



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

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MODIFICATION NO. 1, DATED AND ADOPTED
FEBRUARY 24, 1960, OF THE REDEVELOPMENT
PLAN, WESTERN REDEVELOPMENT PROJECT,
U.R. MINN. 1-2, WEST OF THE MINNESOTA
STATE CAPITOL, AS REVISED FEBRUARY, 1957

This Modification No. 1, dated and adopted February 24, 1960, of the Redevelopment Plan, Western Redevelopment Project UR Minn. 1-2, west of the Minnesota State Capitol, as revised February, 1957, modifies the Redevelopment Plan for said Project Area originally adopted by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on February 5, 1952, and approved by Resolution of the Common Council of the City of Saint Paul on March 6, 1952, (Council File No. 159030), and amendments thereto adopted by the Authority on February 16, 1953, and approved by the Common Council of the City of Saint Paul on March 10, 1953, (Council File No. 163108), and Revision thereto adopted by the Authority on March 6, 1957, and approved by the Common Council of the City of Saint Paul on April 2, 1957, (Council File No. 182121). This modification to said Redevelopment Plan for said Project Area has been adopted by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, to permit the approval of the revisions to the development plans of National Redevelopment Corp. for the development of Parcels 5, 6 and 8 of said Project Area, and to provide alternative uses for Parcels 10, 11 and 12, being unsold tracts of land in said Project Area, consisting of this statement and the following changes on Pages 11, 13, 14, 15 and 23 of III Narrative of said Redevelopment Plan:

Page 11 - By inserting therein in Section (a) - "The alternative use for this area is row-house or two or three story multi-family apartments."

Page 13 - By inserting therein in Section (d) - "The alternative use for this area is two or three story multi-family apartments."

Page 14 - By inserting therein in Section (f) - "The alternative uses for this area is row-house or two or three story multi-family apartments," and

Inserting therein in Section (g) - "Areas designated "G" on the "Project Area Plan, including about .5 acres, will be available for either the expansion of existing, adjacent institutional uses or, if an adjacent portion of the area designated "F" is used for school or residential purposes, then that area fronting on St. Anthony Avenue may be used for the same alternative

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uses, namely, school or residential. The alternative use fronting on Aurora Avenue is General Commerce."

Page 15 - By amending Section iv. Major Building Requirements - Table I to read as follows:

Feature Controlled	Areas of the "Project Area Plan" Map A							
	A	B	C	D	E	F	G	H
<u>Per cent of Parcel Covered by Structures</u> (maximums)								
One Family					17%			
Two Family				20%	20%			
Rowhouse	25%		25%	25%		25%	25%	
Apartments								
2-3 stories	25%		25%	25%		25%	25%	
Elevator Apts.			15%					
<u>Dwelling Units per acre of parcel</u> (maximums)								
One family					7			
Two family				12	12			
Rowhouse	16		16	16		16	16	
Apartments								
2-3 stories	22		22	22		22	22	
Elevator Apts.			50					
<u>Distance between structures and street rights-of-way (in feet)</u> (minimums)								
One Story	30'(e)	30'(e)	30'	30'	20'	30'	30'	
Additional stories	5'	5'	2'	2'	5'	2'	2'	
<u>Height (in feet)</u>	30'(f)	140'(g)	140'	30'(f)	30'(f)	30'(f)	30'(f)	
<u>Parking</u>	(b)(c)	(a)(c)	(c)(d)	(c)(d)	(c)(d)	(c)	(a)(c)	

Page 23 - By amending Section G.2. PLAN ADMINISTRATION - to read as follows:

"The provisions of this Plan specifying the land uses for the Project and all Building Requirements applying thereto shall be in effect for a period of forty (40) years following the date of approval of this Plan by the Saint Paul City Council on April 2, 1957. Said Plan may be modified, amended, revised, altered or relaxed only as permitted by State Law."

which have been inserted in the Revised Redevelopment Plan and made a part thereof in lieu and in place of former Pages 11, 13, 14, 15 and 23 of said Narrative.

