



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

CONTRACT FOR THE PREPARATION OF THE PLAT
AND RELATED WORK FOR PROJECT UR MINN. 1-2

THIS AGREEMENT made and entered into this 17 day of June, 1957, by and between Warren I. Forsberg and Charles O. Georgi, doing business as a co-partnership under the style and name of Forsberg-Georgi Company, hereinafter called the "Contractor", and the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, hereinafter called the "Authority".

WITNESSETH THAT:

WHEREAS, the Authority under date of March 2, 1953, has entered into a Contract for Temporary Loan and Capital Grant with the United States of America providing for financial assistance to the Authority under Title I of the Housing Act of 1949 (as amended prior to the Housing Act of 1954); and

WHEREAS, pursuant to such contract the Authority is undertaking the redevelopment of the project designated as UR Minn. 1-2 (hereinafter called the project); and

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. Employment of Contractor. The Authority hereby engages the Contractor and the Contractor hereby agrees to perform the professional services hereinafter set forth in connection with the surveys and plans of the Authority under the Contract for Loan and Grant.

2. Area Covered. The Contractor shall perform all of the necessary services provided under this contract in connection with and respecting the following project area: the Western Redevelopment Area UR Minn. 1-2 as described by the boundary description thereof which is hereto attached.

3. Scope of Services. The Contractor shall do, perform, and carry out, in a satisfactory and proper manner, as determined by the Authority, the following:

A. The Contractor shall prepare a plat in strict compliance with the provisions of Minnesota Statutes Annotated Chapter 505 and ordinances of the City of Saint Paul, Minnesota, for the project area as described by said boundary description and excepting from said area the following:

1. The area North of the South right-of-way line of the alley

between and parallel to Aurora and Fuller Avenues and between Far-
rington and Galtier Streets;

2. The half block immediately North of Fuller Avenue between
Marion and Galtier Streets;

3. The area lying within the proposed right-of-way of Rice
Street as shown on the map entitled "Street Adjustments" dated
February , 1957.

4. The area lying South of the North right-of-way line of
Rondo Avenue.

B. The plat is to be prepared on the basis of proposed boundaries
for lots, blocks and street rights-of-way within the project area as
shown on a map entitled "Preliminary Plat Western Area Addition" dated
May 15, 1957, to be provided by the Authority.

C. The Contractor shall have the sole responsibility for verifying
all dimensions and/or other data on maps or other materials furnished to
the Contractor by the Authority and shall during the preparation of said
plat report to the Authority any errors or discrepancies that he finds.

D. The Contractor shall consult with the Authority as to all
errors and/or discrepancies he finds in maps and/or other data and ma-
terials furnished and all such errors or discrepancies shall be corrected
during the preparation of the plat.

E. Monuments shall be set as follows:

1. Monuments shall be suitable to serve as reference points for
setting construction line stakes and as markers indicating the bound-
aries of the area and of lots and blocks being created by the plat to
be prepared under this contract.

2. Except for locations specifically excluded by the Authority,
a permanent monument shall be provided at each corner or angle in the
boundaries of the project. Each permanent monument shall be of stone
or concrete, 6 inches by 6 inches in section, and of a length not less
than 36 inches. A copper dowel $\frac{3}{8}$ inch in diameter and not less than
 $2\frac{1}{2}$ inches long, shall be embedded in the top of each monument near its

center and, unless the monument is offset as provided below, the monument shall be set solidly with the copper dowel scored at the exact corner in the project boundary. The top of the monument shall be at final finished grade or as specified by the Authority.

3. Where the corner of the project boundary is not accessible, the monument shall be offset and carefully referenced to the true corner. Offset monuments shall be within the project area if possible.

4. A permanent monument, as specified above, shall be provided at each corner, angle or point of tangency in the boundaries of each lot being created in the plat.

5. Should the Authority find it impracticable to have the Contractor set any or all of the permanent monuments prior to need for them for setting construction line stakes, then the surveyor upon the Authority's written instruction shall set approved temporary markers at the locations above specified for permanent monuments. A minimum of 40 monuments are to be set.

F. The Contractor shall establish one benchmark within or immediately adjacent to each block of the site, as replatted under 'A' above, and for each four acre, or smaller, part thereof for blocks larger than four acres in size.

1. Benchmarks shall be of stone or concrete as hereinbefore specified for monuments. Subject to the approval of the Authority they shall, wherever possible, be established on existing, solid and readily accessible structures or street improvements extending below the frost line (e.g., the top of a fire hydrant). The permanent monuments hereinbefore specified shall, wherever possible, be utilized as benchmarks, provided they are set in undisturbed soil in time to be utilized for this purpose. In any case, every precaution shall be observed to establish the required benchmarks in locations where they will not be disturbed by construction work on the project.

2. Errors in elevation between adjacent benchmarks shall not exceed 1/100 foot.

G. The Contractor shall, in consultation with the appropriate representatives of the City or private utility companies, describe and plot any and all easements necessary for the various utilities to remain in the project area.

1. The utilities to remain are described diagrammatically on the maps entitled "Sewer Plan", "Water System Plan", and "Private Utility Adjustments Plan", to be provided by the Authority.

2. Any errors found or any changes or additions required to these maps shall be reported to the Authority, and, subject to Authority approval, shall be incorporated into the plat.

H. In addition to the plat, the Contractor shall prepare a composite map, drawn in ink on tracing cloth, which shows the followings:

1. Boundaries and dimensions of all lots, blocks and easements which will remain in the project area or which are being created in the plat prepared pursuant to the work specified in paragraph 'A', above.

2. The position and description of each permanent monument.

3. The position, description and elevation of each benchmark.

4. A table indicating the area of each lot and block created by the plat.

5. The perimeter outline and location of all buildings remaining in the area which are not to be acquired by the Authority and all buildings selected by the Authority within 100 feet of the project boundary and in the Capitol Approach area, across Rice Street from the project boundary.

6. This composite map shall be at a scale of 1 inch = 100 feet.

7. The northerly side of the site shall be at the top of the map.

8. The map shall be accurately drawn and all data shown thereon shall be scaled and platted in correct relative position.

9. In a rectangle, not larger than 5 inches by 8 inches, in the lower right hand corner of the map, there shall be title arranged as follows:

Line 1: "Lot Lines, Easements and Structures"
Line 2: Western Redevelopment Area, UR Minn. 1-2
Line 3: Housing and Redevelopment Authority
Line 4: of the City of Saint Paul, Minnesota
Line 5: Name of Surveyor
Line 6: Scale and graphic scale
Line 7: Date
Line 8: Signature of Contractor, title, license
number and seal of surveyor

I. The Contractor shall provide, without additional cost to the Authority and upon its request, up to a total of five copies each of any maps, plats, descriptions or other data to be prepared under this contract.

4. Data to be Furnished to Contractor.

A. The maps and data to be supplied by the Authority shall include a complete list of all of the legal descriptions and all other title information of all of the property to be included in said plat. That said list of legal descriptions together with all other title information, maps and data referred to in paragraph 3, above, shall be furnished by the Authority to the Contractor within 21 days of the signing and acceptance of this contract by the Authority.

B. The Authority shall supply to the Contractor such opinions, orders, data and concurrences as may be required of it under Section 3, above, within 7 days of the time that they are requested in writing by the Contractor.

C. The Authority shall, if necessary, supply to the Contractor a Property Line and a Topography map and accompanying survey data within 7 days of the signing and acceptance of this Contract by the Authority.

5. Personnel.

A. The Contractor represents that he has, or will secure at his own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the Authority.

B. All of the services required hereunder will be performed by the Contractor or under his supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such services.

C. None of the work or services covered by this Contract shall be subcontracted without the prior written approval of the Authority.

6. Time of Performance.

A. All work required herein shall be performed as promptly as possible, and in any event within the respective time set forth herein, it being understood that the time within which the work is to be performed is of primary importance and of the essence of this proposal. All such work shall be subject to approval and acceptance by the Authority, but such approval and acceptance shall not relieve the Contractor from the obligation to correct any incomplete, inaccurate or defective work, all of which shall be promptly remedied by the Contractor, on demand, without cost to the Authority. The Contractor will make such reports as the Authority may request, showing the progress of the work herein. The Contractor will abide by and carry out, without additional charge, such reasonable directions or requests as the Authority from time to time give or make incidental to the performance of such work or necessary or proper in connection therewith. All work herein shall be performed under the supervision and control of the Authority and its duly authorized agents, representatives or officers.

B. The Contractor agrees to furnish the maps and data required to be made under this Contract within the following numbers of calendar days from the date of his receiving notice of acceptance of this Contract.

1. A transparency of a proposed final plat, lacking only such required information as has not at that time been supplied to the Contractor by the Authority, within 45 days.

2. The plat in a form required for recording, within 60 days of the time the Contractor receives from the Authority the legal description and other title information to be included in said plat, but in

no event less than 80 days from the date the Contractor receives notice of the acceptance of this Contract.

3. The composite map as specified in paragraph 3H of this Contract, within 90 days.

4. The Contractor will set the monuments and establish the benchmarks, respectively, promptly upon receiving instruction from the Authority to proceed with such work. At the Contractor's option, however, during the course of preparing the plat he may establish the benchmarks and temporary monuments before receiving specific instructions from the Authority to do so.

7. Compensation. The Authority will pay the Contractor not more than \$5600.00 which shall constitute full and complete compensation for all of the services required hereunder. It is understood and agreed that payments shall be pro rated and billed in accordance with the following schedule:

A. For performance and delivery of work specified in paragraphs 3A, 3D, and 3H, above, not more than \$4800.00 total, based on the following unit prices:

1. 2 man party - \$11.00 per hour.

3 man party - \$15.00 per hour.

Additional men on party (to be established by classification of participating personnel)

2. Office work, drafting, drawing of descriptions and consultation - \$7.00 per hour.

B. For performance of work specified in paragraphs 3E and 3F, above, not more than \$800.00 total, based on the following unit prices:

1. For establishing a maximum of as required temporary monuments not more than \$_____ based on \$ 0 per monument.

For establishing not more than 40 permanent monuments, not more than \$600.00, total, based on \$15.00 per monument.

For establishing not more than 20 permanent monuments in the location of temporary monuments paid for under paragraph 1, above, not more than \$300.00 based on \$15.00 per monument.

2. For establishing not more than 10 benchmarks, in addition to those established on existing structures or on monuments to be paid for under paragraph B2, above, not more than \$150.00 based on \$15.00 per benchmark.

8. A sum equal to 15% of the compensation to Contractor provided for in paragraph 7 hereof shall be withheld by the Authority and shall not be paid to Contractor until a reasonable time after the Authority shall have reviewed the completed work and found all of such work to be satisfactory. Payment of 85% of the compensation to Contractor provided for in paragraph 7 hereof shall be made in the following manner:

For the maps and plat, after delivery of the maps and written acceptance thereof by the Authority, and after the delivery of the plat and written acceptance thereof by the Authority and by the Plat Commission, and for setting monuments and establishing benchmarks after the completion of that work and acceptance and approval thereof by the Authority, and in each case, upon presentation of a proper invoice therefor.

9. Termination of Contract for Cause. If, through any cause, the Contractor shall fail to fulfill in timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of the Contract, the Authority shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, and reports prepared by the Contractor under this Contract shall, at the option of the Authority, become its property and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents. Notwithstanding the above, the Contractor shall not be relieved of liability to the Authority for damages sustained by the Authority by virtue of any breach of the Contract by the Contractor and the Authority may withhold any payments to the Contractor for the purpose of set-off until such time as the exact amount of damages due the Authority from the Contractor is determined.

10. Termination for Convenience of Authority. The Authority may terminate

this Contract any time by a notice in writing from the Authority to the Contractor. If the Contract is terminated by the Authority as provided herein, the Contractor will be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of the Contractor covered by this Contract, less payments of compensation previously made; Provided, however, that if less than sixty percent of the services covered by this Contract have been performed upon the effective date of such termination, the Contractor shall be reimbursed (in addition to the above payment) for that portion of the actual out-of-pocket expenses (not otherwise reimbursed under this Contract) incurred by the Contractor during the Contract period which are directly attributable to the uncompleted portion of the services covered by this Contract. If this Contract is terminated due to the fault of the Contractor, paragraph 9 hereof relative to termination shall apply.

11. Changes. The Authority may, from time to time, request changes in the scope of the services of the Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the Authority and the Contractor, shall be incorporated in written amendments to this Contract.

12. Prevailing Salaries. Not less than the respective salaries prevailing in the locality as determined pursuant to the attached "Determinations of Prevailing Salaries of Technical Positions" shall be paid to persons in the respective occupations listed therein employed in the performance of work under this Contract. The Contractor shall furnish to the Authority, with each statement submitted for services rendered, certification as to compliance with the provisions of this paragraph with respect to his employees and shall furnish similar certification of his subcontractors with respect to their employees engaged on the work under this Contract.

