

Proposed Location

RIVERFRONT PROPERTIES

Photo Credit: Visit Saint Paul



*An iconic downtown Saint Paul site
located along the bluff with sweeping,
unobstructed views of the Mississippi River*

- ✓ Urban site
- ✓ Transit access
- ✓ Vibrant community
- ✓ Shovel-ready

Proposed Location

RIVERFRONT PROPERTIES

Shawntera Hardy
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and Economic Development
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Michael Langley
Greater MSP Partnership
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Saint Paul, Minnesota 55101

Commissioner Hardy and Mr. Langley:

Ramsey County Riverfront Properties is a premier development site in downtown Saint Paul that would be an ideal location for Amazon's Second Headquarters (HQ2). The nearly eight-acre site offers sweeping, unobstructed views of the Mississippi River and the opportunity for a bold, urban campus that could be paired with other sites downtown or within the metropolitan region.

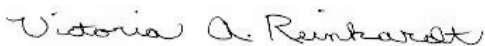
Riverfront Properties includes the shovel-ready site of the demolished West Publishing building and Ramsey County Jail and the existing Ramsey County East Building, which houses the County's Human Services Department.

Ramsey County and the City of Saint Paul share a bold vision for enhancing the vibrancy and energy of the downtown core. We are eager to partner with the City and other public entities to create a development package with multiple publicly and privately owned properties that could serve an urban corporate campus for Amazon.

As you review the enclosed submission, please note that we have responded to Amazon's RFP primarily with respect to those requirements/preferences that can be addressed by Riverfront Properties. We have deliberately not addressed matters pertaining to the Minneapolis/Saint Paul metropolitan region generally, such as quality of life, culture/diversity and financial incentives, assuming that those matters will be addressed by you and us, working together, in the final submission to Amazon.

With parks at the heart of every neighborhood, the arts, cultural and entertainment districts drive a strong and creative workforce that makes this site a logical choice for Amazon's HQ2. We are eager to work with GREATER MSP and DEED to make this site a critical component of Minnesota's larger submission to Amazon.

Sincerely,



Victoria Reinhardt
Chair, Ramsey County Board of Commissioners

RIVERFRONT PROPERTIES

EXECUTIVE SUMMARY

Amazon's Site Requirements and Preferences

A development-prepped, 100-acre site

- Iconic and highly visible downtown Saint Paul site located along the bluff overlooking the Mississippi River.
- Eight-acre site in urban core.
- Ability to build multiple towers to accommodate square footage needs.
- Eager to partner with other public entities to create a larger development package.

In the heart of a population center

- Located in downtown Saint Paul, a city with more than 300,000 residents.

Travel logistics

- Minutes away from international airports.
 - 15 minutes from the Minneapolis/Saint Paul International Airport.
 - Five minutes from the Saint Paul Downtown Airport.
- 1-2 miles from major highways/arterial roads.
 - Easily accessible by two freeways (Interstates 94 and 35E) and multiple highways connecting major thoroughfares throughout the Twin Cities.
 - Two adjacent bridges provide easy access across the Mississippi River to Saint Paul Downtown Airport and other amenities.

Access to public transit

- Easy walking distance to both Central Station on Metro Transit's METRO Green Line and Union Depot multi-modal transportation hub, as well as many local and express bus routes.
- Planned enhanced transit service between Union Depot and the Minneapolis/Saint Paul International Airport, east metro suburbs, and northeast metro communities.

Utility infrastructure

- Well connected to the city's world-class existing utility infrastructure.

Building requirements

500,000 square feet in the initial phase I (2019)

- Shovel-ready site can immediately accommodate 500,000 square feet of new vertical space.
- 400,000 square-foot building is available for renovation and immediate occupancy.

Up to 8 million square feet in future plans

- Site could accommodate additional square footage through vertical space.
- Ramsey County is eager to partner with other public entities to offer a comprehensive package that could accommodate Amazon's future space needs.

Sustainability and energy efficiency

- Located adjacent to Saint Paul's award-winning, internationally-recognized District Energy system which provides a renewable energy to downtown.