Except as herein modified, the Redevelopment Plan for the Project Area, revised

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February, 1957, shall remain in full force and effect.

That the Authority has found and determined that such modification is necessary and that such modification does not alter or affect the exterior boundaries and does not substantially alter or affect the general land uses established in the Redevelopment Plan for said Project Area as previously Revised, and that this modification does not constitute a modification of the Redevelopment Plan requiring the approval of the governing body of the City of Saint Paul, Minnesota.

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REDEVELOPMENT PLAN FOR THE
WESTERN REDEVELOPMENT PROJECT, UR MINN. 1-2, WEST
OF THE MINNESOTA STATE CAPITOL
REVISED FEBRUARY 1957

This revises the Redevelopment Plan for the Western Redevelopment Project, UR Minn. 1-2, originally adopted by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, February 5, 1952, and approved by Resolution of the Common council of the City of Saint Paul March 6, 1952 (Council File No. 159030) and amendments thereto adopted by the Authority February 16, 1953, and approved by the Common Council of the City of Saint Paul March 10, 1953 (Council File No. 163108). This revision constitutes a reaffirmation and readoption of the original Redevelopment Plan, as amended, retaining all essential elements of said original Plan, but adjusting said Plan only in a number of minor respects to conform to refinements made in the Central Area Plan and in the adjacent street and highway system. These minor adjustments have not been adopted as a second separate set of amendments to the original Plan, but have been incorporated into a complete revision and consolidation of the Plan into one document to eliminate the need for reference to scattered documents which have been prepared and adopted over a period of time. All maps, charts, narrative statements, and other material heretofore submitted as part of or in support of the Redevelopment Plan for the Western Redevelopment Project, UR Minn. 1-2, as originally approved and amended, (said maps, charts, narrative statements and other material being now on file and of record in the office of the City Clerk of the City of Saint Paul, Minnesota, in connection with Council File No. 159030 and 163108), are excluded from this revised Redevelopment Plan (except as and to the extent they may be expressly adopted and included herein); all such maps, charts, narrative statements, and other material are, however, hereby established, by reference, as exhibits indicating the background and history of this revised Redevelopment Plan for the Western Redevelopment Project.

I. ITEMS INCLUDED IN THE REDEVELOPMENT PLAN

The Redevelopment Plan for the Western Redevelopment Project, UR Minn. 1-2, consists of, and only of, the following items, all of which are dated

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February, 1957, except as noted.

A. The Narrative

Attachment 1: "Legal Description"

B. The following maps:

Map A: "Project Area Plan"

Map B: "Street Adjustments"

Map C: "Sewer Plan"

Map D: "Water System Plan"

Map E: "Private Utility Adjustments Plan"

Map F: "Proposed Zoning"

C. The Relocation Plan, dated 1952 (as adopted by the Authority February 5, 1952, and amended by the Authority February 16, 1953, without subsequent amendments.)

II. OUTLINE OF THE NARRATIVE STATEMENT

The Narrative contains discussions of the following:

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B. LOCATION AND DESCRIPTION OF PROJECT AREA

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i. Major Building Requirements

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ii. Duration and Interpretation of Building Requirements

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iii. Land Use

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(a) Area "A" Commercial

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(b) Area "B" Commercial

11

(c) Area "C" Residential

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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.

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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 22 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 Northeasterly corner of Lot 2, Auditor's Subdivision No. 53, and Southerly along the Easterly line of said Lot 2 to the Southeasterly corner of said lot, thence Easterly along the Northerly line of Lots 9, 8, 7, 6, 5, and 1, 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 Southeasterly 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 Southeasterly corner of said Lot 1, thence Westerly along the Northerly 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 Northerly 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 Southeasterly 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 Northeasterly corner of Lot 4, Block 6, Rondo's Addition, thence Westerly along the Northerly 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 Northeasterly corner of Lot 14, Kuhn's Subdivision of Block 5, Rondo's Addition, thence Westerly along the Northerly 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 Northeasterly corner of Lot 13, Block 1, Bailey's Addition to Rondo's Addition, thence Westerly along the Northerly line of Lots 13, 12, 11, 10 and 9, Block 1, Bailey's Addition to Rondo's Addition, and along the Northerly line of Lots 32 through 17, Block 7, Nininger'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, Nininger'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 Northeasterly line of Lot 16, Block 2, Grace's Addition to St. Paul, thence Westerly along the Northerly 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, Nininger'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.