13. Withholding of Salaries. If, in the performance of this Contract, there is any underpayment of salaries, the Authority shall withhold from the Contractor out of payments due to him an amount sufficient to pay to employees underpaid the difference between the salaries required hereby to be paid and the salaries actually paid such employees for the total number of hours worked. The amounts withheld shall be disbursed by the Authority for and on account of the Contractor to the respective employees to whom they are due.

14. Non-Discrimination. There shall be no discrimination against any employee who is employed in the work covered by this contract, or against any applicant for such employment, because of race, religion, color, or national origin. This provision shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

15. Interest of Members of Authority. No member of the Authority shall participate in any decision relating to this Contract which affects his personal interests or the interests of any corporation, partnership, or association in which he is directly or indirectly interested; nor shall any member, officer, agent, or employee of the Authority have any interest direct or indirect in this Contract or the proceeds thereof.

16. Assignability. The Contractor shall not assign any interest in this Contract, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written approval of the Authority thereto; provided, however, that claims for money due or to become due the Contractor from the Authority under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Authority.

17. Interest of Contractor. The Contractor covenants that it presently has no interest and shall not acquire any interest direct or indirect in the above described project area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract no person having any such interest shall be employed.

18. Findings Confidential. All of the reports, information, data, etc., prepared or assembled by the Contractor under this Contract are confidential and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the Authority.

19. Officials not to Benefit. No Members of or Delegate to the Congress of the United States of America, and no Resident Commissioner, shall be admitted to any share or part hereof or to any benefit to arise herefrom.

IN WITNESS WHEREOF the Authority and the Contractor have executed this Agreement as of the date first above written.

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

ATTEST:

By *J. J. [Signature]*
Its *Asst. Secy.*

By *Benson C. Brainard*
Its *Secy.*

FORSBERG-GEORGI COMPANY

By *Walter J. Forsberg*
Its *Co-partner*

By *Charles O. Georgi*
Its *Co-partner*

Contractor

BUDGET
STANDARD

Region IV
CRA - Engineering
3/10/60

Certificates of Cost-Non-Cash Grants-in-Aid, Form H-6202
(Regarding Cost Details Required)

In the case of new public facilities, such as public buildings and parks, the cost detail presented may be limited to principal items, such as real estate acquisition, demolition, removal, grading, construction of the principal improvement, technical service fees, equipment, and site work.

In the case of site preparation work and alterations, conversions, modernizations or improvements of public buildings or parks, the cost detail presented must include as-built site plans, accompanied by copies of final construction contract payment estimates for unit price contracts, or invoices and listings of final payment quantities and work furnished in the case of lump-sum contracts.

The reason for the distinction being that the nature of the separately identifiable facilities in the first category is such that their size, capacity and service area can be sufficiently explained and documented on the Form H-6202 in Block 2, while in the latter case, the more detailed breakdown is necessary to insure that ineligible improvements, or improvements of excess size or capacity, are not inadvertently included.

DATE LAND ACQUISITION, IF CLAIMED,
INCLUDED, ON FORM H 6202. SHOULD BE
^

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)
This schedule is not to include land to be used in development of any public facility financed either as a non-cash grant-in-aid or as a project expenditure.		\$	\$
Land for a project improvement, no matter how financed, shall be dedicated to the extent of its eligibility. (Urban Renewal Manual 14-3-3, Page 1).			
Land costs for public facilities, other than project improvements, if otherwise eligible, should be shown as part of the facility in Schedule 4.			
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED NET COST ACCEPTED BY HHFA (d)
If any site clearance work is to be provided as non-cash local grants-in-aid, complete this schedule 2 same as the attached estimates for Item I Site Clearance.		\$	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$	\$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA		(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT		AMOUNT (e)
			\$ (d)	AMOUNT ((c) X (d)) (e)	
Street Improvement Boundary St. A	City	\$ 35,000	50	\$ 17,500	\$
Sewer Improvements Boundary St. B	City	10,000	60	6,000	
Street Lighting Boundary St. A	City	10,000	50	5,000	
Playground Development	Park Dept.	20,000	40	8,000	

ATTACH BREAKDOWN (SEE EXAMPLE)

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT		\$ (f)	AMOUNT (g)
			\$ (d)	AMOUNT ((c) X (d)) (e)		
Playground Land	THE PARK DEPT	\$ 4,000	40	\$ 1,600		\$
Outfall Sewer (inside project)	City	20,000	60	12,000		
(Engineering costs should be included in each of the above items.)						
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$ 50,100		\$

SCHEDULE 4. SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT		\$ (f)	AMOUNT (g)
			\$ (d)	AMOUNT ((c) X (d)) (e)		
Elementary School #1	School Board	\$ 115,000	30	\$ 34,500		\$
Neighborhood Park (Including Land)	Park Board	97,000	25	24,250		
Outfall Sewer (Outside Project)	City	65,000	20	13,000		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ 71,500		\$

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT	%	AMOUNT
SEE ATTACHED COMMENTS AND BREAKDOWN					
Street Improvements on Interior Streets (curbs, walks, pavements, etc.)	\$ 250,500	100	\$ 250,500		\$
Sewer Installations on Interior Sts.	70,000	100	70,000		
Water system Improvements on Interior Streets	50,000	100	50,000		
Street Lighting on Interior Streets	25,000	100	25,000		
Engineering & Contingencies (by contract) 10% Items 1,2,3, and 4			39,550		
LPA Staff Salaries (Attach Breakdown)			10,000		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST (enter on line 10)			\$ 445,050		\$

Site Clearance

Item I (Project Expenditure) See Urban Renewal Manual II-1-2

The site clearance estimate is usually made up of the following.

1. Pavement removals
2. Structure demolition
3. Capping and abandonment of Publicly owned utilities.
4. Preparation of contracts and supervision of demolition, including staff costs.

1. Pavement removals should be broken down by streets as follows:

Main Street

Concrete pavement removal, including curbs - 4,000 sq. yds. @ \$1.50 =	\$ 6,500
Sidewalk Removal 2,000 sq. yds. @ \$1.00 =	2,000
Tree Removal (if necessary) - 75 - 24" trees @ \$20.00 =	1,500

TOTAL Main Street

\$10,000

2. Structure Demolition

250-1½ and 2 story residences @ \$300 =	\$70,000
50-Multi-Family Buildings - (1,500,000 cu. ft.) @ 1½¢ =	<u>22,500</u>
TOTAL Structure Demolition	\$99,500

3. Capping and Abandonment of Publicly Owned Utilities

a. Sealing house service taps on water mains to be retained 100 @ \$50 = (if mains are to be abandoned, the house services should be disconnected at the house shut-off valves).	\$ 5,000
b. Sealing retained water mains at points of abandonment: 12 @ \$300 =	3,600

c. Filling in abandoned sewer manholes and sealing the sewer outlets. 50 @ \$75 = \$3,750

TOTAL \$12,350

2. Preparation of contracts and supervision of demolition.

Preparation of specifications, drawings and contract doc.:
(7%) of cost of work = \$ 5,000

LPA Staff

1 Demolition Supervisor \$6,000 per yr.
50% of time, 2 yr. period = \$ 6,000

TOTAL \$11,000

TOTAL Site Clearance \$132,850*

* Enter the above amount on Line 9, Site Clearance Form H-6220 (Project Expenditures Budget).

Notes:

If any site clearance work is to be provided as a non-cash grant-in-aid (Item II), prepare similar breakdown of cost on Schedule 2 of that form.

Pavement removals which are a part of the improvement of a partially eligible (less than 100%) street should be included as part of the cost of providing the improvement, and thereby be limited to the same percentage eligibility as the street improvement.

Street Improvements, (Item I) (See Schedule No. 2)

Only improvements that are 100% eligible can be done with project funds. All work that is less than 100% eligible must be done as a non-cash grant-in-aid (Item II).

The supporting documentation should show the basis of cost estimates for each street. Rather than showing a breakdown of labor and materials, which is meaningless, break the cost of each street down as follows:

(Unit costs shown are only representative)

Main Street (South to North project boundary - Washington to Jackson St.)
1,700 lin. feet.

8" concrete Pavement 6,000 sq. yds. @ \$6.00 including excavation, etc.	\$36,000
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Concrete curb and gutter 3,400 lin. ft. @ \$2.00	\$68,000
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4" concrete Sidewalks, 4' wide, 13,400 S.F. @ \$0.50	6,800
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Parkway Landscaping

150 Trees, 4" Dia., \$30.00 each	4,500
3,500 sq. yds. topsoil and seeding @ \$0.80	2,800
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TOTAL - Main Street etc.	\$118,100
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Sewers

Main Street

1,000 L.F. - 15" - V.C. pipe @ \$6.00 =	\$6,000
700 L.F. - 12" - V.C. pipe @ \$5.00 =	3,500
5 manholes @ \$400 =	2,000
16 inlets @ \$150.00 =	2,400
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TOTAL - Sewers, Main St. etc.	\$13,900
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Street Lighting

* On interior streets

6,000 lumen residential area

Type lights - 20 @ \$600 (complete \$12,000 in place)	\$12,000
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20,000 Lumen, Mercury Vapor Type on main streets - complete in place - 13 @ \$1,000	\$13,000
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TOTAL Interior Street Lighting	\$25,000
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Project Improvements, (Item II) (See Schedule No. 3)

Separate entries on the Form H-6200 are desired for each improvement which has a different percentage of eligibility. There is no objection to consolidating similar type improvements with the same eligibility percentage. Engineering costs should be included in the estimate for each separate item on the form.

Supporting Facilities (See Schedule No. 4)

Elementary School No. 1	
100 pupils, 30 pupils per 1,800 sq. ft. room	
\$16/sq. ft. or \$1,000 per pupil =	\$100,000
Land cost - 50,000 sq. ft. @ \$0.30 =	<u>15,000</u>
TOTAL - School cost	\$115,000
Neighborhood Park	
Land cost 200,000 sq. ft. @ \$0.25 =	\$50,000
Park development and equipment	
4.7 acres @ \$10,000 =	<u>47,000</u>
TOTAL - Park	\$97,000

NOTE: The units of work and cost shown are for purposes of illustration only. If costs are available in other units, they may be used provided they are on usually accepted units of work and capacity. It is not necessary for purposes of the Part I application to make detailed estimates of materials, or equipment. For example, water system installation work may be estimated on a cost per foot basis for the various sizes of mains, including connections, valves, excavation, etc.

BBC.

W.R.A.
~~Def~~

NATIONAL REDEVELOPMENT CORP.

1124 SUPERIOR BUILDING

CLEVELAND 14, OHIO

July 27, 1959



Mr. L. J. Thompson
Executive Director
Housing Redevelopment Authority
1745 City Hall & Court House
St. Paul 1, Minnesota

Dear Mr. Thompson:

Please find attached a preliminary revised site plan for parcels 6 and 8, Western Redevelopment Project Area along with a proposed floor plan and elevation showing the building we are planning to construct.

As I indicated to you in our meeting a few days ago our ideas concerning building types have been changed during the past several months as a result of a continuing study we have made of the anticipated rental housing market in this area. Our original plan was to build a group of fourteen, two-story row houses on parcel 8 comprising fifty-six dwelling units equally divided between two-bedroom and three-bedroom apartments. Parcel 6 was to have contained four, three-story buildings and a single multi-story apartment.

We are presently interested in developing both parcels 6 and 8 with three-story apartment buildings of the type indicated on the enclosed plans. Parcel 8 would contain six buildings for a total of seventy-two dwelling units, equally divided between one bedroom and two bedroom apartments. Parcel 6 would contain six of these buildings with seventy-two units equally divided between one and two bedroom apartments. Our study of the rental market for this area indicates a large and continuing rental interest in one and two bedroom apartments and, I believe, the information available to the F.H.A. supports our findings.

Thus, a total of one hundred forty-four units would be built on parcels 6 and 8, with parcel 5 to be developed subsequently and to contain either one or two multi-story buildings, preliminary design of which is presently underway. These multi-story buildings would contain efficiency units, one bedroom units and some two bedroom units with that parcel being developed to its maximum density.

