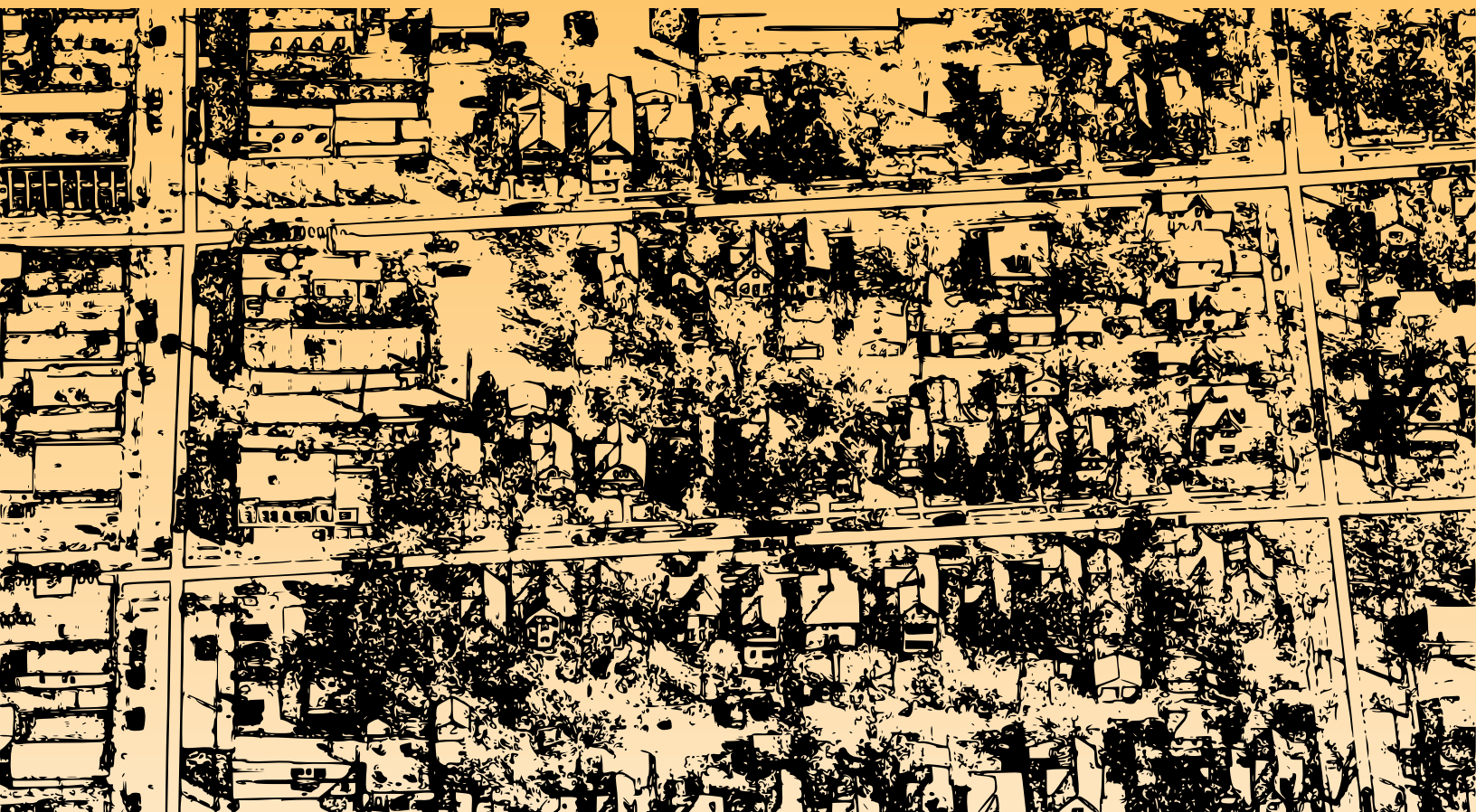


# COMPREHENSIVE BLOCK REVITALIZATION

## BLOCK EVALUATIONS



*Urban Greenewal: Revitalizing communities through “green” and sustainable strategies*