(d) Area "D" Residential	12
(e) Area "E" Residential	13
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III. NARRATIVE

A. DEFINITIONS

As used in this Narrative Statement, these terms shall be defined as follows:

1. City: The term "City" shall mean the Minnesota Municipal Corporation, The City of Saint Paul, Minnesota, or the physical area of the City of Saint Paul, depending on the context.
2. Authority: The term "Authority" shall mean the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.
3. State: The term "State" shall mean the Sovereign State of Minnesota, including its duly created administrative departments and agencies.
4. Code(s): The term "code(s)" shall mean codes, ordinances, laws, resolutions and administrative regulations of the City or State and their duly created administrative departments and agencies.
5. Plan: The term "Plan" shall mean this Redevelopment Plan for the Western Redevelopment Project, UR Minn. 1-2, west of the Minnesota State Capitol, Revised February, 1957.
6. Project or Project Area: The terms "Project" and "Project Area" shall mean the area within the "Project Boundary" as indicated on the "Project Area Plan" Map A and as described in the legal description, "Attachment 1."

B. LOCATION AND DESCRIPTION OF PROJECT AREA

The Project Area lies generally between Rice Street on the east, University Avenue on the north, Farrington and Western Avenue on the west and the alley line between Carroll and Rondo Avenue on the south. Its boundaries are specifically indicated on Map A, the "Project Area Plan." Its precise legal description is attached hereto as "Attachment 1." For all official purposes the project boundaries as described in "Attachment 1" shall be binding.

C. PLAN PROPOSALS

1. General

This Plan provides for the redevelopment of the Project Area in accordance with the provisions of the Minnesota Municipal Housing and Redevelopment Act as amended. It includes the acquisition of property within the area, site clearance, including the demolition or removal of most of the buildings within the area, vacation and abandonment of some street areas, the dedication and widening of other street areas and the adjustment of street and utility rights-of-way. It further provides for the consolidation of certain existing blocks and parts of blocks into larger areas, the replatting and rezoning of the land and for its disposition by sale, lease, dedication or exchange under suitable safeguards, restrictions, covenants and conditions. Various parcels are designated for residential, commercial, institutional, recreational, educational and other public uses. All of this is more specifically described and delineated in the narrative below and in the maps which constitute a part of this Plan.

a. Relationship to the General Plan

The Redevelopment Plan, as revised, conforms to the General Plan of the City of St. Paul as to land use, community facilities and transportation and circulation. It is coordinated with the City's public improvement program and with zoning and subdivision regulations.

The accepted City Plan for the Central Area of Saint Paul calls for development of the area immediately around the State Capitol for Capitol grounds and approach. It is to be the location of State office buildings appropriate to a State Governmental Center. The Western Redevelopment project lies immediately to the West of

the Capitol grounds. The provision of limited and appropriate commercial uses on the Eastern side of the project developed in accordance with high development standards will successfully and harmoniously provide the transition from public State use to private use. The Revised Redevelopment Plan provides for a mall across the commercial area connecting the Park in the center of the project with the Capitol Grounds.

The residential use of the central part of the project North and South of the Park will provide apartments and rowhouse types of accommodations for families and individuals working in the State Center and the downtown area. This use provides close-in, well planned dwellings in accordance with the Central Area plan.