BOUNDARY DESCRIPTION - REDEVELOPMENT PROJECT UR MINN. 1-2 (Western Project)

The area known as Redevelopment Project UR Minn. 1-2 (Western Project) is bounded as follows:

Beginning at the intersection of the center lines of Western Avenue and Rondo street, thence Easterly along the center line of Rondo Street to the intersection of the center lines of Rondo Street and Virginia Avenue, thence Northerly along the center line of Virginia Avenue to the intersection of the center lines of St. Anthony and Virginia Avenues, thence Westerly along the center line of St. Anthony Avenue to the Westerly line of Lot 7, Block 12, Elfelt, Bernheimer & Arnold's Addition to St. Paul extended Southerly to the center line of St. Anthony Avenue, thence Northerly along the Westerly line of said Lot 7 and along said line extended to the Northerly line of the alley in said Block 12, thence Westerly along the Northerly line of said alley 100 feet more or less to the Westerly line of Lot 4 in said Block 12, thence Northerly along the Westerly line of said Lot 4 and along said line extended to the center line of Central Avenue, thence Westerly along the center line of Central Avenue to the intersection of said center line of Central Avenue with the center line of Western Avenue, thence Northerly along said center line of Western Avenue to the Southerly line of the alley in Block 7 of said Elfelt, Bernheimer & Arnold's Addition to St. Paul, thence Easterly along the Southerly line of the alley in said Block 7 extended Westerly to the center line of Western Avenue, thence Easterly along the Southerly line of the alley in said Block 7 said line extended across Virginia Avenue and along the Southerly line of the alley in Block 8 of Elfelt, Bernheimer & Arnold's Addition to St. Paul and said line extended to the center line of Farrington Avenue, thence Northerly along the center line of Farrington Avenue to the Southerly line of the alley in Block 3, Elfelt, Bernheimer & Arnold's Addition to St. Paul extended Westerly to the center line of Farrington Avenue, thence Easterly along the Southerly line of said alley through Block 3 of Elfelt, Bernheimer & Arnold's Addition to St. Paul and along said line extended through Block 3 of Chamber's Addition to the City of St. Paul, to the center line of Galtier Street, thence Southerly along the center line of Galtier Street to the Southerly line of the alley in Block 4, Elfelt, Bernheimer & Arnold's Addition to St. Paul extended to center line of Galtier Street, thence Easterly across Galtier Street along the Southerly line of the alley in Block 3, Florence's Addition to St. Paul, Corrected Plat, extended along said Southerly line of said alley and along said line extended to the center line of Marion Street, thence Northerly along the center line of Marion Street to the Southerly line of the alley in Block 1, Florence's Addition to St. Paul, Corrected Plat, extended to center line of Marion Street, thence Easterly along the Southerly line of said alley to the Westerly line of Lot 14, Auditor's Subdivision No. 6, thence Northerly along the Westerly line of said Lot 14 to a point 7.02 feet South of the Northwest corner of said Lot, thence Easterly on a line perpendicular to the Westerly line of said Lot to a point of intersection with the Easterly line of said lot, thence Northerly along said Easterly line to the Northeast corner of said lot, thence Easterly along the Northern boundary lines of Lots 15 and 16 of said Auditor's Subdivision No. 6 to a point of intersection with that portion of the Northern boundary line of Lot 16 in the Southeast corner of Lot 11 of said Auditor's Subdivision No. 6, thence Northerly on Easterly line of Lot 11, 21.97 feet to a point, thence Easterly along that portion of the Northern boundary of Lot 16 to the Northeast corner of said Lot, thence Southerly along the Eastern boundary of said Lot 16 to a point 21.97 feet South of the Northeast corner of said Lot 16, thence Easterly on a line perpendicular to the Easterly line of said Lot 16 through Lot 17 and along the Northern boundary of Lot 18 and that portion of the Northern boundary line of Lot 19 that lies West of the Southwest corner of Lot 7, thence continuing Easterly on a line extended through Lot 7 to a point of intersection with and perpendicular to the Eastern boundary of Lot 7, all in Auditor's Subdivision No. 6,

thence Southerly along the Eastern boundary line of Lot 7 to a point of intersection with the Northern boundary line of Lot 20, thence Easterly along the Northern boundary line of Lots 20, 21, and 22 to the center line of the public alley with Lot 23 on its Western boundary and Lots 23 and 25 on its Eastern boundary, thence Southerly along the center line of said alley to a point of intersection with the center line of Aurora Avenue, thence Westerly along the center line of Aurora Avenue to the intersection of Easterly line of Lot 19 extended to center line of Aurora Avenue, Auditor's Subdivision No. 6, thence Southerly across Aurora Avenue to the Northeast corner of Lot 2, Auditor's Subdivision No. 53, and Southerly along the Easterly line of said Lot 2 to the Southeast corner of said lot, thence Easterly along the Northern line of Lots 9, 8, 7, 6, 5, and 4, H. H. Miller's subdivision, to the Westerly line of Rice Street, thence Southerly along the Westerly line of Rice Street to the intersection of the Westerly line of Rice Street with the Southerly line of Rondo Street, thence Southeast along the Southwesterly line of Rice Street to the point where the Southwesterly line of Rice Street intersects the Easterly line of Lot 1, Block 7, Rondo's Addition to the City of St. Paul, thence Southerly along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1, thence Westerly along the Northern line of Lots 10 and 9, Block 7, Rondo's Addition, to a point equidistant from the Easterly and Westerly lines of Lot 9, Block 7, Rondo's Addition, thence Southerly along a line equidistant from and parallel to the Easterly and Westerly lines of said Lot 9 a distance of 50 feet, thence Westerly along a line parallel to the Northern line of said Lot 9 to the Easterly line of Lot 6, Block 7, Rondo's Addition, thence Southerly along the Easterly line of said Lot 6 to the Southeast corner of said Lot, thence Westerly along the Southerly line of said Lot 6 to the Easterly line of Ravoux Street, thence across Ravoux Street to the Northeast corner of Lot 4, Block 6, Rondo's Addition, thence Westerly along the Northern line of said Lot 4, and along said line extended across Lot 3 of said Block 6 and across Cathedral Place to the Westerly line of Cathedral Place, thence Northerly along the Westerly line of Cathedral Place to the Northeast corner of Lot 14, Kuhn's Subdivision of Block 5, Rondo's Addition, thence Westerly along the Northern line of Lots 14, 13, 12, 11 and 8, Kuhn's Subdivision of Block 5, Rondo's Addition, to the Easterly line of Louis Street, thence Westerly across Louis Street, to the Northeast corner of Lot 13, Block 1, Bailey's Addition to Rondo's Addition, thence Westerly along the Northern line of Lots 13, 12, 11, 10 and 9, Block 1, Bailey's Addition to Rondo's Addition, and along the Northern line of Lots 32 through 17, Block 7, Mininger's Addition to St. Paul, to the Easterly line of Farrington Avenue, thence Westerly across Farrington Avenue to the intersection of the center line of the alley in Block 2, Mininger's Addition to St. Paul with the Westerly line of Farrington Avenue, thence Westerly along the center line of said alley to the Easterly line of Virginia Avenue, thence Westerly across Virginia Avenue to the Northeast line of Lot 16, Block 2, Grace's Addition to St. Paul, thence Westerly along the Northern line of Lots 16 through 9, Block 2, Grace's Addition, and said line extended to the center line of Western Avenue, thence Northerly along the center line of Western Avenue, to the point of beginning, all according to the recorded plats of said Elfelt, Bernheimer & Arnold's Addition to St. Paul, Chamber's Addition to the City of St. Paul, Minnesota, Florence's Addition to St. Paul, Corrected Plat, Auditor's Subdivision No. 6, St. Paul, Minnesota, Auditor's Subdivision No. 53, St. Paul, Minnesota, H. H. Miller's Subdivision, Rondo's Addition to the City of St. Paul, Kuhn's Subdivision of Block 5, Rondo's Addition to Saint Paul, Bailey's Addition to Rondo's Addition to St. Paul, Mininger's Addition to St. Paul, and Grace's Addition to St. Paul, on file and on record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

HOUSING AND HOME FINANCE AGENCY
 URBAN RENEWAL ADMINISTRATION

DETERMINATION OF PREVAILING SALARIES OF TECHNICAL POSITIONS

A. NAME OF LOCAL PUBLIC AGENCY Housing and Redevelopment Authority of the City of St. Paul					C. LOCALITY OF PROJECTS St. Paul, Minn.				
B. ADDRESS OF LOCAL PUBLIC AGENCY 1745 City Hall and Court House, St. Paul 2, Minn.									
CLASSIFICATION OF EMPLOYMENT	PREVAILING SALARIES DETERMINED BY ADMINISTRATOR				CLASSIFICATION OF EMPLOYMENT	PREVAILING SALARIES DETERMINED BY ADMINISTRATOR			
	REG-ULAR RATE	PER TIME PERIOD*	OVER-TIME RATE	PER TIME PERIOD*		REG-ULAR RATE	PER TIME PERIOD*	OVER-TIME RATE	PER TIME PERIOD*
1 Senior Planner	\$5.25	H.	1½	40 hr.	14 Senior Draftsman	\$2.10	H.	1½	40 hr.
2 Associate Planner	4.50	"	"	"	15 Associate Draftsman	2.00	"	"	"
3 Junior Planner	2.00	"	"	"	16 Junior Draftsman	1.25	"	"	"
4 Project Engineer	2.25	"	"	"	17 Draftsman Trainee	1.00	"	"	"
5 Senior Engineer	4.50	"	"	"	18 Squad Boss	3.25	"	"	"
6 Associate Engineer	4.00	"	"	"	19 Tracer (Drafting)	1.10	"	"	"
7 Junior Engineer	2.00	"	"	"	20 Chief of Party (Surveying)	2.00	"	"	"
8 Senior Architect	5.25	"	"	"	21 Instrumentman	1.50	"	"	"
9 Associate Architect	4.50	"	"	"	22 Rodman	1.10	"	"	"
10 Junior Architect	2.00	"	"	"	23 Chainman	1.10	"	"	"
11 Senior Landscape Architect	4.00	"	"	"	Outside rates or when contracted.				
12 Associate Landscape Architect	3.50	"	"	"					
13 Junior Landscape Architect	2.00	"	"	"					

*Year indicated by "Y", Month by "M", Week by "W" and Hour by "H".

The rates indicated above are determined to be the salary rates prevailing in the above locality for the respective classifications of architects, technical engineers, draftsmen and technicians employed in the development of Title I projects.

In order to fulfill the provisions of the contract or contracts for Title I financial assistance you shall require the payment of not less than the salaries prevailing in the locality as herein determined, to such technical personnel employed in the development of the aforementioned Title I projects as are within the purview of the determination.