Prepared by

**EAST SIDE NEIGHBORHOOD DEVELOPMENT COMPANY, INC.**

## Introduction

### Previous Planning

In early 2008, the residents and business community in the area bounded by Phalen Boulevard, Edgerton Street, Lawson Avenue, and Arcade Street, came together to create a new vision for the neighborhood's future. Working with the East Side Neighborhood Development Company (ESNDC), over 160 residents and business people from the area participated in a process of community engagement, community-based research, and planning workshops. In this economic climate of limited resources it was determined that the best strategy would be to concentrate redevelopment efforts on a few "pilot" blocks, ultimately creating a real strategy for a comprehensive sustainable redevelopment that could be replicated in other areas of the neighborhood.

### The Block Transformation Project

The proposed project combines existing and new programs along with funding sources to redevelop the mixed-use blocks adjacent to Payne Avenue, in an effort to create a new model for sustainable development on the East Side. The project components include:

- Residential remodeling - reinvest in structures with a potential service life of an additional fifty to one-hundred years.
- New housing potential - rebuild on lots to increase density and provide new models for urban housing.
- Commercial improvements - update the commercial properties to improve the customer base.
- Infrastructure - develop small district systems to address block heating and energy use, and develop better methods to treat and retain stormwater.
- Public realm - improve the streetscapes to address livability issues.
- Energy use - conduct commercial and residential energy audits to gather base information and implement energy efficiency programs

### Residential and Business Workshops

Workshops were held with representatives from both the residential community and business owners to outline what would be the most important considerations for selecting the first blocks for redevelopment. These items were looked at from three points of view: people who would get involved, investment considerations, and space criteria. The common criteria from each group included:

- People who... have a vested interest, will champion the project, and buy into the eco-village concept of renewable energy, green building, and water conservation.
- Investment considerations... at least one anchor business/destination business, property owners that have funds to invest in improvements.
- Space criteria... places for public art and space for outdoor seating or public space/social space

