

Redevelopment Plan
For
Grand and Victoria Redevelopment Project Area
Saint Paul, Minnesota

Housing and Redevelopment Authority of the City of Saint Paul, Minnesota

Approved by the City Council: December 17, 2025 (Scheduled)

Approved by the HRA: December 17, 2025 (Scheduled)

TABLE OF CONTENTS

A. Description of Redevelopment Project Area	1
B. Background	1
C. Development Objectives	2
D. Redevelopment Techniques to Achieve Plan Objectives	4
E. Other Necessary Provisions to Meet State/Local Requirements	6
F. Provisions for Amending the Plan	6
Exhibit A (Map of Project Area)	A-1

Redevelopment Plan for the Grand and Victoria Redevelopment Project Area

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) proposes to establish the Grand and Victoria Redevelopment Project Area, as provided for in Minnesota Statutes section 469.002, subdivision 14. This document comprises the Redevelopment Plan as provided for in Minnesota Statutes section 469.002, subdivision 16 (this “Plan”).

A. Description of Redevelopment Project Area

The boundaries of the Grand and Victoria Redevelopment Project Area shall consist of the following two tax parcels: PID 02.28.23.42.0125 (857 Grand Avenue) and PID 02.28.23.42.0126 (841 Grand Avenue) and includes all adjacent roadways, sidewalks and rights-of-way as shown on the map included as Exhibit A, which is incorporated herein by reference (the “Project Area”).

B. Background

The Project Area is comprised of properties located on the northeast corner of the intersection of Grand Avenue and Victoria Street. The corner lot at 857 Grand Avenue has approximately 183 feet of frontage on Grand Avenue, 150 feet of frontage on Victoria Street, and a total lot area of 27,443 square feet. The interior lot at 841 Grand Avenue has approximately 64 feet of frontage on Grand Avenue and a total lot area of 9,583 square feet. The collective site totals 37,026 square feet (0.85 acres). 857 Grand Avenue is occupied by a one-story commercial building (with a restaurant building added to the original structure) with four tenant spaces and a surface parking area to the side of the building with 22 stalls. 841 Grand Avenue is occupied by a two and a half-story house with a ground floor commercial space and two residential units above, an accessory garage with two stalls, and a surface parking area to the side and rear of the building with 20 stalls.

841-857 Grand Avenue were rezoned to T3 Traditional Neighborhood, effective April 2025. 857 Grand Avenue has seen a variety of commercial tenants over the past few decades. 841 Grand Avenue was formerly residential and is currently the location of a ground floor commercial space.

The Project Area is located within the Mixed-Use land use designation and a Neighborhood Node as established by the 2040 Comprehensive Plan. Neighborhood nodes within mixed-use areas envision compact, dense projects along transit corridors that balance jobs and housing within walking distances to one another. These areas are vital to the growth and economic development of the City by providing the highest densities outside of downtown. The proposed project is supported by the following policies from the 2040 Comprehensive Plan:

- *LU-1: Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.*
- *LU-14: Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and*

promote the use of transit and other non-car mobility modes.

- *LU-30: Focus growth at Neighborhood Nodes using the following principles: increase density toward the center of the node and transition in scale to surrounding land uses, prioritize pedestrian-friendly urban design and infrastructure that emphasizes pedestrian safety...*
- *LU-31: Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.*
- *H-46: Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.*

The Project Area consists of substandard buildings suitable for removal based on findings from building inspections and analyses of code and systems deficiencies.

While the Project Area is located on a critical corner along Grand Avenue, the site has lacked necessary private investment to benefit the community and without positive intervention, the Project Area is unlikely to meet its full potential. Unless public actions are fully realized to prepare the Project Area for redevelopment and guide its transformation, new private investment that fully realizes the potential of the Project Area and meets City goals and objectives is unlikely to occur.

