

# Minnesota Transfer Technology District

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The historic Minnesota Transfer Railway was created by James J. Hill who brought together the owners of nine separate railroads to build a freight transfer yard. This venture was incorporated in 1883 as a non-profit cooperative, and became the catalyst for development in the Midway and the underpinnings of St. Paul's prosperity. The proposed Minnesota Transfer Technology District, located on the site of the original rail yard, hopes to replicate the success of this early cooperative effort and adapt it to a new era.



View from what is now University Avenue looking North toward the American Can Company on Prior Avenue  
Photo courtesy of the Minnesota Historical Society.

## A Business Improvement District (BID)

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Central to the success of the new Midway East Technology District is the creation of a new Business Improvement District (BID) which will support and shape development. A BID is a voluntary cooperative effort that is **entirely** managed by property owners within the defined district. It is typically funded by property assessments (if a majority of the owners approve), and government and philanthropic grants. This BID is a natural outgrowth of the cooperative spirit that motivated nine railroads to work together for their mutual benefit.

The Minnesota Transfer Technology District BID will:

- Help plan and coordinate development efforts
- Help brand and market the district
- Provide streetscape improvements above and beyond City standards
- Provide security and maintenance services above city standards
- Create programs for shared parking and stormwater projects
- Help secure community and public support for the project
- Pursue opportunities for public funding for infrastructure projects

For additional information on the Minnesota Transfer Technology District, call Brian McMahon at (651) 399-7221, or [bcmahon@universityunited.com](mailto:bcmahon@universityunited.com)

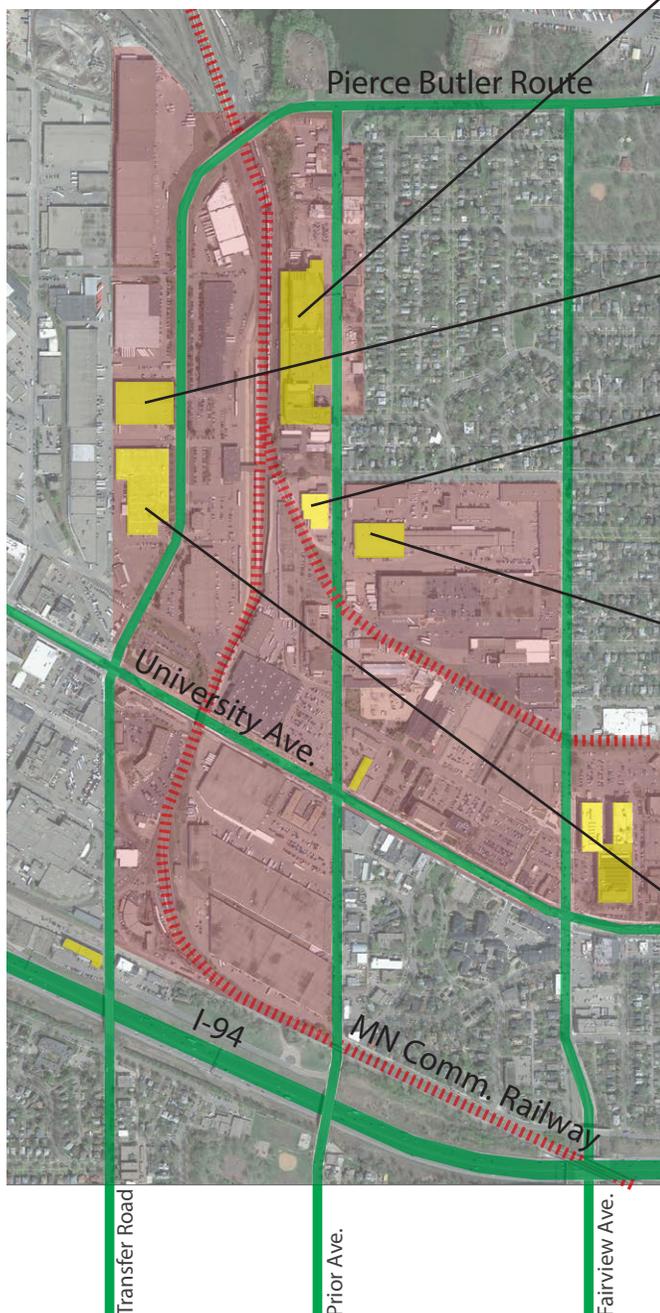
# Minnesota Transfer Technology District

Locate your technology company in the heart of the Twin Cities

- Over 240 acres along three major streets: Prior Avenue; Fairview Avenue and Transfer Road, between I-94 on the south and Pierce Butler Avenue on the north
- Affordable rental space and a number of development opportunities for renovations or new construction
- Excellent transportation access to I-94, Highway 280, Pierce Butler Road, and the new Central Corridor LRT.
- Zoned for R&D and industrial production
- Close to university campuses and attractive neighborhoods
- Planning underway for coordinated development that will create a defined district with a creative branding and marketing campaign.



The historic American Can Company Building, now known as the Silgan Building, has 450,000 square feet and is for sale.



Roseville Properties owns a number of industrial properties in the Midway



The Minnesota Transfer had miles of rail spurs that connected industrial buildings throughout the Midway



The MSP Midway industrial park, owned by Clarion partners, consists of 20 buildings totaling over 1.8 million square feet



Aspect Automation provides equipment for medical, pharmaceutical, energy, consumer and industrial products worldwide.

# Minnesota Transfer Technology District - Development Concepts

Coordinated planning will ensure more efficient, attractive and sustainable development.

The district will evolve over time allowing for a more dynamic urban character, featuring an interesting mix of new buildings and renovated older properties.

The district will feature an attractive public realm with parks, bikeways, and handsome streetscapes.

Coordinated development planning will enable solutions for shared infrastructure including parking and stormwater projects.



Conceptual design by Nick Hoffman illustrating how Silgan's sprawling complex could be subdivided. The Silgan Building could be re-purposed for a number of high technology companies and/or institutional uses. Portions of the building may be eligible for Historic Tax Credits.



University Enterprise Laboratories, like several buildings in the Midway, have converted warehouse structures into attractive and functional buildings.



Artist's Rendition: Modules Attached to Warehouse



A former rail spur has been converted to a rain garden at the historic Griggs Midway Building, which has over 500,000 square feet on a 7 acre campus.



Rihm Trucking Site on Northwest corner of Transfer Road and University Avenue. In 2007, a team of architects from the St. Paul chapter of the AIA worked with Rihm Trucking to create a development vision for this gateway corner.