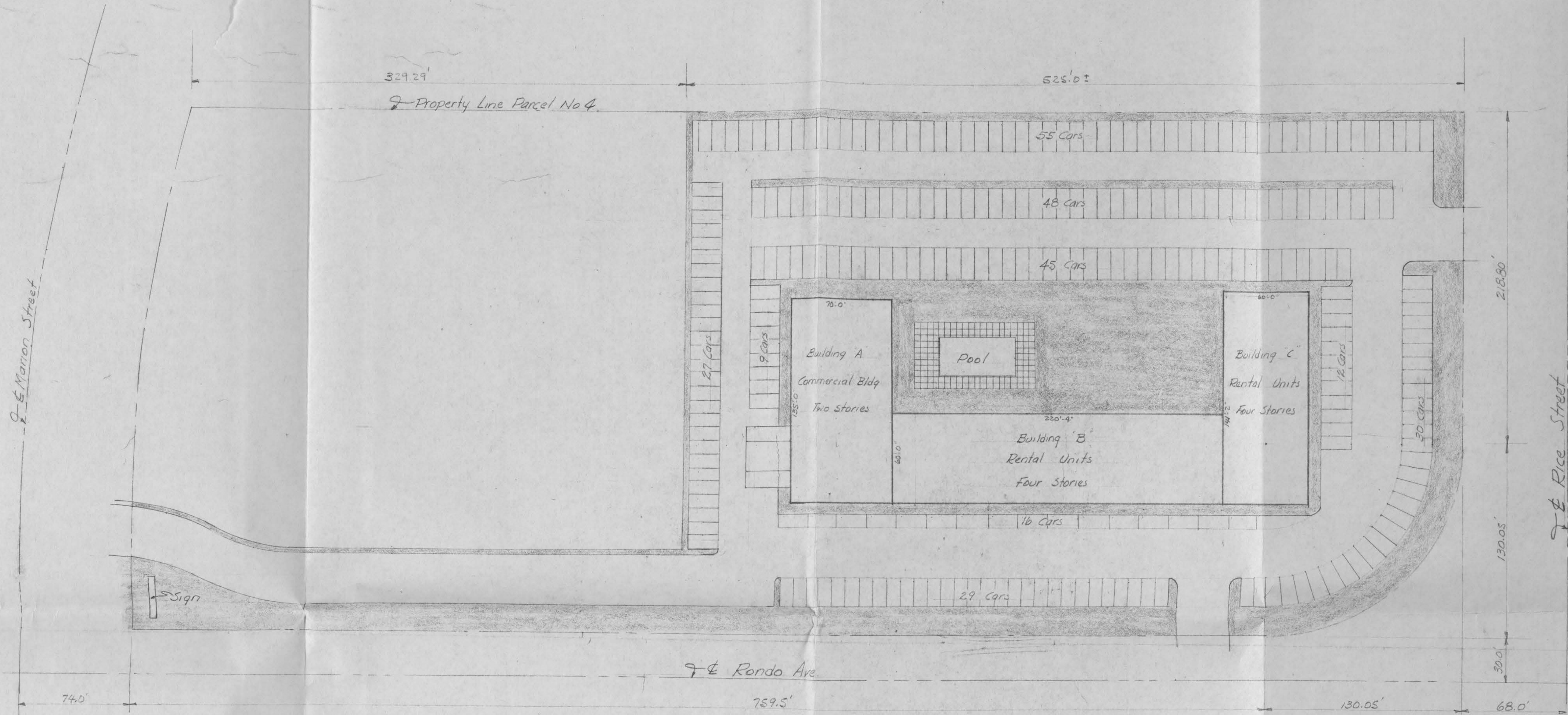
HOUSING AND HOME FINANCE ADMINISTRATOR

October 4, 1955

Date

By _____

Regional Director of Urban Renewal

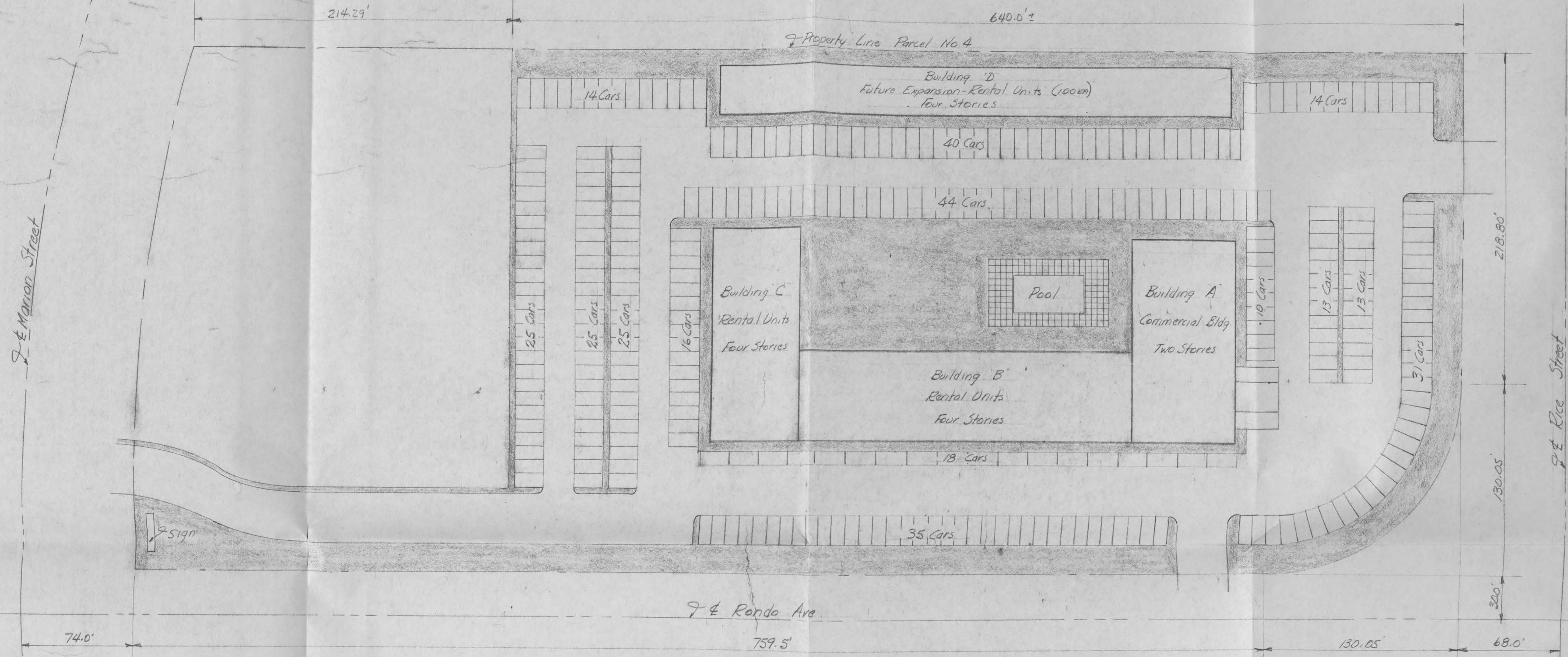


SITE PLAN

Scale: 1 inch = 40 feet

LEGEND	
Total Area Covered by Structure and Pool	34,740. SF
Total Area Covered by Parking & Driveways	109,600 SF
Total Area Landscaping and Walkways	55,710. SF
Proposed Use of Structure :	Motel
Total Motel Units	200 BR
Total off street Parking spaces	271 BR

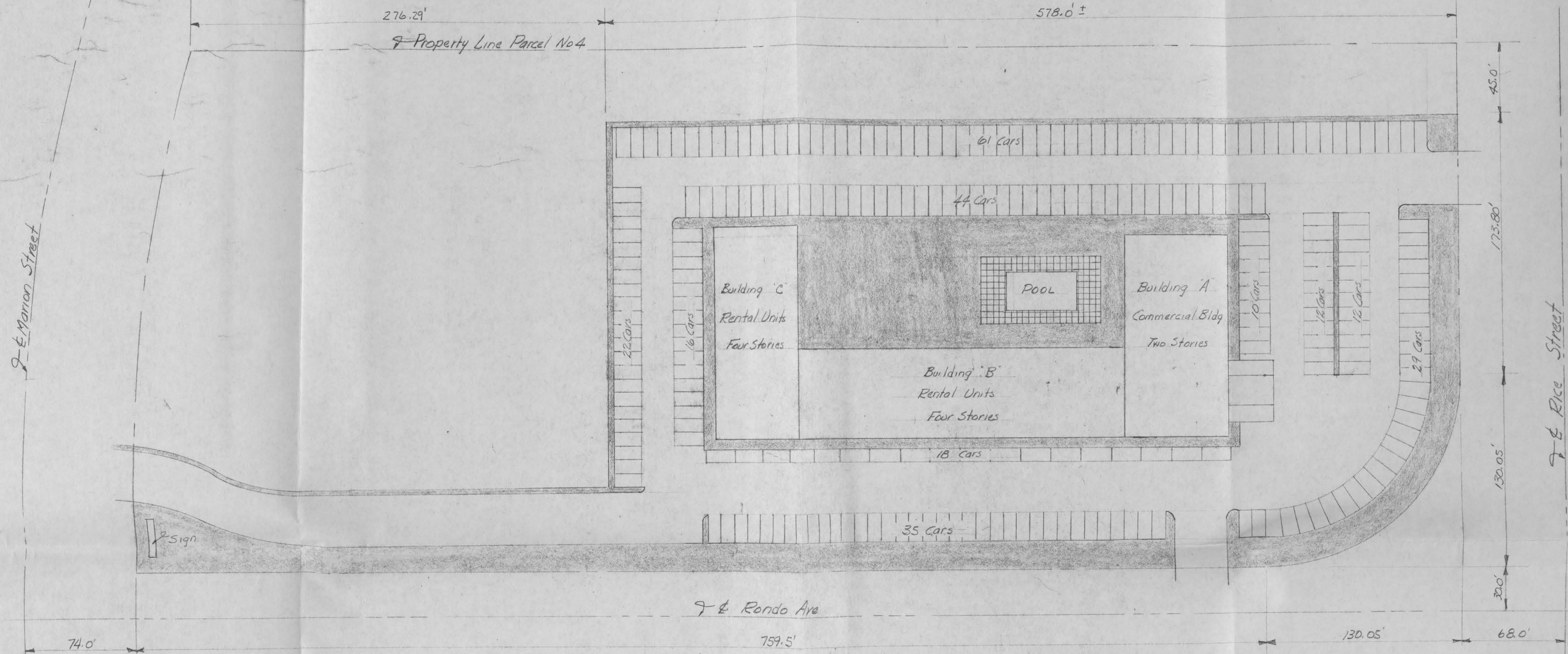
PROPOSED MOTEL DEVELOPMENT	DATE
PARCEL NUMBER 4	12-16-40
WESTERN REDEVELOPMENT PROJECT	DRAWN
UR MINN 1-2 ST PAUL, MINN	M. L. F.
	APPROVED
RAVOUX COMPANY	DRAWING NO.
ST. PAUL, MINNESOTA	1



SITE PLAN
Scale: 1 inch = 40 feet

LEGEND	
Total Area Covered by Structures and Pool	45,150 SF
Total Area Covered by Parking & Driveways	123,780 SF
Total Area Landscaping and Walkways	63,500 SF
Proposed Use of Structure	Motel
Total Motel Units including possible future expansion	300 EA
Total off-street parking spaces	323 EA

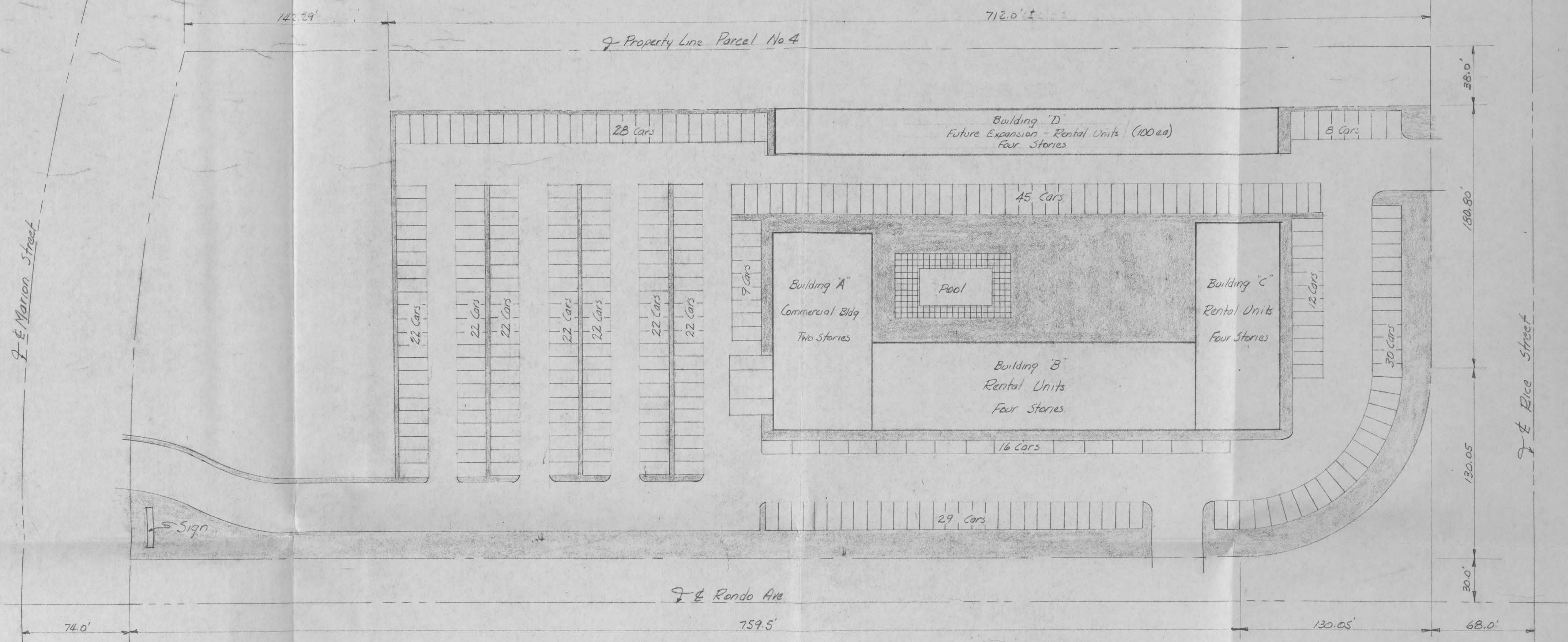
PROPOSED MOTEL DEVELOPMENT		DATE
PARCEL NUMBER 4		12-19-60
WESTERN REDEVELOPMENT PROJECT		DRAWN
UR MINN 1-2 ST PAUL MINN		M.L.F.
		APPROVED
		DRWG NO
RAVOUX COMPANY		1-A
ST PAUL, MINNESOTA		



SITE PLAN
Scale: 1 inch = 40 feet

LEGEND	
Total Area Covered by Structure and Pool	34,740 SF
Total Area Covered by Parking & Driveways	105,000 SF
Total Area Landscaping and Walkways	48,600 SF
Proposed Use of Structure:	Motel
Total Motel Units	200 EA
Total off-street Parking spaces	259 EA

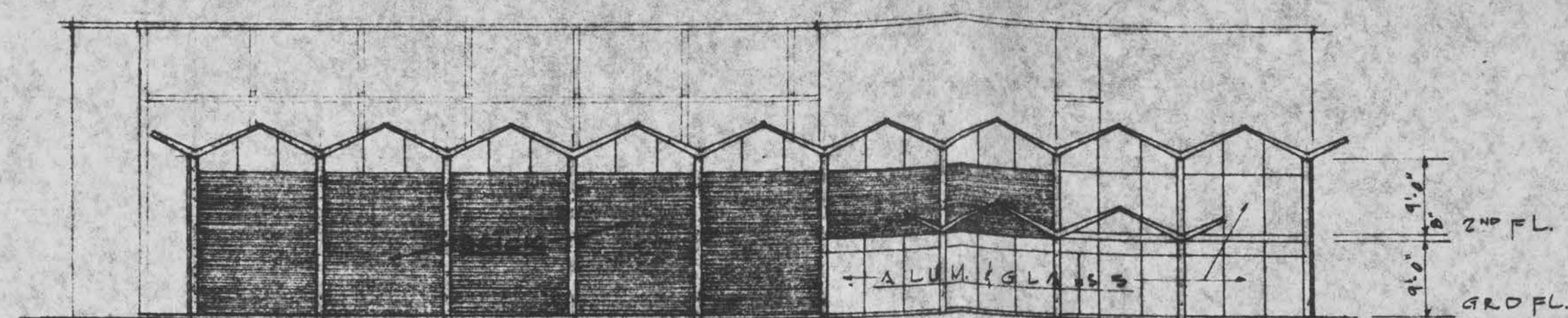
PROPOSED MOTEL DEVELOPMENT	DATE
PARCEL NUMBER 4	12-19-60
WESTERN REDEVELOPMENT PROJECT	DRAWN M.L.F.
UR MINN 1-2 ST. PAUL, MINN.	APPROVED
RAVOUX COMPANY	DWG NO.
ST. PAUL, MINNESOTA	2