The location of the Park, School site and Playground is in accordance with the plans of the City for recreational open space in this area and helps make up a serious deficiency in such areas immediately to the West of the Central business district and Capitol Approach. The provision of a school and playground is coordinated with the plan of the Saint Paul Public Schools, the Parks and Playgrounds Department and the Planning Board for adequate community facilities. The location of these facilities next to the facilities of an existing private community agency (The Ober Boys Club) is in accordance with the best thinking of both private and public agencies as to the integration and dual use of facilities wherever possible.

Closing streets within the project area and developing Rondo Avenue and the expressway planned to the South of it for heavier traffic are in accord with the transportation and circulation plan for the Central area. The Revision of the Redevelopment Plan to

provide for a traffic carrying street on Louis Street connected with Marion Street will provide a needed link providing North-South circulation West of the Capitol Approach.

b. Relationship to Local Community Objectives

This Plan is in conformity with long standing local community objectives. It is part of a coordinated program for the removal of slums and blight and the renewal of the City's central area. This program includes State and City land clearance for the Capitol Approach Project and the provision of sites for State and City public buildings in addition to two Federally Aided, Title I redevelopment projects and the Mount Airy Federally Aided Public Housing Project of the Authority.

Specifically the Plan provides for the following:

- a. It provides for the clearance, replanning, reconstruction and modernization of a substandard area.
- b. It provides opportunity for private enterprise in the achievement of the Plan by returning cleared land to productive private use.
- c. It permits the benefits of nearby public improvement, including the Capitol Approach, the proposed Inter-state Highway and Rice Street improvements, to extend over a wide area.
- d. It permits the highest and best use of the Project's strategic location, near the central business district and adjacent to the State Capitol and major transportation routes.
- e. It contributes to the provision of a safe and adequate street system in its vicinity.

- f. Through the provision of new sites for a school and playground, it contributes to the creation of these much needed community facilities.
- g. Through Building Requirements, it requires that adequate space for light, air, parking, loading and landscaped setbacks be provided and maintained in connection with new construction so as to insure a continuing high standard of protection of the public health, safety and welfare.
- h. It is in accord with and helps to carry out the Central Area Redevelopment Plan as prepared by the City Planning Board in 1951 and as amended to November, 1956. This plan is documented by a map entitled "Proposed Land Use and Circulation," dated January, 1952 and revised January, 1957.

2. Specific Plan Proposals.

a. Building Requirements and Land Use Controls

The purpose of these Building Requirements and Land Use Controls is to insure that the several land uses will be harmonious; to provide for the proper arrangement of building, adequate open space and parking; to insure that the buildings are well designed and in harmony with the character of the entire project; and to prevent an adverse effect on the future development of the surrounding area. It is intended that these requirements supplement but not supplant official codes, ordinances and other legal controls of the City and State.

i. Major Building Requirements:

The Major Building Requirements for redevelopment of the various areas within Project are stated in the following Table I. The Authority may adopt additional standards not inconsistent with the Major Building Requirements for specific parcels or tracts of land. If the Authority adopts such additional building requirements and standards with reference to the development of any particular parcel, it shall include a statement of such standards in its bid documents so that potential developers may know the requirements which they must meet.

ii. Duration and Interpretation of Building Requirements

- (a) These requirements are to be considered minimums and may be adapted by the Authority to apply to specific tracts or parcels of land within the Project. They shall be made binding upon all purchasers of project land, their heirs and assigns through contractual agreements, deeds, covenants and such other instruments and means as the Authority shall find desirable or necessary. The requirements shall be effective for a period of 40 years from the date on which this Plan is approved by the Saint Paul City Council.
- (b) In order to determine that the Building Requirements will be complied with, the Authority will require prospective developers to submit such plans, specifications, drawings and other information as it deems necessary or desirable prior to the sale of project land. When

approved, these plans may be incorporated in contract agreements and other sales documents. After sale of the land, the Authority may require the developer to submit such plans, drawings, specifications and other information as it may find necessary in order to determine that the Building Requirements are being observed in the development of the parcels. Representatives of the Authority, the City and appropriate State and Federal Agencies shall be permitted to inspect the work of the developer at any reasonable time.