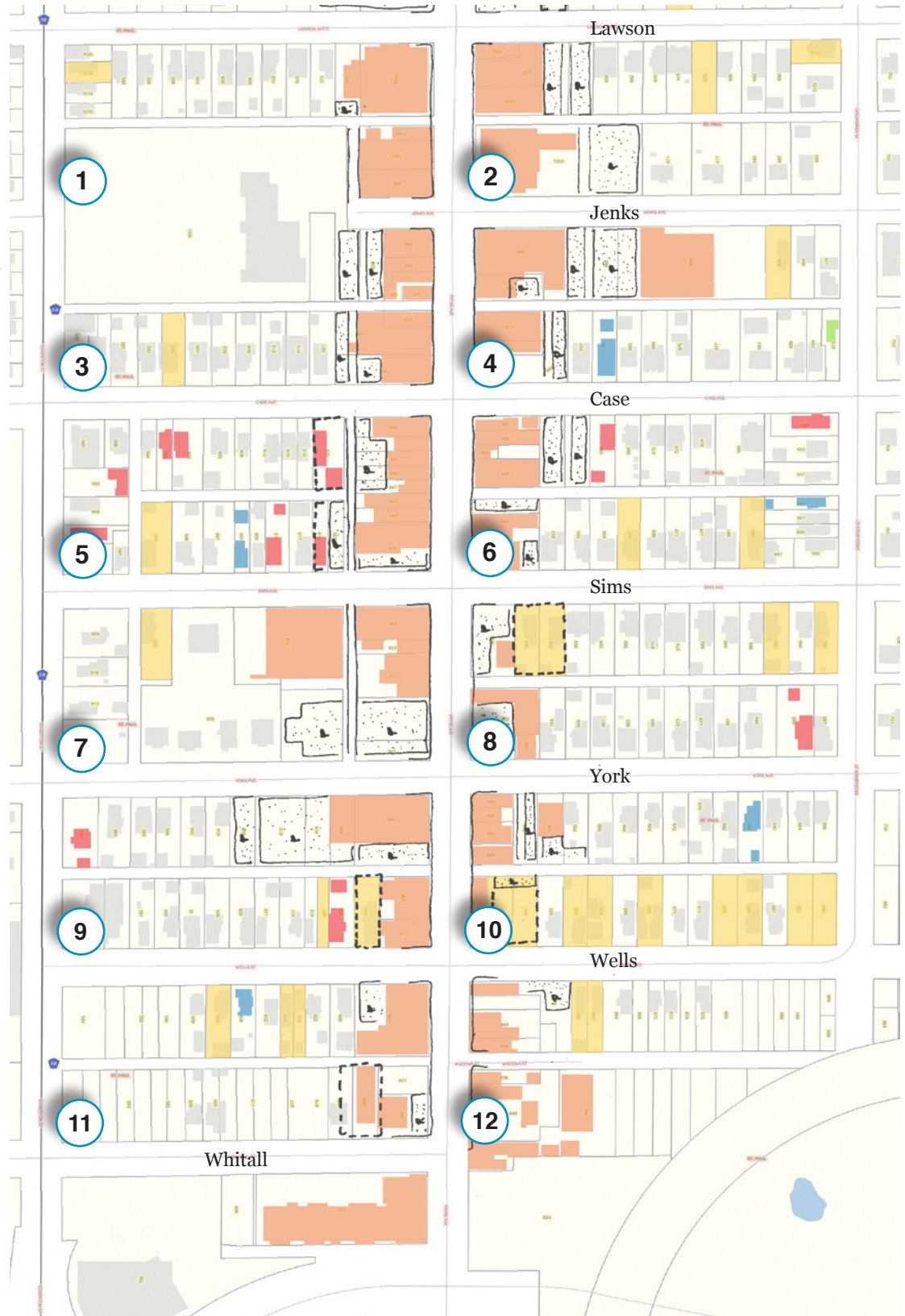
### Block Evaluations

This document analyzes the physical opportunities of each block along Payne Avenue from Phalen Boulevard to Lawson Avenue. The objective is to determine the blocks that offer the most comprehensive opportunities for the block transformation project. The selected blocks will then be studied in greater detail with those residents and businesses to assess the actual readiness of each block.

## Process

Block investigation elements include:

- A. Type of commercial businesses - is there a large energy user
- B. Commercial property status
- C. Amount of flat roof space for solar panel application
- D. Parking lot circulation
- E. Alley alignment
- F. Residential property status
- G. Residential property availability
- H. Lack of garages may provide redevelopment opportunities
- I. Identification of larger issues impacting potential block redevelopment



The next step is to analyze each of the block's potential for comprehensive redevelopment. Each block is inventoried using the criteria listed above to determine the physical opportunities.

## Legend

- |  |   |   |
|--|---|---|
|  Commercial Buildings |  Vacant Houses |  Foreclosure |
|  Parking Lots         |  Vacant Lots   |  For Sale    |





### Block 1

Jenks to Lawson

- Future potential for additional commercial property development
- Approximately 26,800 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities
- Public Housing Authority site



### Block 3

Case to Jenks

- Limited potential for additional commercial property development
- Approximately 20,600 square feet of flat roof for commercial solar development
- Not a through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities
- Public Housing Authority site



### Block 5

Sims to Case

- Limited potential for additional commercial property development
- Approximately 20,000 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- A number of residential redevelopment opportunities



**Block 2**

Jenks to Lawson

- Future potential for additional commercial property development
- Approximately 23,800 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Limited residential and/or business redevelopment opportunities