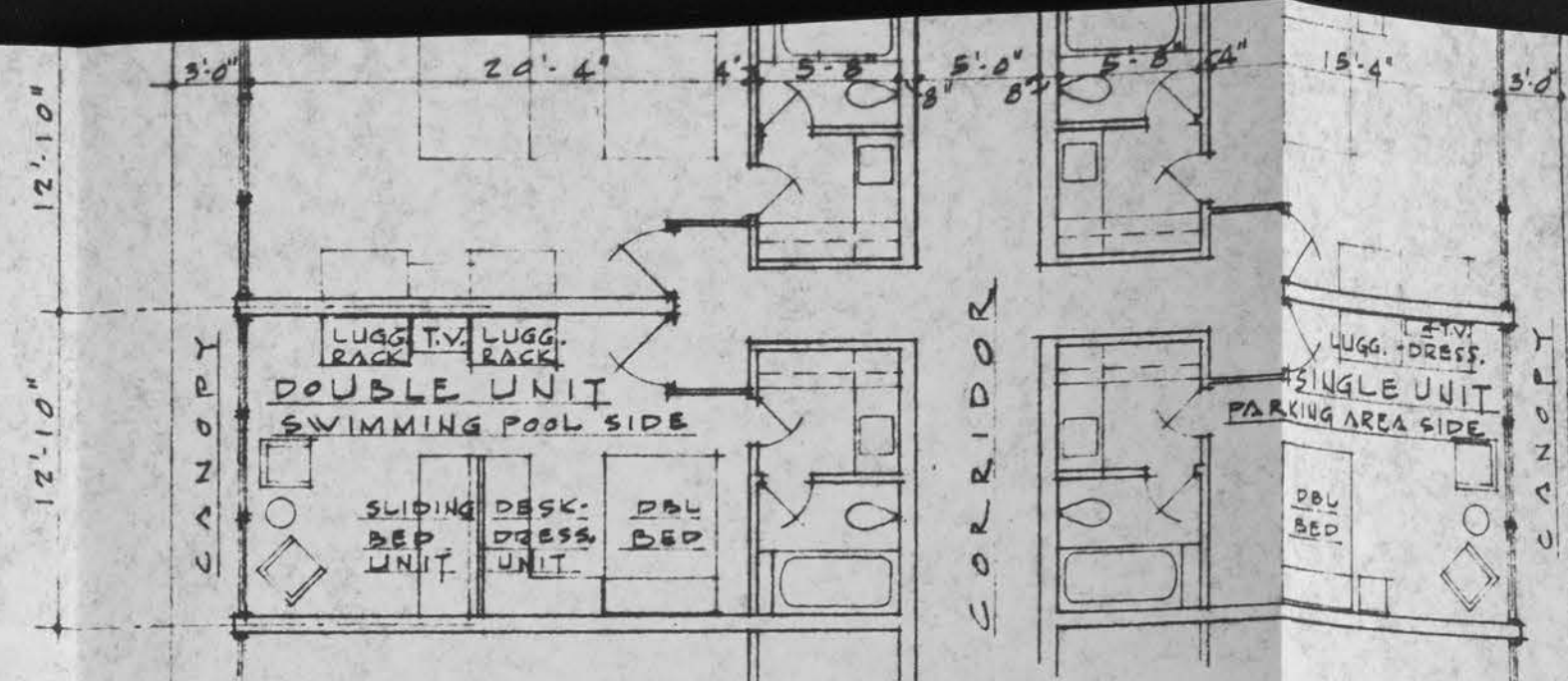
SITE PLAN
Scale: 1 inch = 40 feet

LEGEND	
Total Area Covered by Structures and Pool	45,750 SF
Total Area Covered by Parking & Driveways	128,350 SF
Total Area Landscaping and Walkways	52,020 SF
Proposed Use of Structure	Motel
Total Motel Units including possible future expansion	300 ea
Total parking spaces	331 ea

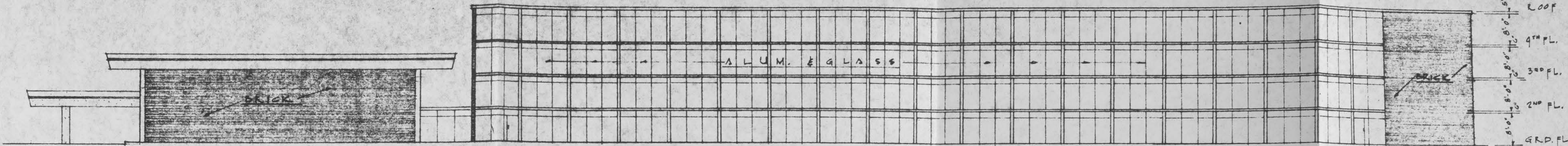
PROPOSED MOTEL DEVELOPMENT	DATE 12-14-60
PARCEL NUMBER 4	DRAWN M.L.F.
WESTERN REDEVELOPMENT PROJECT	APPROVED
UR MINN 1-2 ST PAUL, MINN	DRWG No 2-A
RAVOUX COMPANY ST PAUL, MINNESOTA	



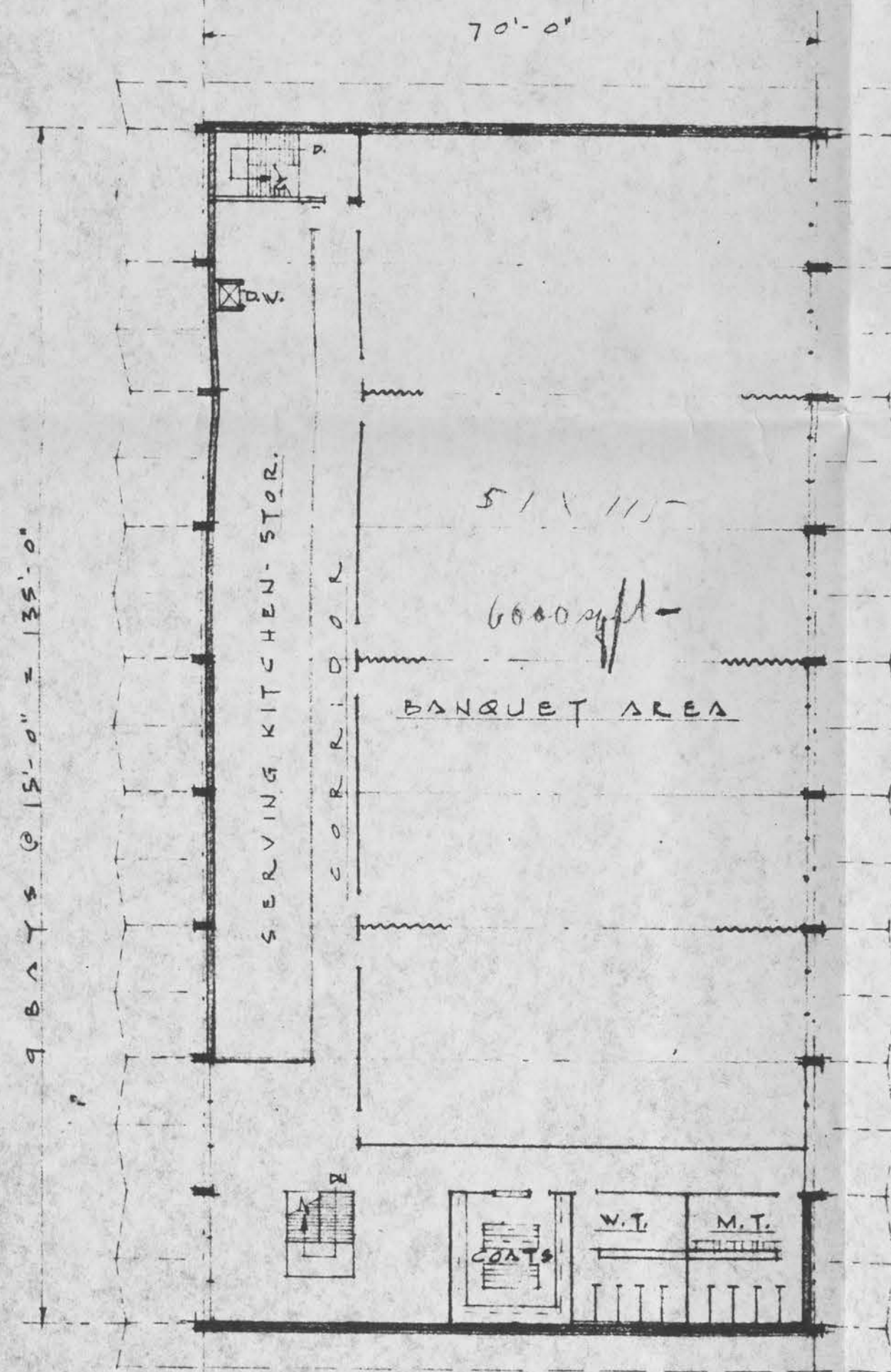
WEST ELEVATION
SCALE: 1/16" = 1'-0"



TYPICAL RENTAL UNITS PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

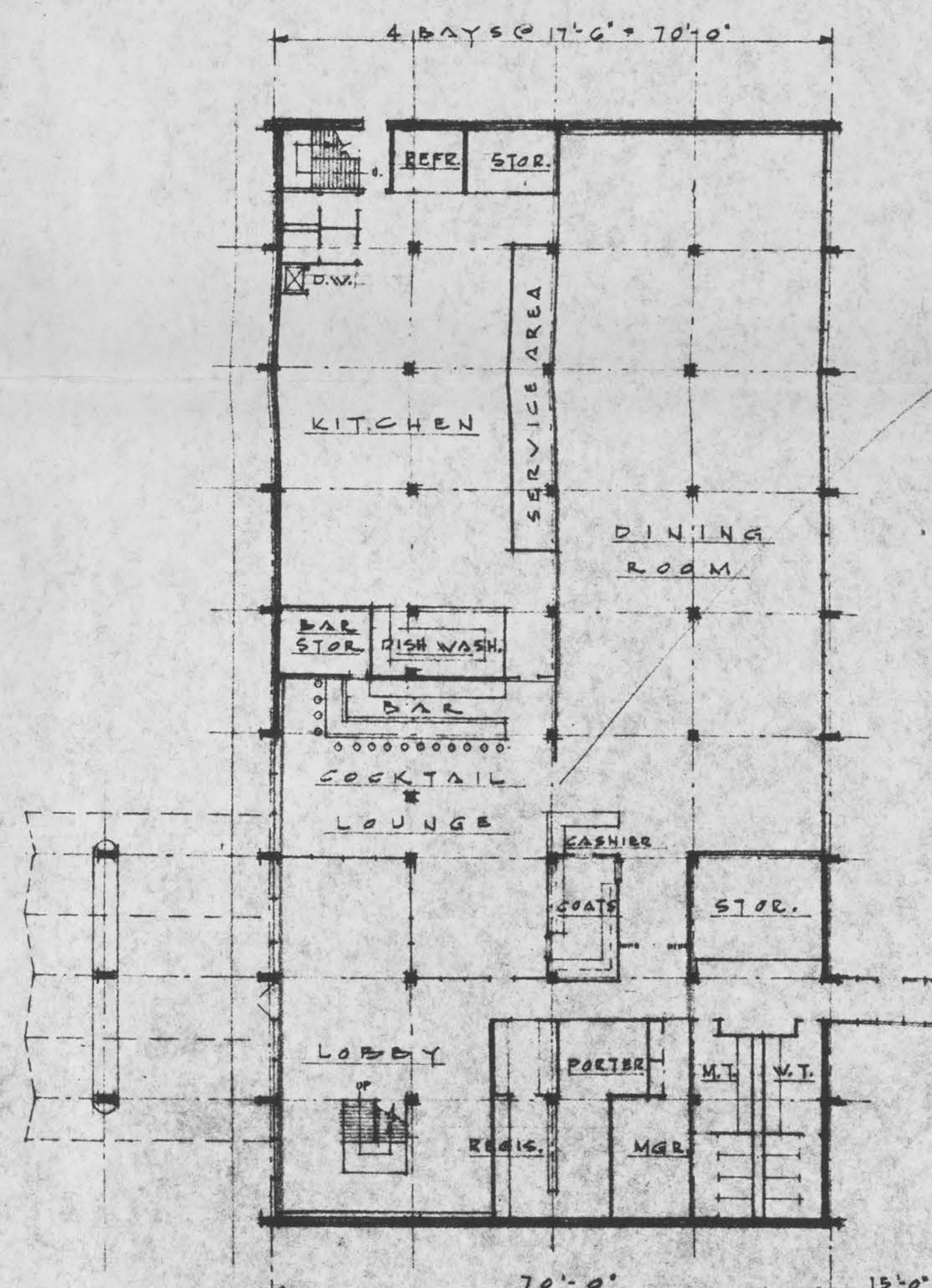


SECOND FLOOR

COMMERCIAL BUILDING PLANS

SCALE: 1/16" = 1'-0"

COMM. BLDG AREA
GROUND FLOOR = 9450 SQ. FT.
SECOND FLOOR = 9450 SQ. FT.
TOTAL = 18900 SQ. FT.