- (c) Where due to special conditions, a variance from the Building Requirements is found by the Authority to be necessary or desirable and the resulting change will result in an equal or higher standard being achieved, the Authority may authorize such variances. Where there is a conflict between any Code and these Building Requirements, the higher standard shall apply.

iii. Land Use

The Plan provides for the following specific land uses as illustrated and designated on the "Project Area Plan":

- (a) Area "A", of about 1.5 acres, as designated on the "Project Area Plan", shall be used for commerce of a "local service" or "convenience" type. The commercial uses permitted in this area are those intended to supply a limited variety of commodities or services primarily for the benefit of the residents in the immediate neighborhood. The services allowed are the following. Other uses which are similar and compatible with those listed herein may be

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permitted by the Authority

Drug Store

Supermarket

Offices or clinic facilities for doctors, dentists,
etc., but not a veterinary clinic

Hardware (no tin work or outside storage permitted)

Bakery

Small Notion or Variety Store

Barber Shop

Shoe Repair Shop

Cleaning, Dyer and Laundry Pick-up Stations, Tailor Shop

Launderettes

Beauty Shop

Service Grocery Store (meat market delicatessens,
grocery, fruit and vegetables)

Gasoline Service Station (not including motor, body or
fender repair work)

The alternative use for this area is rowhouse or two
or three story multi-family apartments.

- (b) Areas labeled "B" on the "Project Area Plan", totaling about 23 acres, shall be used for commerce of a general, city-wide or regional service type. In addition to the services and establishments which are listed as being permitted in Area "A", in the foregoing section, the following are to be permitted in Area "B". Other uses which are similar to and compatible with those listed herein may be permitted by the Authority.

Retail: Food Stores

Eating and Drinking Establishments

General Merchandising, including
Department Stores

Apparel Stores

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Furniture and Appliance Stores

Hardware Stores

Liquor Stores

Entertainment Establishments

Office Equipment and Business Machine Outlets

Photography Shops (including photo finishing)

Public or Private Parking Lots

Non-Retail:

Non-Retail shall specifically exclude any wholesale distribution, warehousing, or light manufacturing uses.

Business and Professional Offices

Banks

General offices

Insurance, Investment, Securities offices

Service and Utility Company offices

Private Specialized Schools

Travel, Advertising and Sales Offices

Hotels

Motels

- (c) Areas "C" on the "Project Area Plan," of about 7.5 acres, shall be used for multi-family apartments and uses ancillary and related thereto. A multi-family apartment is defined as a structure, two or more stories in height, containing three or more dwelling units, each unit structurally separated from others. Structures of this type exceeding three stories must have elevator service.
- (d) Areas designated "D" on the "Project Area Plan," including about 4 acres, shall be used for rowhouse and/or two-

family residential structures and uses ancillary and related thereto.

A two-family structure is defined as a structure of one or two stories in height, containing two dwelling units, each unit separated from the other by a common party wall, running from basement to roof, and having individual access and services.

A rowhouse is defined as a structure of one or two stories in height, containing three or more dwelling units, each unit separated from others by a common party wall running vertically from floor of basement to roof and having individual access and service.

The alternative use for this area is two or three-story multi-family apartments.

- (e) Areas designated "E" on the "Project Area Plan", including about 5.3 acres, shall be used for one and/or two-family residential structures and uses ancillary and related thereto. Those structures existing in this area which are not to be acquired by the Authority, may continue in one or two family use as permitted and controlled by pertinent codes. A one-family structure is a structure occupied by a single dwelling unit. A two-family structure is defined as above, in 2.a.iii(d). For one-family structures there shall be a minimum lot size of 6,000 square feet and for two-family structures a minimum lot size of 10,000 square feet.
- (f) Area "F" on the "Project Area Plan", including about 11 acres, shall be used for a public park and a public school site of coordinated design. The part designated "park"

will be developed by the Authority and dedicated to the City. The part designated "school site" will be acquired and developed by the Saint Paul Board of Education.