**Block 4**

Case to Jenks

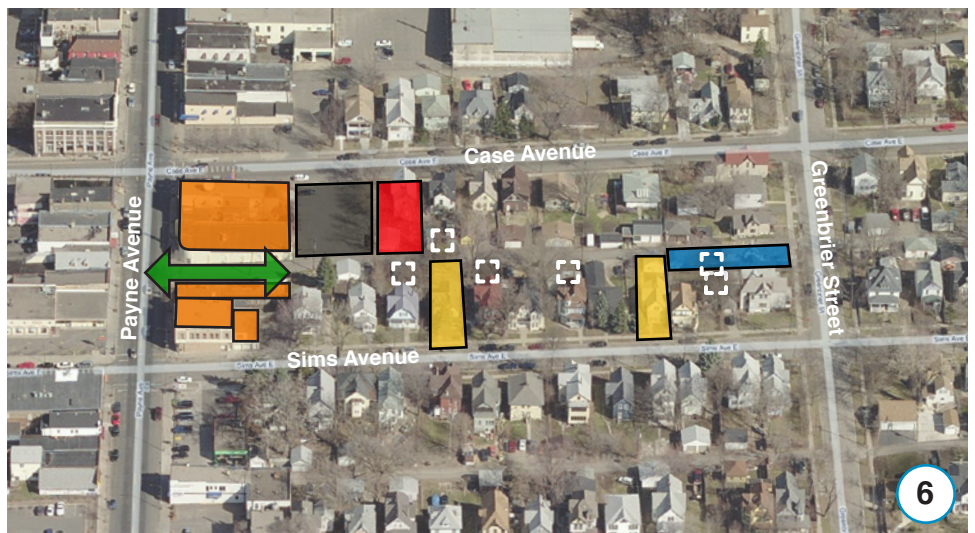
- Future potential for additional commercial property development
- Approximately 36,500 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities



**Block 6**

Sims to Case

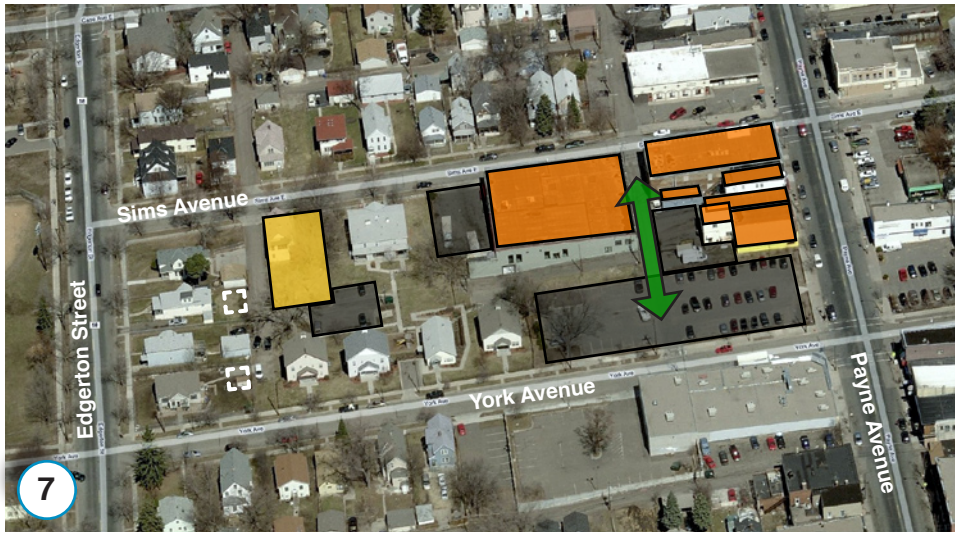
- Future potential for additional commercial property development
- Approximately 18,500 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities



**Legend of Opportunities**

- |                   |               |                      |
|-------------------|---------------|----------------------|
| Vacant lot        | Parking       | For sale             |
| Registered vacant | Through alley | Vacant commercial    |
| Foreclosure       | No garages    | Commercial flat roof |





