO BE CONSTRUCTED BY THE REDEVELOPMENT AUTHORITY, 6.4 ACRES.
- 7.2 ACRE SITE RESERVED FOR FUTURE SCHOOL TO SERVE PROJECT AND ADJACENT AREAS.



HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF ST. PAUL, MINNESOTA

JANUARY 1954

REDEVELOPMENT PLAN "Eastern Project"



DEVELOPMENT STANDARDS

LOW DENSITY DISTRICTS

10.0
ACRES

- DETACHED OR ATTACHED SINGLE FAMILY HOUSING USE.
- MAXIMUM ALLOWED DENSITY, 16 FAMILIES PER ACRE.
- MAXIMUM BUILDING COVERAGE, 30%.
- 1 OFF STREET PARKING SPACE PER DWELLING.

HIGH DENSITY DISTRICT

13.9
ACRES

- ELEVATOR APARTMENT HOUSE, APARTMENT HOTELS, OR HOTELS PERMITTED.
- MAXIMUM ALLOWED DENSITY, 55 FAMILIES PER ACRE.
- MAXIMUM BUILDING COVERAGE, 20%.
- MINIMUM SETBACK ALONG BOUNDARY STREETS, 50 FEET.
- 1 OFF STREET PARKING SPACE PER DWELLING.

COMMERCIAL DISTRICTS

3.1
ACRES

- BUSINESS AND PROFESSIONAL OFFICES AND RETAIL STORES.
- MAXIMUM BUILDING COVERAGE $\frac{2}{3}$ OF LAND AREA.
- OFF STREET PARKING REQUIREMENT IS 4 TIMES RETAIL FLOOR AREA AND EQUIVALENT TO NON RETAIL FLOOR AREA.
- BUILDINGS TO MAINTAIN 30 FEET SET BACK FROM ALL BOUNDARY STREETS.

PUBLIC USE DISTRICTS

10.6
ACRES

- PUBLIC PARK AREA TO BE CONSTRUCTED BY THE REDEVELOPMENT AUTHORITY, 8.2 ACRES.
- 2.4 ACRE SITE RESERVED FOR FUTURE SCHOOL TO SERVE PROJECT AND ADJACENT AREAS.



JANUARY 1954



EXPLANATION

EXISTING MAJOR STREETS

PROPOSED MAJOR STREETS

CIRCULATION



MAJOR INSTITUTIONS

RESIDENCE

CENTRAL AREA REDEVELOPMENT PLAN
PROPOSED LAND USE
AND CIRCULATION

NORTH

CITY PLANNING BOARD OF SAINT PAUL

Scale: 0 500 1000 1500 2000 Feet