

3M site discussions continue

by Forum staff

The construction chain link fences stretch along Arcade, Minnehaha and Forest streets, and the sound of bulldozers can be heard along East 7th Street. What's going on? The advisory committee for Beacon Bluff, the name being used to market the former 3M site, held a community meeting on June 10 in answer to that question. Here's a summary of what happened.

Marketing Update

Cassidy/Turley, the group that the Port Authority has engaged to market the property gave an upbeat report, noting that the national and international markets were slowly improving and many corporations were cautiously thinking about expansion. "It bodes well" the speaker said.

There have been frequent contacts with developers and possible users as well quite a few local meetings. There are said to be some "viable prospects," although their names could not be revealed. There have been showings of #21, the art deco administration building, and #24, the lengthy brick structure that goes all the way through the campus to Arcade Street.

The interest has been mostly from domestic groups, but there have been some contacts from international concerns. Outreach has included "email blasts" and "touches to investment circles of influence." Future plans include contacting historic preservationists, architects and real estate attorneys.

Design Workshop Update

A subgroup called the Design Work Group has been meeting for many months and has developed a new approach for reuse and/or new construction on the site based on guidelines from the City of St. Paul, the St. Paul Port Authority, the East 7th Street design plan of the Dayton's Bluff District Council and rules of the Secretary of the Interior that kick in when federal money is involved.

Among the items decided on were streetscape, overall design, public areas, mitigation measures needed because at least some buildings are going down and historical interpretation. Building materials, building massing and articulation, site considerations, streets, sidewalks and the public realm, as well as landscaping and storm water management were also considered.

The work group's proposal was approved by the advisory committee with two amendments. One directed the Port Authority to pay attention to the view along Phalen Corridor; a second suggested that a variety of hardy trees be planted along the streets so they might have a chance to survive.

Historic Preservation Update

The final presentation at the June 10 meeting was from another subgroup that has been developing a historical interpretation program that would consider the history of 3M and its impact on the surrounding community. The work of this subgroup and the company the Port Authority hired to develop an interpretive plan will continue, so the report was a preliminary one. The hope is to develop a program that will draw people into the site to learn. It has been decided that there will be a central "hub" as a focal point that would include data and graphics and would direct people to other locations where they could find additional graphics and historical information.

Some suggested panels that would be scattered around the old 3M site include "Innovation and Products," "Men and Machines," "Adhesives," "3M and the Community," "Employees" and "Defining Events."

It was announced that the Minnesota Historic Preservation Office has decided that some of the area was eligible to become a historic district. That is important because it would allow purchasers to access tax credits. The old administrative building was also determined to be eligible for its own designation and a National Register nomination form is being written.

To be able to tell a more complete story of the community and its relationship to 3M, the advisory committee is hoping to find people who have stories about working at the company or how the neighborhood interacted with it. If you know of any stories, photos or other items of interest, please call Karin DuPaul at the District Council at 651-772-2075.

Final Matters and Updates

The Port Authority summarized other activities, including a certification from the national Environmental Protection Agency, a cooperative effort with the city to deal with storm water issues and the beginning of work on road projects. Two structures have already been torn down and stone salvage work is occurring on the eight-story administrative building. More details can be found at the website www.sppa.com.



Photo by Doug Wallick

Dayton's Bluff Business Association

The 19 businesses listed below are now members of the Dayton's Bluff Area Business Association (DBBA). The recently formed organization is seeking new members with businesses that are home or community based.

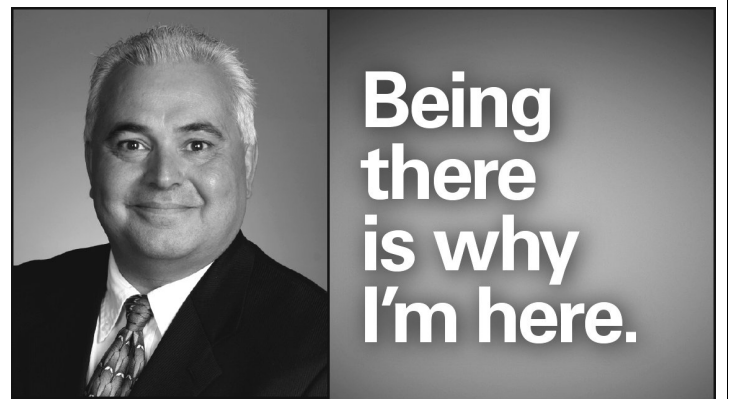
DBBA offers a low annual membership fee of \$50 along with an opportunity to network with other entrepreneurs and let the community know what you're offering. A business fair is planned for September 14. Contact Susan Teitjen at 651-214-8088 or susanteitjen@msn.com for an application or more information.