### Block 7

York to Sims

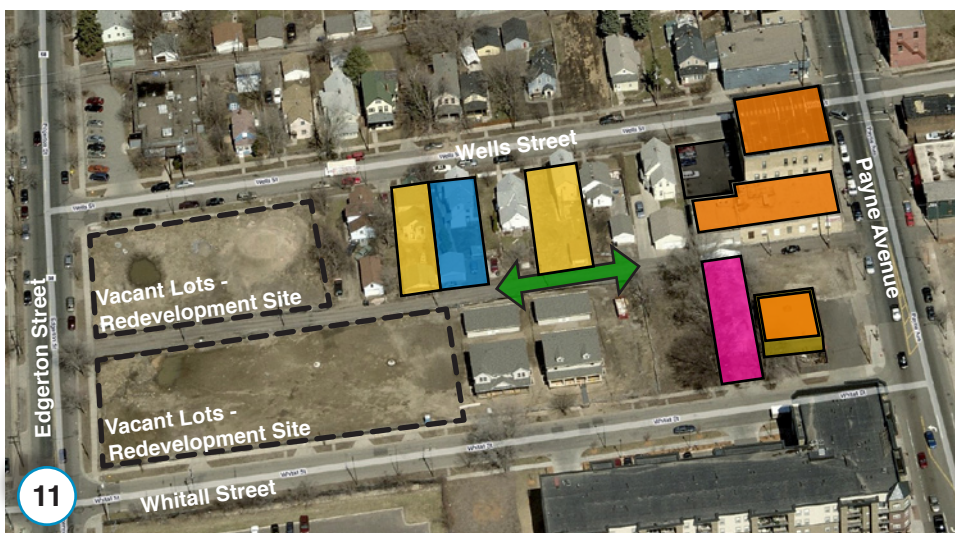
- Future potential for additional commercial property development
- Approximately 29,200 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities



### Block 9

Wells to York

- Future potential for additional commercial property development
- Approximately 20,700 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities
- Large vacant commercial project



### Block 11

Whitall to Wells

- Future potential for additional commercial property development
- Approximately 13,500 square feet of flat roof for commercial solar development
- Through alley for commercial parking and traffic movement
- Incomplete housing redevelopment project is on hold



### Block 8

York to Sims

- Future potential for additional commercial property development
- Approximately 6,300 square feet of flat roof for commercial solar development
- Not a through alley for commercial parking and traffic movement
- Limited residential redevelopment opportunities
- Lack of garages present housing infill opportunities



### Block 10

Wells to York

- Limited potential for additional commercial property development
- Approximately 10,700 square feet of flat roof for commercial solar development
- Not a through alley for commercial parking and traffic movement
- Several residential redevelopment opportunities
- Lack of garages present housing infill opportunities












### Block 12

Phalen to Wells

- Large gateway redevelopment site
- Approximately 6,500 square feet of flat roof for commercial solar development
- No organized commercial parking and traffic movement
- Limited residential redevelopment opportunities



## Legend of Opportunities

- |   |   |  |
|---|---|--|
|  Vacant lot        |  Parking       |  For sale             |
|  Registered vacant |  Through alley |  Vacant commercial    |
|  Foreclosure       |  No garages    |  Commercial flat roof |



## Recommendations for Further Analysis:

### Blocks 1 and 3:

Saint Paul Public Housing Agency owns a large development on this site. Their involvement will take extra time making this a less appealing candidate.

### Blocks 2, 4, 5 and 6:

These blocks are the best candidates to focus on to begin the block by block revitalization effort. There is a mix of commercial uses as well as commercial redevelopment opportunities. There are commercial parking lots to be improved. There are vacant houses for rehabilitation, vacant lots for infill development and existing home owners to work with on energy and home improvements. These blocks also offer opportunities to address storm water runoff, block scale energy issues and public realm improvements.

### Block 7:

While this block has an interesting mix of commercial businesses, there is little opportunity for a mix of residential projects.

### Block 8:

While there are some residential property opportunities available on this block, there is little or no commercial opportunity.