GROUND FLOOR

5700 sq ft area

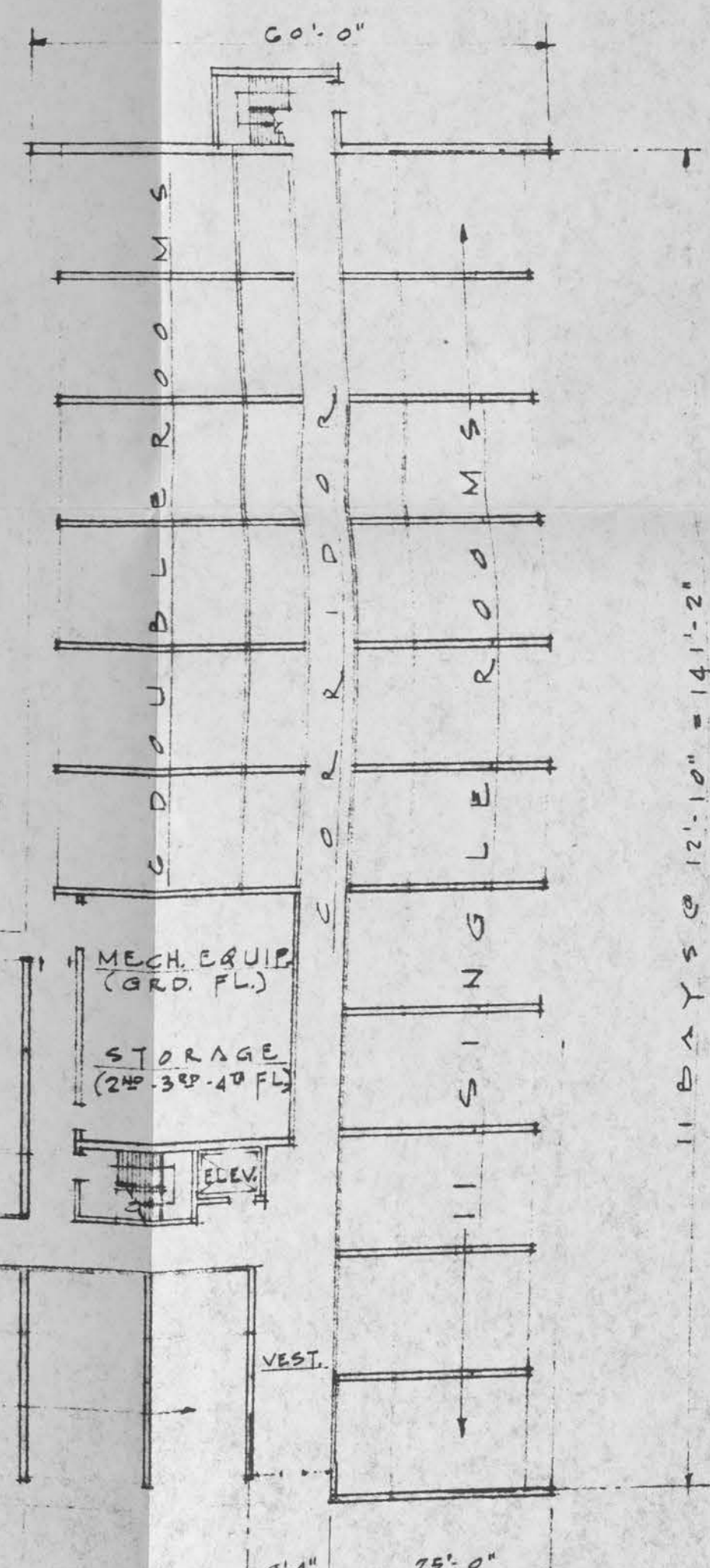
SWIMMING POOL & COURTYARD AREA



TYPICAL RENTAL UNITS LAYOUT

SCALE: 1/16" = 1'-0"

RENTAL UNITS		TOTAL
DOUBLE - EACH FL. -	22	44
SINGLE - EACH FL. -	22	44
		88



PROPOSED HOTEL DEVELOPMENT
PARCEL NUMBER 4
WESTERN REDEVELOPMENT PROJECT
DR. MINN 1-2, ST. PAUL MINN.

RAVOUX COMPANY
ST. PAUL MINNESOTA

DRAWING NO.

3


July 27, 1959

Since our current proposal for the development of parcel 8 differs from our original proposal and also would require the approval of the Authority to the substitution of three-story apartments for the two-story buildings presently permitted, we are therefore taking this early opportunity to advise you of our present thinking. Before proceeding with the completion of site work and the architectural drawings for parcels 6 and 8, I would appreciate learning whether the changes which we are proposing are acceptable to the Authority. Any additional information which we can supply with respect to our present planning will be forwarded to you as soon as requested.

I trust that you will review this matter as soon as possible and discuss it with the Authority so that we may have clearance on our present plans at the earliest possible date.

Yours very truly,

NATIONAL REDEVELOPMENT CORP.


Raphael D. Silver
President

HDS:meo
Enclosures

Copies to:
Jordan C. Band
Judd S. Mulally

WXA

July 22, 1959

Mr. A. C. Sedgeley
Housing and Home Finance Agency
407 Post Office Building
St. Paul, Minnesota

Dear Mr. Sedgeley:

Attached please find one copy of the Plat for the "Western Area Addition" which was approved by the Ramsey County Plat Commission on June 10, 1958. The name St. Anthony Avenue as shown on the attached Plat has been changed to Ravoux Avenue by order of the City Council on July 1, 1958, Council File No. 188148.

Sincerely Yours,

L. J. THOMPSON
Executive Director

cc: B. Chapman

BBC:emk

December 11, 1959

L. J. THOMPSON

B. B. CHAPMAN

PARK - WESTERN REDEVELOPMENT AREA

Prior to obtaining a new Reuse Appraisal of lands in the Western Redevelopment Area, it might be well to purchase the Park from the Project with tax levee funds.

The Winzlick appraisal indicated the Park fair use value at \$.16 per square foot. The Real Estate Research appraisal indicated a fair use value of \$.40 per square foot. The Authority proposed to URA on November 1, 1956, that the value of the Park be placed at \$.16 per square foot and Mr. McCollum's letter of March 7, 1957 approved the fair use value of \$.35 per square foot.

A new appraisal, at this time, would probably show a fair use value of about \$.45 per square foot.

An additional \$.10 per square foot would cost the tax levee fund about \$20,000.

It might be advisable to have Harold Rutchick prepare the necessary contracts to make this transfer before the return of the reuse appraisals.

B. B. Chapman

BBC:emk

February 16, 1961

Mr. Eugene Avery
Chief Engineer
Department of Public Works
City Hall and Court House
Saint Paul 2, Minnesota

Re: Entrances to Marion Street
from Parcel No. 4
Western Redevelopment Area
Project No. DR Minn. 1-2

Dear Mr. Avery:

As we understand it from the meeting in Mr. Peterson's office on Friday, February 10, 1961, attended by yourself, Mr. Peterson, Mr. Clem Keeley of Ravoux Company, and Mr. B. Chapman of our office, you would tentatively agree to the following:

1. The construction of an entrance from Marion Street to Parcel No. 4 at a location 50 feet North of the North right-of-way line of Rondo Avenue.
2. That an entrance to Parcel No. 4 from Marion Street would be allowed at the centerline of Ravoux Street projected and the width of this entrance will be constructed at 22 feet at the time of the construction of Marion Street.

Mr. Keeley will review the width of entrances necessary, and if the width is in excess of 22 feet, he will prepare the necessary application to the City Council at the time that he applies for his parking permit.

Please advise us if we are not correct in our assumptions.

Sincerely yours,

Marshall D. Anderson
Director of Development

cc: C. Keeley
✓ R. Peterson
BBC:kam
cc:ARHarju:MDA:files:AR:JAH

November 2, 1959

Mr. J. M. Cotter
Supt. of Sanitation
Department of Public Works
City Hall and Court House
St. Paul, Minnesota

Re: Snow Storage - Western
Redevelopment Area -
U. R. Minn. 1-2

Dear Mr. Cotter:

We are now in the process of letting a Contract for the removal of the surface improvements of the vacated streets in the above Project and a substantial portion of the Project is in varying stages of sale.

For the above reasons, we will not be able to allow you to use the Authority land within the Project for snow storage. It may be that the Minnesota Highway Department has vacant land that could serve your snow storage needs.

Sincerely Yours,

MARSHALL D. ANDERSON
Director of Development

BBC:emk

WKA

MEMO

DATE: November 2, 1959

TO: M. D. ANDERSON
FROM: B. B. CHAPMAN
SUBJ.: STATE VETERANS SERVICE COMMISSION

Attached are copies of letters to the above organization concerning non-cash grants-in-aid for the Eastern and Western Redevelopment Areas.

A request was made on November 11, 1957 and an answer was received on November 23, 1957. Only a small amount of information was asked at that time concerning total appropriations for the Veterans Building.

Requests for information were sent on the following three dates with no answer returned: October 7, 1958; January 14, 1959; and September 2, 1959.

On August 10, 1959 and September 3, 1959 letters were sent regarding the approval of the Sears Plans; still no answer.

B. B. Chapman

NATIONAL REDEVELOPMENT CORP.
1207 SUPERIOR BLVD.
CLEVELAND 14, OHIO

March 25, 1959



Mr. L. J. Thompson
Executive Director
Housing & Redevelopment Authority
1745 City Hall and Court House
Saint Paul 2, Minnesota

Dear Mr. Thompson:

In answer to your letter of March 20, 1959 please be advised that the street construction referred to could be completed during the early 1960 construction season and still meet our requirements. Our own construction will not be underway until after the settlement of the current litigation, therefore not until late 1959, and our own completion date for the first section of the project would probably fall sometime during the early part of the 1960 construction season.

Sincerely yours,

NATIONAL REDEVELOPMENT CORP.

Raphael D. Silver
President



RDS:meo

January 21, 1959

M. D. ANDERSON

B. B. CHAPMAN

SALE OF LAND CONTRACT - NATIONAL REDEVELOPMENT CORP. - WESTERN REDEVELOPMENT AREA
U.R. MINN. 1-2

The following are comments concerning the Contract for the sale of Parcels 5, 6 and 8 of the Western Redevelopment Area to the National Redevelopment Corp. of Cleveland. The comments are in regard to the obligations of the Authority in particular the Development Department.

It does not appear that the developer must build in accordance with any approved plans as no plans are a part of the Contract. He, of course, must build in accordance with the Redevelopment Plan.

Article 2, Page 7

The Authority shall do the necessary demolitions, removals, filling, construction, etc. as indicated in the Redevelopment Plan. The Authority shall make the necessary street vacations, and replotting as outlined by the Redevelopment Plan.

Article 3, Page 8

Construction by the developer shall commence within one month of the conveyance of land.

Article 3, Page 10

Contractors of the developer shall supply a performance bond for the full amount of the Contract which names the Authority and protects the Authority against liens, etc.

Article 3, Page 13.

After completion of the developer's construction of the facility as approved by the Authority and FHA, the Authority and the developer shall accept the certification of FHA as to the completion of this improvement.

Article 6, Page 23

The stipulations of the Redevelopment Plan shall be in effect for a period of forty years from April 2, 1957.

BBC:emk

B. B. CHAPMAN

December 3, 1958

Mr. A. C. Sedgeley
Housing and Home Finance Agency
407 Post Office Building
Saint Paul, Minnesota

Re: UR Minn. 1-2 Western Redevelopment Area
Non Cash Grants-In-Aid

Dear Mr. Sedgeley:

Enclosed is a copy of a letter from the City of Saint Paul Department of Public Works concerning the progress of the construction on Rondo Avenue. Construction in this area is included in the "Item 2" section of the presently approved budget.

Construction is complete on Items 1 and 2 of the attached letter concerning water and sewer construction and reconstruction. Items 3 and 4 are expected to be under contract in 1959, and Item 6 concerning the permanent connections to the planned freeway will be under contract following, or during the construction of the freeway. The timing of this item is, of course, yet undetermined.

Working drawings, for your review, may be obtained if you desire them.