- ADA consultant Walter Waranka
- Alex Bajwa LLC Law firm
- Assisted Healing Center
- Bluffside Daycare
- Colleen's Flower Cellar
- Dayton's Bluff Community Council
- Dayton's Bluff Neighborhood Housing Services

- Dietz-Kane Insurance Agency Inc.
- Hmong Village
- LatinRaza Services
- LePainter Body Shop
- Manhattan Projects Software Development
- Midwest Karate
- Mounds Theatre
- NorthLake Contracting, Inc.
- Obbs Bar
- Office of Councilmember Kathy Lantry
- Sans Adieu Bed and Breakfast
- Spangler and de Stefano, PLLP

Free Junk Car Removal

Budget Towing of Minnesota will remove any junk car or truck and dispose of it at no charge to the owner. The vehicle owner can receive a tax donation, and the District Council will receive a donation for each car towed. Contact Karin@DaytonsBluff.org or 651-772-2075 to get the eyesore removed.



Being
there
is why
I'm here.

Juan Cervantes, Agent

391 Ruth Street North
St Paul, MN 55119
Bus: 651-793-0777

juan.cervantes.nl7n@statefarm.com
Hablamos Español

Total average savings of

\$696*

Let me show you how combining home and auto policies can add up to big savings. Like a good neighbor, State Farm is there.®
CALL FOR A QUOTE 24/7



State Farm

*Average annual household savings based on national 2009 survey of new policyholders who reported savings by switching to State Farm. State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company, State Farm Fire and Casualty Company, State Farm General Insurance Company, Bloomington, IL. P097185 04/09

Enjoying life at Realife Cooperative: the Mossongs

by June Bennett

District Council Administrative Assistant

Betty and Dick Mossong have lived at Realife Cooperative of Phalen Village for 2 1/2 years. Formerly of Maplewood, the Mossongs moved to the cooperative and came back to the Dayton's Bluff area after the upkeep of their house in Maplewood became too difficult.

Married for 56 years, the couple has seven children, 16 grandchildren and five great grandchildren. Dick was born and raised here on the Bluff and graduated from Harding High School in 1941 where he helped the football team win all of their games in his senior year.

He worked at Mounds Theatre handing out advertisement and also at the old Johnson Brothers Grocery on Hudson and Earl. Betty worked for Northwestern Bell telephone, then located on Beech and 7th streets. Later, they both worked at Dorothy Day center for 20 years.

Dick remembers many of the old businesses in Dayton's Bluff—Otto's Drugstore, now M&A Market; Wagner Meat Market, now Leo's Chow Mein and Mounds Park Hospital, now Marian of Saint Paul.

Sixty percent East Siders, Realife Cooperative is located at the intersection of Johnson Parkway and Phalen Boulevard. With 59 units, it's owned by the residents who live there. Members are 55 or over and participate in governance of the coop to the extent of their interests and abilities. The coop's website is www.realifeinc.com/phalen.html; telephone is 651-779-6639.

Dayton's Bluff District Forum

798 East 7th Street
St. Paul, MN 55106
Phone: 651-772-2075
Fax: 651-774-3510
E-mail: carlariehle@fastmail.us

Monthly Circulation: 7,500

Also available online at www.daytonsbluff.org. This is a publication of Hopewell Communications, Inc. and is intended to provide a forum for the ideas and opinions of its readers and to be an instrument for developing community awareness and pride. No material contained in this paper may be reprinted without consent of the editor. Articles and letters to the editor are welcome and may be emailed to CarlaRiehle@fastmail.us or faxed to 651-774-3510. The *Dayton's Bluff District Forum* is delivered to every home and business in the Dayton's Bluff Area. Outside this area, subscriptions cost \$12.00 and may be arranged by calling 651-772-2075.

Board of Directors: Greg Cosimini, Karin DuPaul and Steve Trimble
Editor and Layout: Carla Riehle

Next issue: August 2010. Deadline for material: July 10, 2010