The alternative uses for this area is rowhouse or two or three story multi-family apartment.

- (g) Areas designated "G" on the "Project Area Plan, including about .5 acres, will be available for either the expansion of existing, adjacent institutional uses or, if an adjacent portion of the area designated "F" is used for school or residential purposes, then that area fronting on St. Anthony Avenue may be used for the same alternative uses, namely, school or residential. The alternate use fronting on Aurora Avenue is General Commerce.
- (h) Area "H" on the "Project Area Plan", of about 8.5 acres, will be sold to the State for its use in the construction of the Interstate Highway System.
- (i) Subject to the approval of the Authority, institutional uses including, for example, churches, schools, hospitals, cultural centers, museums and libraries, will be permitted in any part of the Project.

iv. Major Building Requirements - Table I

Feature Controlled	Areas of the "Project Area Plan" Map A							
	A	B	C	D	E	F	G	H
<u>Per cent of Parcel Covered by Structures</u> (maximums)								
One Family	-	-	-	-	17%	-	-	-
Two Family	-	-	-	20%	20%	-	-	-
Rowhouse	25%	-	25%	25%	-	25%	25%	-
<u>Apartments</u>								
2 - 3 stories	25%	-	25%	25%	-	25%	25%	-
Elevator Apts.	-	-	15%	-	-	-	-	-
<u>Dwelling Units per acre of parcel</u> (maximums)								
One Family	-	-	-	-	7	-	-	-
Two Family	-	-	-	12	12	-	-	-
Rowhouse	16	-	16	16	-	16	16	-
<u>Apartments</u>								
2 - 3 stories	22	-	22	22	-	22	22	-
Elevator apts.	-	-	50	-	-	-	-	-
<u>Distance between structures and street rights-of-way (in feet)</u> (minimums)								
One Story	30'(e)	30'(e)	30'	30'	20'	30'	30'	-
Additional stories	5'	5'	2'	2'	5'	2'	2'	-
<u>Height (in feet)</u>	30'(f)	140'(g)	140'	30'(f)	30'(f)	30'(f)	30'(f)	-
<u>Parking</u>	(b)	(c)	(a)	(c)	(c)	(d)	(c)	(d) (c) (a)

- (a) Thirteen (13) parking spaces for each 1,000 square feet of gross retail area; plus one (1) parking space for each 1,000 square feet of gross office area.
- (b) Six (6) parking spaces for each 1,000 square feet of gross retail or office area.
- (c) One (1) parking space for each 10 seats of capacity in public auditoriums and meeting rooms, exclusive of class rooms in elementary or secondary schools and churches plus one parking space for each 500 square feet of net office area.
- (d) One (1) parking space for each dwelling unit.
- (e) This requirement may be waived by action of the Authority for Area "A" and that portion of Area "B" north of Aurora Avenue between Rice & Marion Sts.
- (f) This requirement may be waived by action of the Authority for institutional uses.
- (g) Except for institutions, structures in that portion of Area "B" which is north of Aurora Avenue and between Rice and Marion Streets shall be limited to a 30' height.

v. Time for Building

Each redeveloper shall be obligated by the Authority to commence and complete the building of improvements on the land within a reasonable period of time. The specific period shall be determined by the Authority after consultation with the developer for each type of use and parcel offered for sale.

b. Rights-of-way and Streets

i. Major Streets and Highways:

Portions of three principal transportation routes will be built within the Project.

(a) One is the Street which is designated on the "Project Area Plan" as entering Project Area from the south at Louis Street and leaving the Area to the north at Marion Street. For purposes of identification in this Plan this street shall be referred to as Louis-Marion Street. This street will be built by the Authority, as a 4-lane divided public thorofare with additional lanes for emergency parking and turning, on a right-of-way approximately 148 feet wide. It will be designed to provide a buffer space between proposed commercial and residential land uses and to serve as a section of a major street which it is planned will circle the central portion of the City.