Sincerely yours,

L. J. THOMPSON
Executive Director

BC:pm

March 6, 1958

R. E. ENGELIN

B. B. CHAPMAN

WESTERN REDEVELOPMENT AREA UR MINN. 1-2 EASEMENTS

Attached is a sketch showing the temporary and permanent easements that are necessary for the Western Redevelopment Area. I indicated to you verbally the first week of January, 1958 that a temporary and permanent situation for easements would have to be arranged and that this arrangement was a legal problem. The attached sketches show materially the same easements locations that I offered to you early in January.

B. Chapman

cc: BWS
File

March 7, 1958

Mr. Arthur Tews
Chief Engineer
Department of Public Works
Room 234 City Hall and Court House
Saint Paul 2, Minnesota

Dear Mr. Tews:

This will serve to clarify and establish our intent with regard to utility easements in the Western Redevelopment Area.

The only permanent easements to be shown on the plat are in the general location of those shown on the attached maps. I understand your department would like the sewer lying within the right-of-way of Central Avenue through the proposed school and park site to remain. It is our understanding that where a sewer passes through a park no easement is required. Of course, I realize that the park is not yet dedicated but I believe that arrangements to permit access to this sewer can be made as indicated below. Actually, the only need for this sewer is to serve the D-X Station at Western and Central Avenues and to collect storm water drainage. It has occurred to us that the D-X Station could be connected to the line lying in Western Avenue and that the owners of the station might do this in connection with their rebuilding program this summer. They are, I understand, going to ask for the vacation of Central Avenue adjacent to their property and they could, at that time, be asked to adjust their connection. If this service could be adjusted, the line running through the proposed school site could be eliminated, thus assuring a better building area for the school.

Naturally, you will require access to any other sewer lines in this area until they can be augmented or replaced by proposed new construction and then properly cut-off. We propose to grant you such access to utility lines under a form of agreement which we have asked our attorney to develop in conjunction with your department and the City Attorney.

March 7, 1958

I understand that a similar agreement will be needed in conjunction with your proposed use of St. Anthony Avenue as a by-pass detour of Rondo Avenue during its rebuilding this summer. Our attorney is also working with the office of the City Attorney in preparing the necessary agreements in this matter.

If you have any questions about the above matters, please contact me or Mr. Engelen. We will be happy to do what we can to expedite actions on them.

Sincerely yours,

B. WARNER SHIPPEE
Executive Director

CC: G. Shepard
I. Shaw
A. Sedgeley
BBC ✓

REE:BWS:mg

March 21, 1958

Mr. Arthur Tews
Chief Engineer
Department of Public Works
Room 234, City Hall and Court House
Saint Paul 2, Minnesota

Dear Mr. Tews:

As you know, this office is preparing to vacate the streets in the Western Redevelopment Area prior to the commencing of building construction this year.

While we are arranging that St. Anthony and Central Avenues be left open for the time being, we are taking steps to remove the bituminous materials from the sections of streets indicated in blue on the attached maps. We plan to instruct our Contractor for this work to avoid damaging any utilities or catch basins within these areas. However, in at least two streets, it appears that some immediate removal and cut-off work will be needed.

These are the sections of Galtier and Louis Streets which lie between Central and Fuller Avenues. Mr. Ray Silver of the National Redevelopment Corporation informs us that he plans to start construction in this vicinity during the month of April. This being the case, we would like to request that you make arrangements to have the sewer lines cut-off and properly plugged for the sections of sewer shown in red on the attached map. It is my understanding that you can do this work through force account and bill the Authority for it. If so, please consider this a request for such work and an order to proceed.

If there is any likelihood that the cost of this work will exceed \$500.00, please contact Mr. Engelen of our office before proceeding with it.

Page -2-
Mr. Arthur Tews

March 21, 1958

As you are aware, it is planned that a general construction contract for the construction of Louis-Marion Street and portions of St. Anthony and Fuller Avenues will be let during the summer. As Mr. Engelen discussed with you last week, we propose to include in this contract all of the remaining work of removing street and utility improvements as necessary to complete this aspect of the Redevelopment Plan. Any proposed new sewers or new water mains shown on the Sewer Plan, Map C or the Water System Plan, Map D, of the Redevelopment Plan for the Western Area, should also be included in this contract.

Sincerely yours,

B. WARNER SHIPPEE
Executive Director

Enclosures
cc: A.C. Sedgeley

REE:kam

BBC ✓

Housing and Redevelopment Authority

OF

THE CITY OF SAINT PAUL,
MINNESOTA



March 24, 1958

Mr. Armand G. Sedgeley
Project Representative
1745 City Hall and Court House
Saint Paul 2, Minnesota

Dear Mr. Sedgeley:

This will advise you as to the steps which are being taken in the Western Redevelopment Area to vacate the streets and supply the area with various site improvements.

As you may be aware, the City Council has already taken action to vacate the streets in the area in accordance with the Redevelopment Plan. The actual vacation now awaits the formal adoption of an ordinance of vacation and the filing of a bond and the payment of a dollar by the Authority. While the City is vacating all of the streets in accordance with the Redevelopment Plan, it wishes to keep the use of St. Anthony Avenue and Central Avenue into the summer, while construction is going on on Rondo Avenue. The City Council is adopting measures to insure that the City will continue to carry the responsibility for maintaining these streets and will bear any liability which might be connected with their use. The remainder of the streets to be vacated in the Western Redevelopment Area will, however, be legally vacated within the next week or two. We are, therefore, taking the following steps to discourage or prevent their use. We believe that these steps will achieve the desired result at the least possible cost and in the most effective manner.

1. We propose having all of the oiled-dirt pavements within the Project Area except for Fuller Avenue (which is being left in for Sears use) and St. Anthony Avenue (which is being left in for the City's use) scraped up and stock piled within the area. Inasmuch as there are virtually no curb or sidewalk sections on these streets, it is felt that any such pieces of concrete or stone which may be found can be left in the piles of bituminous material. These piles will be disposed of as indicated below.

March 24, 1958

2. We propose having semi-permanent barricades installed at four points in the area as recommended by the City Traffic Engineer.
3. We propose to rent a number of small, barricade-flasher lights to place at the entrances to the closed streets for a week or so after their closing.
4. We propose to have the City Traffic Engineer install a stock-type, metal, reflectorized sign reading "Street Closed," at points where drivers might otherwise inadvertently enter one of the closed streets.
5. We propose to obtain as much publicity regarding these actions as we can in order to avoid the creation of a bad public relations effect upon the sudden closing of the streets.

In addition to the closing of these streets to traffic, it will probably be necessary for us to have the sewer and water lines which pass through Parcel 8 cut off in order to permit the National Re-development Corporation's work to go ahead during April. Inasmuch as only four cut-off points are involved, we anticipate doing this work by Force Account, through the City. We then anticipate that additional work will be accomplished as follows: All additional removals and construction will be accomplished under a general construction contract and in accordance with the plans and specifications now being prepared by the City under the Contract of January 17, 1958. Included within this Contract will be the removal of the pavement, curbs, gutters and other improvements within the rights-of-way of Central Avenue and St. Anthony Avenue as well as the reconstruction of Fuller Avenue and sections of St. Anthony Avenue and the new construction of Louis-Marion Streets. It is expected that the Contractor for this job will also make use of or remove from the site the piles of bituminous material which we are planning to have scraped up within the next week or so. The City Engineer informs us that he expects that good use could be made of these materials and that by saving them now we could assure some cost savings at a later date. Other savings anticipated through this procedure may be realized through the reuse of certain curb sections and other street and utility materials.

Our preliminary estimates indicate that none of the divisions of work which we propose to undertake within the next week or two will exceed a cost of \$500.00.

If you have any questions concerning the procedures we are following in this matter, please do not hesitate to ask Mr. Engelen about them.

REE:kam
cc: MDA
REE
BBC✓
RLS

Sincerely yours,

B. WARNER SHIPPEE
Executive Director

BBC
March 28, 1958

FILES

STEVE ALDERSON

TRINITY CHURCH PROPOSALS

Review of Site and Location Plan and Sketch Building Plans submitted 3-22-58 by Trinity Lutheran Church for development of parcels 9 and e.

Comments: The proposed church and class room structure meets the site and building requirements, however, the future addition is shown with a set back from the right-of-way line of Fuller Avenue of only 24 feet, a minimum of 25 feet is required.

Changes to the parking arrangements will be needed, the illustrated facilities are deficient in several respects, especially the lot on parcel e.

Lot 1, the lot located north of the church on parcel e.

1. Egress is hampered from the west end stalls of the parking bays due to lack of any turning space when backing out.
2. Stall size is only 160 square feet, our minimum is 1800 feet, however, due to the nature of the use of this parking facility a reduction in size might be in order.
3. No set backs from adjacent property lines or street right of way lines are provided. Design studies show that a set back from adjacent property lines of 8 feet to 10 feet is feasible and a set back of 6 feet-9 feet from street right of way lines is feasible with a reduction in parking capacity of 6 to 8 cars from that illustrated.
4. No landscaping within the parking compound is illustrated. In addition to providing set backs it should be possible to provide a satisfactory amount of landscaping if not the full 36 square feet per car required, with the above mentioned reduction in capacity.

Lot 2 located east of the church.

1. The design shown is workable.
2. Stall size is less than 180 square feet but the same comment as given previously applies here also.

March 28, 1958

3. Set backs from street right of way lines are inadequate and should conform to standards mentioned above.
4. Landscaped areas in this lot, while providing more than 30 square feet per car stall, are of such dimensions to present maintenance problems if planted.

Any minor reductions in parking capacity to meet the above mentioned standards will not seriously effect the number of parking spaces required per seating spaces in the chapel as there are over twice the number required now. However, no analysis of ultimate parking requirements is possible without further information on the proposed church structure.

B B Chapman

February 4, 1958

Mr. Roy Holzer
Public Utilities Department
216 City Hall and Court House
St. Paul 2, Minnesota

Re: Water Connection to Existing
Mains - UR Minn. 1-2

Dear Mr. Holzer:

As Mr. Chapman of our office has indicated to you, the Authority expects to carry out the Water System Plan as shown in the Redevelopment Plan for the Western Redevelopment Area as approved by the City Council on April 2, 1957. However, we have examined your proposal that the main in Central Avenue be left in operation between Farrington Avenue and the new Louis-Marion Street and have no objection to it provided that no private service connections are made to this main. This is the only exception to the Redevelopment Plan which we expect.

The construction of new mains in the Area (as shown on the Redevelopment Plan) will be paid for by the Authority under a Contract with the City for the construction of site improvements. The designs for these improvements are now being prepared by the Department of Public Works under a Contract executed on January 17, 1958.

Adjustments in and connections in the main in Central Avenue, between Farrington Avenue and Louis-Marion Street, will be made as part of a Contract for the improvement of the park in that location. As this area is to be a park, full rights for easement will remain.

You may make any connections or revisions to the system which are necessary and in accordance with the Redevelopment Plan. However, the Authority can only pay for work which is done under Contract. We are drafting a Contract now under which we expect to have the City make certain site improvements in the Western Area. It may be that your department will be involved in this. Mr. Chapman will be in touch with you regarding this matter in a few days.

Sincerely yours,

B. WARNER SHIPPEE
Executive Director

REE:kam

Housing and Redevelopment Authority

OF

THE CITY OF SAINT PAUL,
MINNESOTA



January 23, 1958

Mr. Arthur Tews, Chief Engineer
Public Works Department
Room 234, City Hall & Court House
St. Paul 2, Minnesota

Dear Mr. Tews:

You are hereby authorized and directed to proceed with the performance of the services designated in the Contract between the Authority and the City, dated January 17, 1958.

In order to meet the construction schedules of buyers of land in the Western Redevelopment Area, the Authority has agreed to construct Louis-Marion Street as early during the summer of 1958 as possible. Therefore, in programming your work would you please schedule the completion of the plans for this street for a date which will permit bids to be advertised and contracts let early this Spring.

As part of the data which the Authority is required to furnish you the following items are transmitted herewith:

- 1) A topography map
- 2) The plat

Please contact either myself or Mr. Engelen if you have any questions concerning this matter.

Sincerely yours,

B. WARNER SHIPPEE
Executive Director

BBC
cc: Adrian P. Winkel, Commissioner
George Shepard, Eng. Coordinator
Transmittals

Leonard Orlikowski

January 29, 1958

Mr. Roy Holzer
Public Utilities Department
216 City Hall and Court House
Saint Paul, Minnesota

Re: Water connection to existing mains
U.R. Minn. 1-2

Dear Mr. Holzer:

We expect to carry out the Water System changes in the Western Redevelopment Area as shown on the Water System Plan as was included in the Redevelopment Plan that was approved by the City Council on _____. We do not expect to pay for the construction of the new main on Rondo Street.

You may abandon any mains or make any revisions to the system that are necessary, with the exception of the Proposed New Main Construction, at your convenience and to the convenience of the new developers. The above new construction will be included in the work to be performed in a contract with the City of Saint Paul which is now being designed by the Public Works Department under a design contract which was negotiated on _____.