Implementation of this Plan will be accomplished through public and private financial assistance, land use controls and design guidelines that encourage high-quality, economically sound, sustainable, and environmentally sensitive development consistent with the needs of the community as a whole.

C. Development Objectives

The following development objectives for the Project Area are based on the policy directives of the *2040 Saint Paul Comprehensive Plan* and the principles, goals and objectives of the *2006 Summit Hill/District 16 Neighborhood Plan*.

General

- Redevelop the Project Area in a manner that complements and improves the surrounding Grand Avenue area.
- Redevelop the Project Area as a dense urban mixed-used development.
- Increase the supply of adequate housing within the community for persons of all income levels.
- Increase the tax base and job-supporting capacity of the area.
- Use public financial resources in a manner that conforms to the City and HRA's policies.

Public Realm and Built Form

- The site will have a public plaza area located in front of the proposed restaurant uses. This area came from public comment from the neighborhood. This proposed area will include a water feature to bring a calming and artistic feature to the property complimenting the proposed retail spaces.
- Design new buildings to frame all public spaces, including non-vehicular paths.
- Use zoning and design standards to maximize redevelopment in the Project Area.
- Encourage the use of high-quality exterior materials.

Transportation and Parking

- Support nearby transit stops with increased housing supply.
- Incorporate bicycle parking, storage and other infrastructure to encourage multi-modal transportation options.
- Allow parking on site to meet basic tenant needs in a land efficient manner, emphasizing structured parking.

Housing

- Provide increased housing supply (i.e., approximately 90 units where two currently exist) to help alleviate the housing crisis.
- Provide general occupancy rental housing with a range of bedroom sizes, including alcove, 1-Bedroom, 1-Bedroom den, 2-Bedroom, and 2- Bedroom den units.
- Encourage accessible and energy efficient design for all unit types.

Energy and Sustainability

- This new development will follow the City's Sustainable Building Ordinance (SBO) along with CRWS requirements for water systems by incorporating an underground infiltration system, a 17,000 sf. green roof and high efficiency building systems.
- Create a sustainable and energy efficient building and use best practice technologies to reduce water use, reduce waste, use renewable materials, use renewable energy sources, with high quality stormwater management, and low-carbon transportation.
- Create a walkable, transit-served community, including EV charging stations, resulting in fewer green-house gas emission vehicle trips.

Employment

- Use zoning to support retail and service uses that are community-serving and built to a scale and form that are consistent with the character of neighborhood nodes.

Stormwater

- The site currently does not have a stormwater management system installed. Once

redeveloped, new stormwater infrastructure will be installed bringing features that can reduce runoff into the Mississippi River watershed and help mitigate the urban heat island effect.

- Create stormwater infrastructure with best practices for underground tanks and green roof design.

D. Redevelopment Techniques to Achieve Plan Objectives

This Plan envisions the use of all techniques or powers authorized through applicable statutes by the City, HRA, State of Minnesota or other public agencies as appropriate and necessary to carry out its implementation. No provision of this Plan should be taken to limit the full exercise of these powers. The following techniques are examples of means to achieve the objectives presented in Section C above.

1. Support private initiatives

As a primary course of action, the HRA and the City will promote and support those initiatives by property owners or other persons in control of project sites to market, develop, redevelop, rehabilitate or otherwise improve their property in accordance with this Plan. Private initiative and investment is the preferred means of achieving the objectives of this Plan, and will be encouraged. The HRA or the City may, without acquiring property, enter into agreements with property owners or other persons in control of project sites that identify specific private responsibilities for the improvement of sites in accordance with this Plan.