(b) The second major transportation facility to touch the Project is an east-west section of the proposed Federal Inter-state Highway System. This route will be a multi-lane, divided, limited access highway. It will traverse the southern edge of the Project and it and its connections and service roads will use all of the land along

the southern edge of the Project below Rondo Avenue (Area "H" on the "Project Area Plan").

The City has allocated funds to rebuild Rondo Avenue as a parkway. However, because the construction of this Highway System is imminent, the City has modified its plans and will, instead, build a road on the present right-of-way of Rondo Avenue to serve the Project Area and to give access to the Highway. In order to widen Rondo Avenue, approximately 6 feet of additional right-of-way will be dedicated to the City along its south side.

- (c) Rice Street is the third principal street within or partially within the Project. It is being widened and improved along the entire length of its contact with the Project and north as far as Como Avenue. It will be so built as to provide access to adjacent parcels in the Project. Land acquired by the Authority, needed for the widening of Rice Street, will be sold to the City or State. The adjustments in street rights-of-way which will be made to accomplish the above described highway plans are illustrated on Map B, "Street Adjustments".

ii. Local Streets:

A number of internal street adjustments will be made to reduce traffic conflicts within the area and with bordering streets while, at the same time, providing adequate access to all areas within the Project and in its vicinity. To discourage through traffic, all east-west streets in the Project, with the exception of Aurora Avenue, will be vacated at some point. Likewise, all existing north-south streets are being closed and only Louis-Marion Street, which is described in the fore-

going section, "b.i." above, will be opened to north-south traffic.

The resulting internal street plan will permit direct and easy access to and from the major transportation routes bordering the Project.

The adjustments in street right-of-way which are needed to effect the above described street changes are shown on Map B "Street Adjustments."

iii. Walkway Easement:

A landscaped, pedestrian walkway, averaging 60 feet in width, extending from Louis-Marion Street to Rice Street, shall be provided in the area between the south right-of-way line of Central Avenue and the north right-of-way line of Fuller Avenue. The purchaser of the area within which it lies shall develop and maintain this walkway for use by the public. Its location and design shall be approved by the Authority. This walkway will permit residents of the areas to the west direct access to the commercial and Capitol Approach areas and may be designed to serve commercial buildings as a pedestrian access-way from parking facilities.

c. Site Preparation

i. Major Streets: As a part of the Federal Inter-state Highway System, a depressed, limited access highway will be built by the State of Minnesota along the southernmost portion of the Project, including additional land outside of the project boundary. Access ramps will be constructed to connect the highway with the proposed Louis-Marion Street. In addition, a service road, on the alignment of Rondo Avenue, will be built by the City to serve properties within the Project.

Louis-Marion Street will be built with a capacity and design section capable of carrying the volumes of traffic expected to pass through the site as well as those generated by activities within the Project. Along the east side of the Project, Rice Street will be widened and improved by the City or State to better serve the Project Area and adjacent State Capitol functions.

- ii. Internal Streets: Other streets and alleys shown on the "Project Area Plan" within the Project, on either existing or proposed rights-of-way, (except for certain portions of Aurora, Farrington and Galtier which abut private property) will be built or rebuilt to City specifications for residential streets within this section of the City.
- iii. Sewer and Water: The general location of easements for sewer and water lines, including those existing and to be abandoned or provided, are shown on Maps C and D, respectively.
- iv. Lighting: Existing facilities and easements for street lighting will be eliminated and new facilities and easements created to provide a standard of lighting comparable to the standard established in the adjacent Capitol Approach Area.
- v. Private Utilities: Proposed adjustments to be made in private utilities and utility easements are shown on Map E, "Private Utility Adjustments." These will be made without cost to the Authority, the City, or to developers, by the utility companies involved. If additional utility adjustments are desired, developers may negotiate them with

the appropriate utility company.