### Block 9:

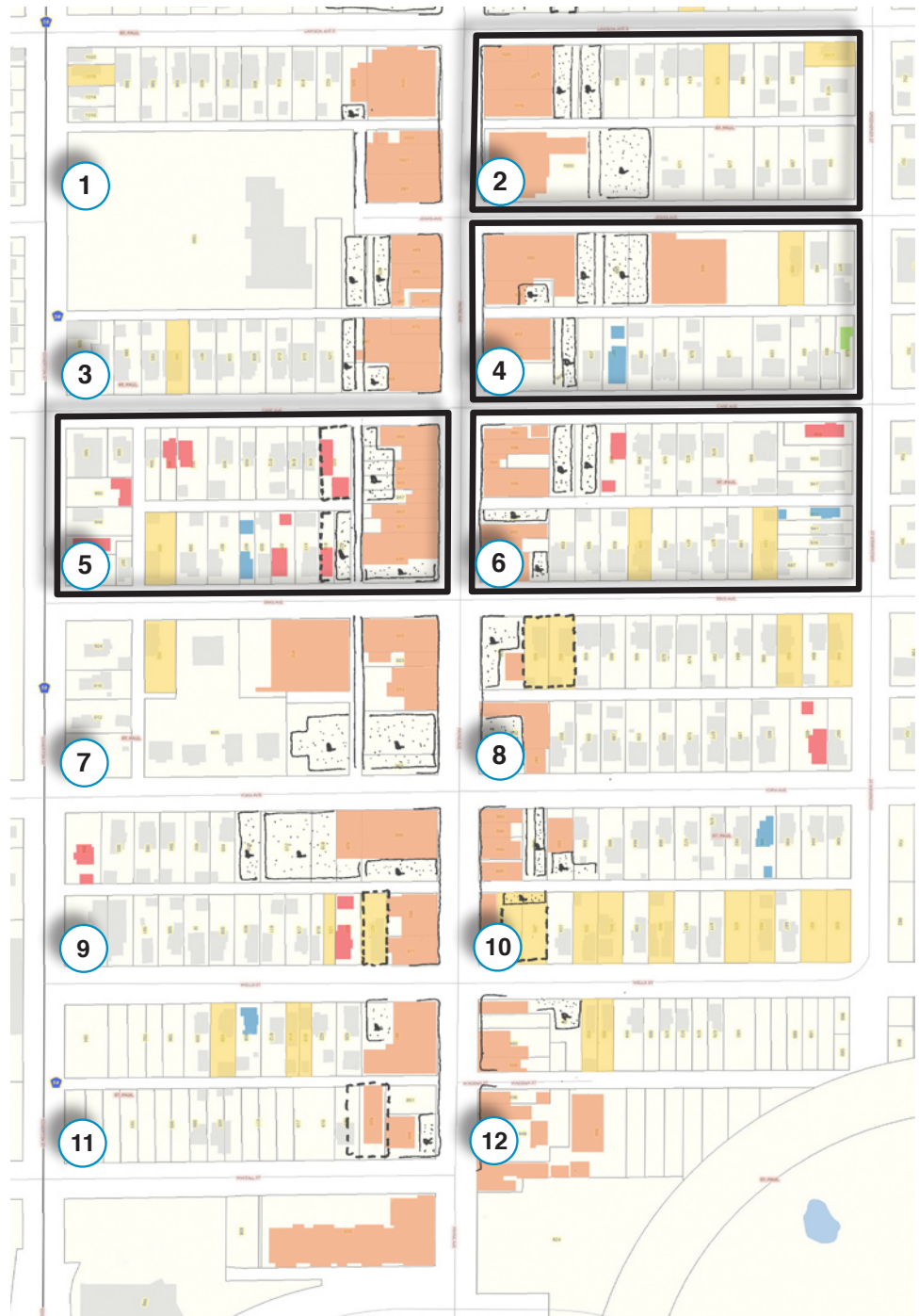
While this block has a large vacant commercial property wanting to be redeveloped, there is little opportunity for a mix of residential projects.

### Blocks 10 and 12:

While these blocks offer commercial and housing opportunities, there is a large redevelopment project currently being discussed, so this is not a good candidate.

### Block 11:

This block has an inactive housing redevelopment project on most of the block and is not a good candidate.



### Next Steps

- Pilot blocks 2, 4, 5, and 6
- Begin individual block and building condition inventory
- Begin energy audits
- Identify focus projects
- Create replicable redevelopment strategies
- Identify partners and programs