WEST SIDE FLATS PHASE III DEVELOPMENT
REHABILITATION, DENSITY AND INNOVATION ON THE MISSISSIPPI RIVER IN SAINT PAUL
OUR EVOLVING RELATIONSHIP WITH THE MISSISSIPPI RIVER

• Historic place of entry for new immigrants
• From transportation artery to national park
  • Railroads, barges, roads
  • Housing
  • Industry
  • Public space
  • Housing, jobs, culture, entertainment, nature
• Returning to the Flats – a mixed-use urban village for all
CONSISTENT CITY POLICY THEMES

• A river runs through us
• Reconnect the West Side to the Mississippi River
• Create a resilient, sustainable urban village
• Provide public open space to offset density
• Serve urban infill mixed-use development with natural management of stormwater
• Use stormwater management as an opportunity for neighborhood amenity space
West Side Flats
MASTER PLAN & DEVELOPMENT GUIDELINES
ADOPTED AS AN ADDENDUM TO THE SAINT PAUL COMPREHENSIVE PLAN
JUNE 2015
1. Integrate mix of land uses
2. Promote diverse housing types
3. Re-establish block and street patterns
4. Connect the Riverfront Esplanade, bluffs, parks, open spaces and streets
5. Integrate stormwater runoff
6. Provide an effective network for movement around the neighborhood
7. Encourage variation of buildings
8. Create a sustainable urban ecology
9. Improve commercial/industrial employment
10. Support community cultural development opportunities
11. Create a unique public edge along the riverfront
12. Engage members of West Side community
This area is likely to be the last one to redevelop, so streets and buildings are shown where they currently exist. As redevelopment occurs, the following strategies should be implemented:

- Increase job density
- Increase land use diversity, allowing for employees to live within walking distance of employment
- Plant trees along Eva and State streets, and Fillmore Avenue
- Design streets to provide for all modes, including cars, bikes, pedestrians, and transit
GOALS FOR THE GREENWAY

• Maximize density and developable area per block
• Serve urban infill mixed-use development with natural management of stormwater
• Use stormwater management as an opportunity for neighborhood amenity space
WEST SIDE FLATS REDEVELOPMENT AREA
• Private public partnership
• Mixed-use, mixed income
• Leading edge energy efficiency demonstration project
• Connecting community to the river
PARTNERS

Housing and Redevelopment Authority (HRA)
PASSIVE HOUSE PRINCIPLES

• Continuous insulation
• Thermal bridge free construction
• Airtightness: 0.6 ACH
• Balanced ventilation with heat recovery with minimal space conditioning system
• Optimal solar orientation and shading
• Energy efficient appliances and lighting
PASSIVE HOUSE ECONOMICS

• Up-front capital cost
• Energy costs are reduced by 60-70% compared to typical building stock
• Over time, the Passive House building is more cost-effective
• Competitive advantages include:
  • High indoor air quality with fresh air ventilation
  • No drafts
  • Quiet
  • More environmentally friendly
PASSIVE HOUSE IN PORTLAND, MAINE

Source: FineHomebuilding

Maine Gets Another Passive-House Multifamily
by Scott Gibson
BAHNSTADT PLANS AND RESULTS

- 286 acre Passive House district in Heidelberg, Germany
- District plans call for 6,000 residents, and commercial & public buildings
- Building heating cost is 2/3 less than normal district heating
- Final phase being implemented early
  - Buildings have already been sold and rented
PH HIGH RISE IN BILBAO, SPAIN
ECONOMIC BENEFITS

- Increases property value
- Creates jobs in the growing sustainable development sector
- Helps to mitigate the effects of climate change
- Creates a sustainable building precedent for the region
- Enhances a vibrant atmosphere in Saint Paul
• 182-Unit Market Rate Apartment Building (IIIA)
• 82-Unit Mixed-Income Apartment Building (IIIB)

• Amenities:
  • Riverfront amphitheater/esplanade improvements
  • Pool
  • Outdoor game deck
  • Tot lot playground
  • Dog run
  • Fitness facilities in each building
Market Rate Mixed-Use Building

Mixed-Income Building
• **Materials and systems considered:**
  - Mineral fiber exterior insulation
  - Triple-pane windows
  - Water-source heat pump systems
    - Central high-efficiency natural gas boiler
    - Central pump system with premium efficiency motors
    - Residential unit heat pumps
  - Ventilation system
    - One high-efficiency energy recovery unit per floor
    - Exhaust balanced to supply airflow
      - Directly from spaces served
PASSIVE HOUSE BENEFITS TO OWNERS

• Significantly reduced energy costs increases net operating income
  • Substantially reduced ecological footprint
  • Estimated 70% reduction in energy costs
• Superinsulation and airtight construction provides unmatched comfort
• Comprehensive design and construction approach results in high quality, resilient buildings with enhanced value
PASSIVE HOUSE CHALLENGES

- Higher construction costs
- Generally unknown in Midwest:
  - WSF is first PH project of its scale to be constructed in its climate zone
  - Project participants/stakeholders lack familiarity with the program
  - Concern over encountering unforeseen issues along the way
- Lenders are not yet underwriting the cost savings
CONNECT WITH US

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