To induce such agreements, the HRA and the City will provide for, or cause to be provided for, the following as necessary and appropriate:

- Administration of those public processes and requirements deemed necessary to support or allow development or redevelopment of property to occur in accordance with this Plan. If applicable and advisable, the HRA and the City will provide assistance to developers to allow them to take responsibility for administrative activities. These include, but are not limited to:
 - Coordination of project activity, financing and review with appropriate local, regional, state and federal government agencies, the property owners and neighborhood organizations;
 - Initiation of vacations, re-zonings, dedication of public rights-of-way, or other public actions as may be necessary to implement this Plan, in accordance with local, regional, state and federal government agencies;
 - Provisions of standard municipal services to adequately insure public health, safety and welfare; and/or
 - Enforcement of building codes, design guidelines, site covenants, provisions to insure compliance with state and local requirements relating to non-discrimination, income levels, environmental quality, faithful performance and any other public objectives relating to the purchase, development, improvement or use of the land.

- Public improvements that include, but are not limited to, utilities, walkways and other public improvements or facilities as necessary or desirable to carry out the objectives of this Plan. Public improvements will coincide with and promote rational development patterns. Costs of such improvements may be assessed to the sites served by them and/or funded through grant awards.
- Affordable sources of financing, if needed, to private and public entities involved in developing components of this Plan. Several financing mechanisms can be used to accomplish the objectives of this Plan. They include, but are not limited to:
 - Tax increment financing;
 - Equity participation;
 - Interest rate reduction; and/or
 - Other relevant local, regional, state or federal funding sources, as appropriate.

In selecting methods of project finance, the HRA and the City will take into account the forms of other assistance available and negotiate with individual developers to select a method that provides sufficient incentive for the developer to create a quality product.

2. Land Acquisition

Neither the HRA, nor the City intend to acquire any property in connection with this Plan, either through the exercise of eminent domain or otherwise.

3. Site Preparation

If needed, the HRA or the City will undertake or cause to undertake those actions deemed necessary to prepare the Project Area for redevelopment. These include, but are not limited to:

- demolition, removal or rehabilitation of blighted buildings and improvements;
- activities to correct adverse characteristics of the land, soil or subsoil conditions, unusable subdivision or plat of lots, inadequate access or utility service, flood protection or other development-inhibiting conditions;
- activities deemed necessary or desirable to remove, reduce or prevent other blighting factors and cause of blight;
- installation, construction or reconstruction of utilities, walkways and other public improvements or facilities as necessary or desirable for carrying out the objectives of this Plan; and/or
- other activities deemed necessary or desirable to improve and prepare the Project Area for redevelopment for uses in accordance with this Plan.

E. Other Necessary Provisions to Meet State/Local Requirements

1. Non-Discrimination

If required by City and HRA policies, agreements between the HRA or the City and property owners or other persons in control of project sites will require that any contract for sale, lease or redevelopment of property within the Project Area will prohibit land speculation; will require compliance with all state and local laws in effect from time to time; will prohibit discrimination or segregation by reason of race, religion, color, sex, or national origin in the sale, lease or occupancy of the property; and may require that this latter provision be made a covenant running with the land and be binding upon the redeveloper and every successor in interest to the property.

2. Vacations, Re-zonings, Dedications and Covenants

Vacations, re-zonings, and dedications of public rights-of-way as may become necessary shall be accomplished by separate actions in accordance with state law and local ordinances and will be initiated by the HRA or the redeveloper.

