



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

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December 11, 1959

L. J. THOMPSON

M. D. ANDERSON

UPPER LEVEE RENEWAL PROJECT - MINN. R-3

On December 2, 1959 Mr. George Shepard and Mr. Claude Thompson of the City of St. Paul visited our office to inform us of the City's plans for the construction of that portion of Shepard Road upon which the Upper Levee Project fronts.

Mr. Shepard stated that the City expects to commence construction of a temporary bypass on April 15, 1960 which would route traffic around our Project along Washington Street, Spring Street and Wilkin Street. This bypass would permit the City to place their surplus excavation material in the Upper Levee Area without interfering with traffic which otherwise would be using Mill Street. The City will need an additional 20 feet of right-of-way along Spring Street in order to construct this bypass. Spring Street presently has a right-of-way width of 20 feet and is in effect an alley for the houses facing southeast on Loreto Street. Mr. Shepard further stated that they would not need an easement of a permanent nature but would merely request permission, in writing, to construct this temporary bypass on Housing Authority property. However, the URA and our General Counsel may take a dim view of such a procedure for insurance and other reasons. Mr. Shepard did state that the City would assume the responsibility of maintaining insurance protection for the Authority during construction and during the period in which the temporary bypass will be in use.

Mr. Shepard further indicated a desire to vacate Elm Street and thereby eliminate the Elm Street-Shepard Road intersection. Mr. Shepard proposes to develop the Washington Street-Shepard Road intersection to provide access to the properties lying behind (NW) of our Upper Levee Project. Mr. Shepard was to review the status of the parcel immediately north of the intersection of Elm Street and Shepard Road and if it is determined to be a City owned parcel, the City would commence drafting a vacation petition, to be filed jointly with the Authority, if the Authority agrees to the vacation.

The City has offered us the 50,000 yards of surplus material from the construction of Shepard Road and the revetment, to be disposed of and graded over the entire Upper Levee Project to elevations acceptable to the Authority. We have eliminated this fill work from our latest revised budget for the Upper Levee Area and this represents a savings of approximately \$35,000 in project expenditures. In addition, it appears that the value of the fill would be an eligible local non-cash grant-in-aid and would, therefore, represent the City's contribution for an expenditure of up to \$105,000. We will also be saving the City of St. Paul a substantial sum of money, perhaps \$20,000 or more, by permitting them to dispose of this excess material immediately adjacent to the construction work. This eliminates long haul distances and will permit much of the material to be placed in its final position by the use of excavating equipment or a bulldozer rather than being transported by truck to some disposal point outside of the immediate area.

Assuming Mr. Shepard's scheduling of the construction work for the spring of 1960 is an established fact, it becomes necessary for us to make some immediate decisions as to what we may do or permit in the Upper Levee Area. I therefore suggest that you discuss this matter with our Commissioners and inform me as to the decisions which have been reached in each instance. These are the questions which must be answered:

1. Should we agree to the vacation of Elm Street? I would recommend that we do so.
2. Should we permit the City to use our property along Spring Street for the construction of the temporary bypass? If so, what conditions would our General Counsel suggest that we impose upon the City in regards to insurance, obliteration after use, etc.?
3. Are we going to permit some of the owners in the Upper Levee Area to purchase their house for relocation elsewhere within the City of St. Paul? If we agree to permit this moving of homes, will we be able to guarantee the City of St. Paul that the area will be vacated on or before May 1, 1960 so that the City will be able to commence filling the entire project? If such a restriction is made a condition of sale, it will mean that the purchaser will have to move his house onto a vacant lot prior to completing his basement construction work, then construct his basement sometime next year (after frost is out of the ground) and then get the house movers back to place the house over the completed basement. It will be impossible for the purchaser to complete construction of a basement prior to June 1, 1960 and if we are to wait for them to move their house until sometime in June or July of 1960 we may as well tell the City to abandon their plans to dispose of the fill in the Upper Levee Area.

If we are to permit these houses to be moved we must obtain URA permission to employ the appraiser to establish the value of the structure. After this has been done we must obtain the URA approval of the proposed move and the owner must furnish us with a plot plan showing where and how the house will be relocated. We must then inspect the final results and until such time as all necessary improvements have been made to the house and grounds in its new location we will withhold a certain sum of money from the purchaser until such time as the work has been completed to the satisfaction of the URA and the Authority. As I understand it, Mr. Schroeder, City Architect, has approved the moving of one of the structures to date providing the purchaser adds additional joists to support interior walls and providing the purchaser is willing to comply with the latest St. Paul Building Code Requirements. In other words, the electrical and plumbing systems must be brought up to today's building code requirements.

I am aware of the fact that we must consider this house moving problem from a public relations standpoint as well as from a construction standpoint. In considering this aspect of the problem, I suggest that due consideration be given to the public relations gains or losses in the new neighborhood into which these houses are to be moved. It is my personal opinion that the mover will be able to satisfy the Planning Board's requirements as to the zoning of the property to which the house is to be moved and will be able to satisfy the City Architect's requirements as to building requirements which must be satisfied. However, to the best of my knowledge neither of these departments could object to the placing of one of these homes in a neighborhood which is of dissimilar character or quality from the structures to be placed into the neighborhood.

Will it be possible to have all families relocated and have all structures under our ownership and vacated on or before March 15, 1960? If this is possible then we will be in a position to complete demolition by the middle of May and this will coincide with the commencement of the placing of fill material, according to Mr. Shepard. This question can probably be answered by our Relocation Staff and our General Counsel.

A decision must be made in the very near future if we are to make our plans for the adjustment of utilities so that such work can be completed before the commencement of the filling operation. The work of abandoning, plugging and filling the sewer system and making cut offs to the water system must be done before fill material is placed since the fill will cover all of the surface structures which are a part of the sewer and water systems.

Incidentally, the Final Project Report for the Upper Levee Renewal Project included in the Land Acquisition Plan under Paragraph R337 (II), a statement to the effect that the purchaser of a structure for removal off site shall be limited to 90 days in which to remove the structure and shall be required to deposit with the Authority not less than 10% of the purchase price to guarantee the removal of such structure. The purchaser is also obliged to remove all debris from the basement hole and to leave the lot and basement free and clear of all debris. If we enter into any agreements for the removal of structures off the site, they should be entered into by January 1, 1960 if we are to have the structure moved no later than April 1, 1960.

M. D. Anderson

cc: H. Rutchick
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