



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

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TECHNICAL REVIEW
of
PROPOSALS FOR PURCHASE
PARCEL NO. 5

WESTERN REDEVELOPMENT PROJECT UR MINN. 1-2

The attached review relates to the proposals received on
February 14, 1962 from the following organizations:

Sampson Enterprises, Inc.
Fellowship Square Foundation
Midwest Redevelopment Corp.
Four Freedoms Corp.

The review relates to the type of physical development proposed by the four potential redevelopers.

No consideration has been given within this review relative to compliance with the established disposition procedure and no consideration is given to the financial capabilities of the redevelopers. This review is a result of the combined efforts of the Planning and Development Departments of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

March 7, 1962

FOUR FREEDOMS CORP.

233 Broadway
New York 7, N.Y.

William R. Steinberg, President
Charles Gunther, Agent

Offer	-	\$96,420.50
Deposit	-	\$4,821.00 (certified check)

<u>Total Dwelling Units</u>	-	<u>273</u>
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Efficiency, unfurnished	\$79.50 per month
Efficiency, furnished	\$89.50 per month
One bedroom, unfurnished	\$96.50 per month
One bedroom, furnished	\$129.50 per month

Financing - Elderly Housing Section 202 National Housing Act
(Federal approval is received through HHFA without processing
through FHA)

One 20-story structure

Parking for 40% of the residents

The plan submitted is for a 20-story building containing 319 units with 281 efficiencies, 34 one-bedroom units and 4 two-bedroom units, which was designed for construction in Detroit, Michigan. The proposal indicates that the plan will be redesigned to a 140 foot high structure and will contain 273 units. No site plan was submitted for development of Parcel No. 5; however, they indicated essentially that the site plan will be determined to the satisfaction of the Authority.

Technical Requirements of Redevelopment Plan

The Redeveloper did not submit a plan showing development of Parcel No. 5 and, therefore, no review of Redevelopment Plan requirements can be made. The narrative submitted with the presented plan, however, indicates that a redesign will be performed to satisfy the Authority. Only 40% of the units will have parking. In the light of the type of use it may be appropriate to allow a relaxation of parking requirements for the development, conditional on City approval.

MIDWEST REDEVELOPMENT CORP.

Chat Patterson, President

1630 Illuminating Bldg.
55 Public Square
Cleveland 13, Ohio

Offer	-	\$114,000.00
Deposit	-	\$5,700.00 (certified check)

Financing - Section 220 FHA

<u>Total Dwelling Units</u>	-	<u>164</u>
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22 Efficiency Units
83 1-bedroom units
49 2-bedroom units
10 3-bedroom units

Two six-story structures containing 59 units each, and

One six-story structure containing 46 units.

Parking provided for 165 cars - all surface parking

The plan submitted allows ample exterior space for a desirable development of the site without the utilization of underground parking. The Redeveloper is planning to develop the identical building in Minneapolis and the plans have been developed to a point that FHA approval can be expected in the near future. A recreation room is to be provided in each building.

Technical Requirements of Redevelopment Plan

The plan appears to satisfy all Redevelopment Plan requirements.

FELLOWSHIP SQUARE FOUNDATION
(A Committee of the Lutheran Laymen's
Fellowship of Metropolitan Washington)

5915 Massachusetts Ave.NW
Washington 16, D.C.

Milton Prassas, Chairman (affiliated with Robert Chucknow
Construction Co.Inc.)

Offer - \$190,000.00
Deposit \$9,500.00 (certified check)

Total Dwelling Units

270 plus 2 caretaker units

One bedroom	112 units estimated \$135.00 per month
Studio Efficiency	28 units estimated \$110.00 per month
Efficiency	130 units no estimate of rent

Financing - Section 231 FHA Elderly Housing

Parking - 274 cars of which 228 are underground

A 15-story high-rise apartment building (140 feet high) is planned with a substantial amount of exterior recreation space. Development is planned as non-sectarian housing for the healthy and financially independent elderly families. Each unit will contain kitchen facilities and each will have a balcony. Various commercial facilities will be provided to serve primarily the residents of the building. A two-story community center building is planned, including recreational spaces and a dining room.

Technical Requirements of Redevelopment Plan

The plan appears to satisfy all Redevelopment Plan requirements.

SAMPSON ENTERPRISES, INC. (Imperial House, Inc.) 222 East Erie Street
Milwaukee, Wisconsin

B. J. Sampson, President & Director
Sol Ackerman, Assistant Vice-President

Offer - \$105,186.00
Deposit \$5,259.30 (certified check)

Total Dwelling Units - 270

Efficiency	-	50 units, estimated \$112.50 per month rent
One bedroom	-	128 units, estimated \$150.00 per month rent
Two bedroom	-	92 units, estimated \$200.00 per month rent

Financing - Section 220 FHA

One 13-story high-rise structure

Parking - 283 cars of which 158 spaces are underground

A 13-story high rise residential structure is planned with a total height of 122 feet. A variety of units are planned within the above three basic categories as follows:

Efficiency	50
One bedroom with one bath	128
Two bedrooms with one bath	1
Two bedrooms with two baths	39
Two bedrooms, one bath, one lavatory	28
Two bedrooms, one bath, one lavatory and library	24

Less than half of the site will be developed with surface parking. A swimming pool will be provided. The plan submitted is exactly the same high rise building as was proposed by the National Redevelopment Corp. in their most recent submittal for Parcel No. 5.

Technical Requirements of Redevelopment Plan

The plan appears to satisfy all Redevelopment Plan requirements with the exception of the parking lot setback. Such setback shown adjacent to Ravoux and Marion Streets and approximately 5 feet less than the 20 feet required. It is assumed that minor plan changes can and should be shown in the further development of the plan.

GROSS AREA OF UNITS OF THE DEVELOPERS FOR PARCEL #5
Proposals Received Feb. 14, 1962

DEVELOPER	Efficiency Apt.	Studio Efficiency Apt.	1 BR Apt.	1 BR & 1 Bath Apt.	2 BR APT	2 BR & 1 Bath Apt	2 BR & 2 Bath Apt.	2 BR, 1 Bath, 1 Lav. Apt.	2 BRS, 1 Bath, 1 Lav., 1 Library Apt.	3 BR APT.
Four Freedoms Corporation	420 Sq.ft. (281 D.U.)		576 Sq.ft. (34 D.U.)		1410 Sq.ft. (4 D.U.)					
Midwest Redevelopment Corporation B-Building	427 Sq.ft. (22 D.U.)		561 Sq.ft. (22 D.U.)		1038 Sq.ft. (1 D.U.)					
			755 Sq.ft. (1 D.U.)							
A & C Buildings			850 Sq.ft. (1 D.U.)		792 Sq.ft. (24 D.U.)					1032 Sq.ft. (5 D.U.)
			580 Sq.ft. (24 D.U.)		774 Sq.ft. (5 D.U.)					
Fellowship Square Foundation	459 Sq.ft. (28 D.U.)	459 Sq.ft. (140 D.U.)	678 Sq.ft. (112 D.U.)							
Sampson Enterprises, Inc.	469 Sq.ft. (50 D.U.)			645 Sq.ft. (128 D.U.)		903 Sq.ft. (1 D.U.)	895 Sq.ft. (39 D.U.)	984 Sq.ft. (28 D.U.)	1,233 Sq.ft. (24 D.U.)	