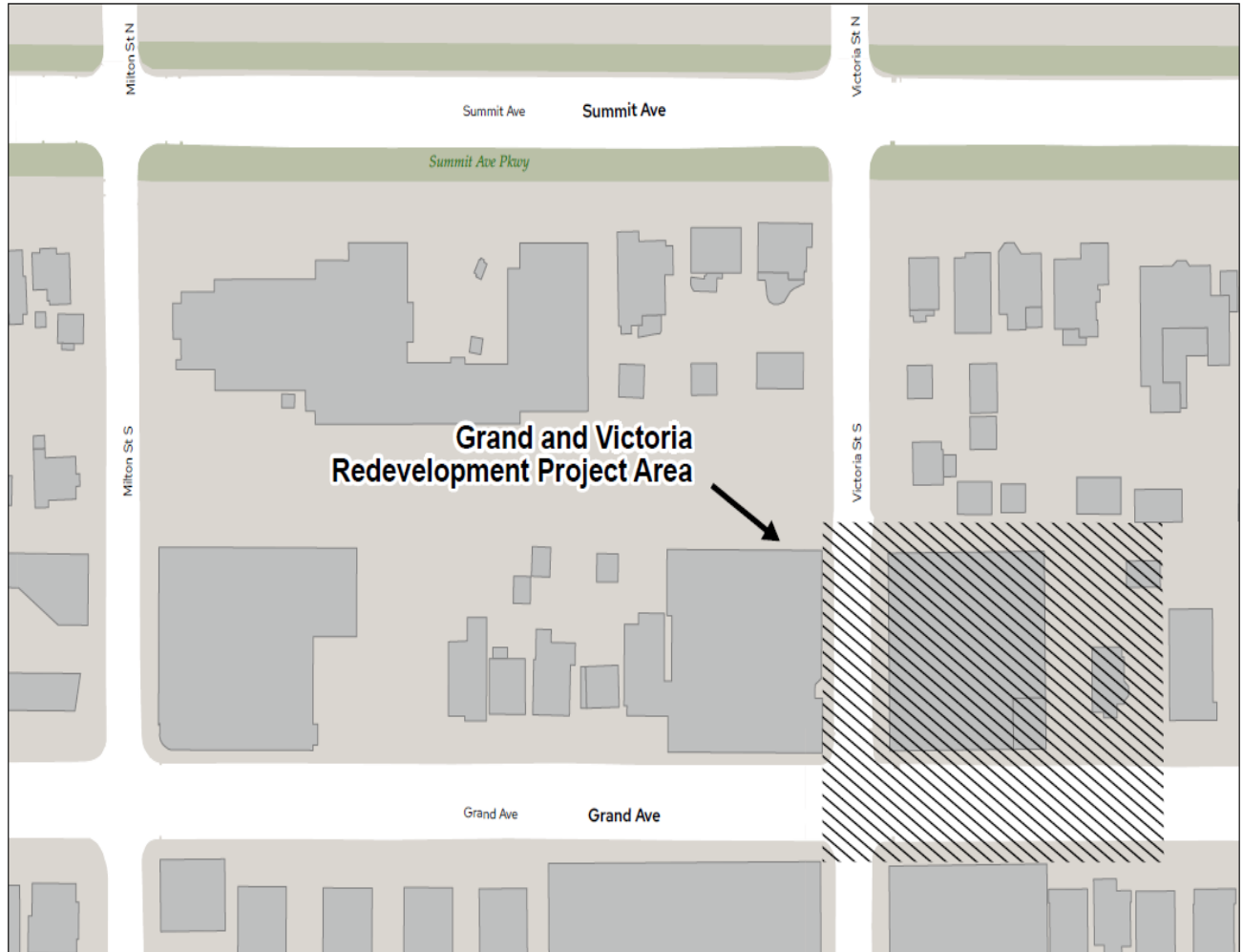
F. Provisions for Amending the Plan

This Plan may be modified at any time in the manner provided by law and will be reviewed by the Saint Paul Planning Commission for conformance with the City's Comprehensive Plan.

Exhibit A – Map of Grand and Victoria Redevelopment Project Area

Grand and Victoria Redevelopment Project Area

Friday, October 10, 2025



 Grand and Victoria Redevelopment Project Area



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

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Miles

DATA CREDITS: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. • LIMITATIONS ON USE: This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official land map or engineering schematic and is not intended to be used as such. - DATE: 10/10/2025 1:30 AM - DOCUMENT FROM: C:\jenny\2025\City of Saint Paul\PED - Data, Research & Mapping - Documents\Projects\Investments and Programs\TF 2025-10-08 - Grand and Victoria Redevelopment Maps for Jenny Muller\ - GIS\Grand and Victoria.aprx

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