- vi. Park and School: Appropriate parts of the area designated for park and school use, (Area "F" on the "Project Area Plan"), will be designed and landscaped to serve the functions of a public park and a school playground. On that portion assigned to school use, a new public elementary school will be built.

d. Zoning Plan

The zoning classifications and plan proposed for the Project are shown on Map F. The zone boundaries and plan may be changed at such time as a comprehensive revision of the City's Building Zone Ordinance is made provided that the new zoning controls do not thwart the objectives of this plan.

D. RELOCATION RESOURCES AND PLAN

The findings and proposals of the Relocation Plan (dated 1952), as amended, are hereby reaffirmed. The Authority accepts its responsibility under the State and Federal Law for the relocation of displaced families. Assistance will be provided to these families in order that they may find decent, safe and sanitary housing at rents they can afford. No family will be required to leave the Project until such assistance is provided.

E. OFFICIAL ACTIONS

1. Approval of this Plan by the City Council indicates acceptance by the City of Saint Paul of its responsibility for carrying out those elements of the Plan requiring official City action. Primary among these are the following:

- a. Vacation, acceptance and modification of certain streets as shown on Map B.
 - b. Changing the Official Zoning Map as it relates to the Project so as to permit and protect the uses proposed by this Plan. Map F illustrates the zoning classifications and boundaries proposed.
 - c. Construction of a new street in the vicinity of Rondo Avenue as a service road to the Project and as a frontage road to the proposed Inter-state Highway.
 - d. Widen Marion Street from the north right-of-way line of Fuller Avenue to University Avenue.
2. The Saint Paul Board of Education will provide the new school proposed in Area "F" of the "Project Area Plan" at a time when the need for such school facilities has developed.
 3. The State of Minnesota will acquire such parts of Area "H" (on the "Project Area Plan") as are owned by the Authority.
 4. The State of Minnesota or the City will acquire lands owned by the Authority, which are needed for the widening of Rice Street.
 5. The Authority will take action, where it has not already done so, to accomplish this Plan.

Among other things it will:

 - a. Acquire lands necessary to carry out this Redevelopment Plan.
 - b. Relocate residents of the Project in accordance with the Relocation Plan as necessary to accomplish this Plan.

- c. Remove and/or demolish structures in the Project as necessary to accomplish this Plan.
- d. Remove or cap existing public utility lines which are to be abandoned.
- e. Build new public utility lines in accordance with this Plan.
- f. Make agreements and covenants, necessary to accomplish the purposes of this Plan, with land purchasers and others.
- g. Sell and donate lands for use in accordance with this Plan.
- h. Build or rebuild streets within the Project, except for Rice and Rondo Avenues, and certain portions of streets which abut private property.
- i. Develop the part of Area "F" (on the "Project Area Plan"), which will be used as a public park, for this purpose.

F. DISCRIMINATION AND SEGREGATION

All conveyances and leases by the Authority shall contain a covenant running with the land and forever binding on the grantee or lessee, his successors, heirs, representatives and assigns, that no discrimination and/or segregation against any persons or groups on account of race, creed, religion, national origin or ancestry, shall be practiced or tolerated in connection with the sale, lease, sub-lease, transfer, use or occupancy of such land and/or its development, and that, in the event of any breach of such covenant, a legal or equitable action to enforce such covenant or to obtain damages for its breach may be brought by the Authority or its successor or successors or any person

or persons segregated and/or discriminated against in violation of the covenant.

G. PLAN ADMINISTRATION

1. This Plan will be administered by the Authority. Determinations as to project boundaries, use boundaries and street, utility and easement locations, shown on Maps A through F, are approximate. When exact and accurate descriptions and data are available, they may be substituted for the approximate data without further reference to the Authority or City for approval.
2. The provisions of this Plan specifying the land uses for the Project and all Building Requirements applying thereto shall be in effect for a period of 40 years following the date of approval of this Plan by the Saint Paul City Council on April 2, 1957. Said Plan may be modified, amended, revised, altered or relaxed only as permitted by State Law.
3. In case of an inconsistency between this Narrative and the Maps which constitute a part of this Plan, this Narrative shall govern.

Modified 2-24-60