The water main located on Central Avenue between Farrington and Louis, as we see it, is the only exception that we expect to the Redevelopment Plan. We would like, and you have indicated that you would desire, to retain the main between the existing main on Farrington and the proposed main that will be constructed on new Louis-Marion Street. The connections and shut-offs of existing services can be made at your convenience. This main should not have any private service connections as it lies in a proposed park area. Any connections needed in the proposed park area or any hydrant adjustments necessary will be done at the time of the construction of the Park. As this line will remain in use in the park area, all rights for the easement will remain.

Sincerely yours,

B. WARNER SHIPPEE
Executive Director

November 13, 1957

B. Warner Shippee

R. E. Engelen

Analysis of Proposal Submitted by Capitol Plaza
Corporation with Their Final Bid

With respect to alternate plan A, dated October 23, 1957, for Parcel 1, please note the following:

- 1) With the exception of items noted below, this proposal appears to meet the Building Requirements and the Redevelopment Plan.
- 2) Building set-back should be 25', set-back shown is 20'.
- 3) 180 sq. ft. are required for a parking space, 171 sq. ft. are shown on plan.
- 4) The Building Requirements indicate that no driveway shall be placed nearer to an intersection than 50'. Two driveways are shown nearer than 50' to the northeast corner of the intersection of Louis-Marion Street and Aurora Avenue.
- 5) The Building Requirements provide that no driveway shall be built into this parcel directly from Louis-Marion Street. Such a driveway is shown on plan.
- 6) Building Requirements indicate that 36 sq. ft. of landscaped area should be provided per car. This plan provides for 26.2 sq. ft. per car.

In actuality, there are probably more efficient ways of organizing the parking on this parcel. I believe that a redesign of the parking area would probably solve a number of the problems raised above.

The following comments apply to "Alternate B" plan of Parcel 1, dated 10-31-57.

- 1) With the exception of items listed below, this plan appears to meet the Building Requirements and the Redevelopment Plan. 166 sq. ft. are provided in each parking space as against the 180 sq. ft. required.
- 2) Only 19 sq. ft. of landscaped area are provided per car space as against the 36 sq. ft. required.
- 3) Two driveways are located within 50' of the northeast corner of the intersection of Louis-Marion and Aurora Streets.

Page -2-

November 13, 1957

Memo to B. Warner Shippee
From R. E. Engelen

- 4) Building Requirements indicate that the distance between the intersection and these drives should be a minimum of 50'.
- 5) A driveway is shown entering into the parcel directly from Louis-Marion Street, which is against the requirements of the Contract Documents.

A re-design of the parking provided on this parcel would undoubtedly produce a more desirable result, possibly additional spaces and would, quite likely, alleviate some of the problems indicated in the above points.

The following comments relate to the plan submitted for Parcel No. 4, dated 10-23-57.

- 1) With the exception of the following items, this proposal appears to be drawn in accordance with the Building Requirements and the Redevelopment Plan. (There are no contradictions to the Building Requirements or to the Redevelopment Plan shown on the sketch submitted for Parcel No. 4).

While there are no direct contradictions to the requirements for Parcel 4, some minor changes in the design will be required in order to better locate landscaped areas and to more precisely align circulation drives with those which will be provided on Parcel 3.

BGC

November 8, 1957

B. Warner Shippee

R. E. Engelen

Analysis of Sears Plan Proposal

Warner:

The following items should be noted relative to the final Sears' plan:

- 1) With the exception of the items indicated below the plans are generally satisfactory.
- 2) Our standards indicate that 1168 car spaces should be provided. The plans presently provide for 1120. (Please note that these are car spaces as defined and drawn in accordance with the Sears standard).
- 3) Our standards call for 180 sq. ft. per car space, Sears provides 157.25 sq. ft.
- 4) Our requirements call for 36 sq. ft. of landscaped area per car. Sears provides 21 sq. ft.
- 5) The mall is suppose to average 60 ft. in width. The mall shown by Sears averages about 58 ft. in width. (The Sears plan indicates that there are 44,000 sq. ft. in the mall, our measurements indicate that there are actually only 41,925 sq. ft. in the mall.)
- 6) Major drive widths are supposed to be 33 ft. wide. Sears shows most of theirs as 30.
- 7) Our requirements are that "major circulation drives will be free of parking spaces." The Sears plan shows at least 12 instances where parking spaces abut a major circulation drive.
- 8) One vehicular access is cut into Louis-Marion Street within 50' of its intersection with Aurora, contrary to the building requirements.

The above listed items are direct contradictions to or violations of the Building Requirements. The following items are additional and relate to what we would generally consider desirable practice. In the case of the location of access drives, in particular, these have been discussed and the approval of Gene Avery have been received.

Memo to B. Warner Shippee
From R. E. Engelen
Analysis of Sears Plan Proposal

November 8, 1957

- 1) In two instances access drives to streets have been provided in locations contrary to our recommendations to Sears. One is off-set from Fuller Avenue (into Rice Street) in such a way that the same cut in the median strip could not be used for Fuller Avenue and for the access drive. The second is aligned at an acute angle with Fuller Avenue (into Louis-Marion Street) in such a way as to provide an awkward intersection and to encourage the use of Fuller Avenue as it passes through the residential district by commercial traffic.
- 2) Landscaping, as now shown, is arbitrarily located and there is no relationship of it to the location of existing trees.
- 3) No pedestrian connections have been provided between the Sears parcel and the Capitol Plaza Development (Parcel 4) or to Aurora Avenue. In addition, it would be desirable to provide at least one more access to Louis-Marion Street.
- 4) While we are not insisting upon loop-type parking bay, it would be very desirable to interrupt at least one bay in every bank of bays to prevent the lanes ~~in~~ at the ends of bays from being used in the manner of major circulation drives.
- 5) The mall does not appear to be desirable for pedestrian use inasmuch as it has been narrowed directly in front of the store to a width of 30'. The amount of pedestrian traffic which may be expected at this point, plus the aesthetic affect of a narrowing of the mall between parked cars on the one side and the building on the other appears very undesirable.

From the staff viewpoint, the parking ~~lot~~ bay detail proposed by Sears is satisfactory. This means that we would be willing to allow a slightly lower standard so far as the amount of square feet per car is concerned. However, on the basis of our studies I see no reason for laxing the other requirements indicated in our Contract Documents.

October 31, 1957

R. E. Engelen

B. Chapman

Western Redevelopment Area Bid Analysis

The following comments are in regard to the preliminary plan proposals for Parcel No. 3 of the Western Redevelopment Area by United Properties, Inc. Comment one divided with Motel and lounge as one area and retail and office as on other. Items marked with an asterisk * may be considered mandatory according to our bid documents.

Motel and Lounge Area

The motel development appears desirable and is a facility which would be very fitting if placed in the Western Redevelopment Area. A few non-conformities exist which must be rectified in order to produce a design that complies with our standards and a few situations exist that we should make the bidder aware of in order for him to improve his design.

* 1. The circulation drive between the office and lounge Building C and Rice Street is below the minimum of 33 feet in width. This should be satisfied.

2. If the southerly most Rice Street entrance could be moved about 50 feet north it would be aligned with an entrance drive of the new M.H.D. Building which may substantiate the construction of a vehicular crossing of the center island.

3. The south end of Building C is a safety hazard in its proximity to the north-south circulation drive and to the east-west parking area.

4. The design indicates the desire to preserve as many desirable trees as possible which will be a credit to the development. Although many of the trees that are indicated to remain on site are not desirable trees, further design may suggest changes in the site plan that will retain other desirable plant material.

* 5. The Fuller Street alignment of the proposed Mall is slightly too far north in regard to our standards. With a need for additional space for circulation at the Retail Stores Building D, a rearrangement of that area may place this requirement within limits. The possibility of retaining existing plant material will also be gained with this change.

6. Although there is an overage in landscaped area, there is very little landscaped area in the parking compounds. As it is probable that Parcel No. 3 may be developed as a retail shopping center and as its use is not particularly related to this proposed use it may be desirable to provide landscape planting buffer at that common parcel line. If the

southerly most two "X" Buildings were moved away from the south parcel line and a planting strip (20' wide) were developed the landscaped area requirement for that parking area would be satisfied. The interior block lawn area would not be particularly affected and there would be a decrease in the number of parking spaces.

Retail and Office Area

More detail will be needed for the retail and office building No. D. It appears that if two-thirds of the main floor were allocated to retail sales, and the second floor for office space, the building would have adequate parking. The non-conformities shown on the plan should not be difficult to rectify.

1. Circulation drives and their relationship to the adjacent streets can be improved by:

- A. Combining the two west entrances thereby removing a drive away from the Fuller alignment.
- B. Provide a circulation drive from retail building to Rice Street and attempt to intersect at Fuller Street. Developer may use a corner of the proposed mall for drive if needed.

2. Depending on the type of retail use proposed, it may be desirable to make a more direct connection between the retail building D and the motel units or, better yet, to the office and lounge building C. The design suggests that the north-east A Building location be exchanged with Building C and be more closely integrated.

* 3. Setback of parking areas from the church parcel is required and can be corrected in the redesign of the entrance at Fuller Street.

* 4. The retail building appears to have no off-street loading area and the drives shown appear to be dangerously close to the structure.

* 5. The parking compounds serving the retail stores are without landscaping areas. As the motel portion has an overage in landscaped spaces it may be that the two northerly A buildings and the mall could be moved south to provide additional space for more adequate drives and landscaping.

B. CHAPMAN

BBC

October 30, 1957

B. Warner Shippee

R. E. Engelen

Design of Sears Roebuck Proposal

Warner:

The following observations pertain to the latest plan of the Sears, Roebuck Proposal submitted to us by Pat O'Conner and dated October 25th, 1957:

- 1) There are ten instances in which major circulation drives are infringed upon by parking bays.
- 2) In two instances access drives to the street have been provided in locations contrary to our recommendations to Sears. One is off-set from Fuller Avenue (into Rice Street) in such a way that the same cut in the median strip could not be used by Fuller and the service drive. The second is almost directly aligned with Fuller Avenue (at Louis-Marion Street) in such a way as to provide an awkward intersection and to encourage the use of Fuller Avenue as it passes through the residential district by commercial traffic.
- 3) Landscaping as now shown is arbitrarily scattered around the site and there is no relationship to the location of existing trees.
- 4) No pedestrian connections have been provided between the Sears parcel and the Capital Plaza Development or a Aurora Avenue. At least one additional access should be provided to Louis-Marion Street.
- 5) In the final plan, we would feel obliged to require an interruption of certain of the lanes at the ends of parking bays to prevent their being used in the manner of major circulation drives.

Page -2-

October 30, 1957

Memo to: B. Warner Shippee
From: R. E. Engelen
Subject: Design of Sears Roebuck Proposal

- 6) The mall no longer appears to be well designed for pedestrian use inasmuch as it has been narrowed directly in front of the store to 30'. The amount of traffic which may be expected at this point plus the aesthetic effect of narrowing the mall between parked cars on the one side and the building on the other would probably be undesirable.
- 7) If Sears, Roebuck and Capital Plaza are both successful bidders, it is strongly recommended by the staff that they be urged, if not required, to so design their parcels as to integrate themselves into a unified shopping center.

RRE:kam

MEMO

DATE: JULY 30, 1956

TO: B. WARNER SHIPPEE
FROM: B. B. CHAPMAN
SUBJ.: COMMENTS ON PROPOSED LOUIS MARION STREET

Two arrangements for the area are prepared for the development of a divided street development of Louis and Marion Streets.

General:

The optimum solution incorporates a 38 foot median strip for future width expansion of the two driving lanes. If this development becomes a part of a circumferential street it may demand about 30 foot lanes which would decrease the median strip to 26 feet which is adequate for perpendicular automobile storage. It may be, of course, that such a location would be too near downtown for an effective circumferential highway. Such a circumferential highway may very well demand the closing of subordinate streets such as St. Anthony which may be an asset to the overall arrangement.

The optimum solution shows the acquisition of one parcel of land at the junction of University Avenue which would have to be purchased and constructed by some organization such as Public Works as it is outside of the Urban Renewal area.

The minimum solution incorporates a 14 foot median strip which would be a reasonably desirable divided street for such an area. Little or no screening can be provided in the center island to provide a buffer. Future expansion of such a street capacity would require the removal of the outer curb which would require additional R/W purchase at a later date. The minimum solution also does not provide for perpendicular automobile storage at the median strip.

Optimum Solution:

Basic commercial right of way width - 120 feet
Residential area width - 140 feet

The additional width is 20 feet outside of sidewalk line to be owned by the public for a landscape planting buffer to provide additional space, sound and dust barrier. Public ownership of this strip would assure an effective buffer through public control.

Minimum Solution:

Basic commercial right of way width - 96 feet
Residential area width - 116 feet

The additional width of 20 feet is for the same purpose as for the optimum solution. Of course, no development along these standards should be done unless a comparable street construction program is carried at least from University Avenue to Marshall Avenue.

B. B. Chapman
Assistant Planner

JULY 30, 1956

R. B. Wheeler
~~B. WARNER SHIPPEE~~

B. B. CHAPMAN

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B. B. Chapman
Assistant Planner