RIVERFRONT PROPERTIES

General Site Information

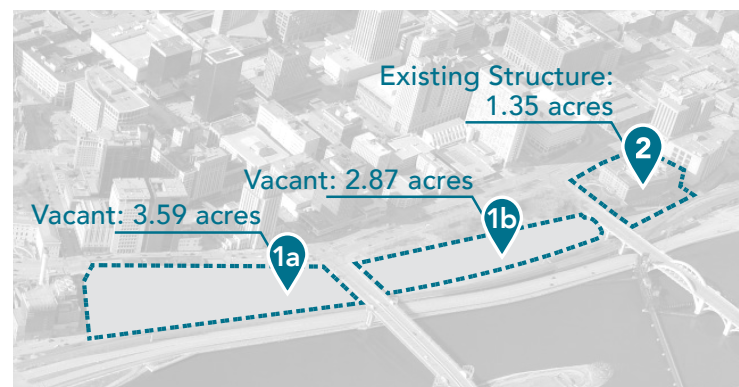


Riverfront Properties totals nearly eight acres located along the bluff overlooking the Mississippi River in downtown Saint Paul. These premier sites are located in the heart of downtown Saint Paul and offer sweeping, unobstructed views of the Mississippi River. The sites are adjacent beautiful Kellogg Park.

The sites are within walking distance of prominent Saint Paul destinations and landmarks including the Xcel Energy Center, Saint Paul RiverCentre, Ordway Center for Performing Arts, George Latimer Central Library and James J Hill Reference Library, Science Museum of Minnesota, Saint Paul City Hall/Ramsey County Courthouse, Rice Park, Lowertown Historic District, Saint Paul Hotel, fine dining experiences, and many parks and trails.

- 1** The first Riverfront Properties site is shovel-ready and immediately available for new construction. In 2017, the buildings on the site were deconstructed and a concrete retaining wall was built to facilitate greater private development. Ramsey County invested \$17 million to prepare this site for the marketplace.
- 2** Riverfront Properties also includes the existing Ramsey County East Building. Ramsey County East is a nine-floor, 398,000-square-foot building located on a 1.3-acre downtown block bounded by Kellogg, Jackson and Robert streets and overlooks the Mississippi River. Originally constructed in 1908 as a warehouse building, it was converted into offices in 1974. Ramsey County purchased the building in 1989 and completed a \$20.3 million renovation in 1995. Today it houses the County's Human Services Department, which the County is considering moving as a part of its Strategic Facilities Plan.

Ramsey County and the City of Saint Paul share a bold vision for enhancing the vibrancy and energy of the downtown core. We are eager to partner with the City and other public entities to create a development package with multiple publicly and privately owned properties that could serve an urban corporate campus for Amazon.



Downtown Saint Paul

Downtown Saint Paul is celebrated for its unique character, including beautiful historic buildings and walkable, friendly streets that are compact in size and scale. With parks at the heart of every neighborhood, the arts, cultural and entertainment districts drive a strong and creative workforce. In addition to a vibrant riverfront trail, Saint Paul's downtown is bookended by two city-block parks which host music and cultural events throughout the year.

RIVERFRONT PROPERTIES

Ownership Structure

Ramsey County owns both sites and controls 100% of the sites for development purposes.

Ramsey County is the most densely populated and second-most populous county in Minnesota, with more than 540,000 residents. It is comprised of 18 cities and one township in the heart of the Minneapolis/Saint Paul metro area. Saint Paul, the state capital, is the County's most populous city. Ramsey County is rated "AAA" by Standard & Poor's and Moody's.

The City of Saint Paul has land-use authority over the site. Saint Paul is the second-largest city in the state, with more than 300,000 residents. Saint Paul is an innovative job center for millennials who take full advantage of a growing transit system that connects downtown Saint Paul to the region, catalyzing dense transit-oriented development in mixed-use urban villages. The city boasts a flourishing and supportive business community, a talented workforce of all ages and skillsets, and an array of vibrant community spaces. Saint Paul is home to many well respected companies, including the corporate headquarters of Ecolab, a Fortune 500 company. The business mix in downtown Saint Paul is rich and diverse, including medical, financial, retail, agriculture, packaged goods, energy, technology, and precision manufacturing businesses. Downtown Saint Paul has seen a 3.3% growth in private sector jobs from 2013-2015. The City also has a growing tech and innovation industry, and recently announced a focused effort to grow and add 2,000 tech-related jobs and increase innovation-related commercial space by 200,000 square feet by the year 2020.

Zoning

Riverfront Properties is zoned B4 and B5 that provide for the broadest uses within the central business district.

Utility infrastructure

Located in downtown Saint Paul, the site is well connected to the city's world-class existing infrastructure.

Uniquely, the Riverfront Properties site is located adjacent to Saint Paul's award-winning, internationally recognized District Energy system which provides a renewable energy to downtown. This facility integrates biomass-fired combined heat and power, thermal storage, and the primary heating and cooling production for a district energy system that serves downtown Saint Paul and provides customers with heat that is more than 60% renewable. The facility provides a superior alternative to on-site gas boilers, by providing highly efficient district heating and cooling system to almost 200 buildings, totaling more than 31 million square feet of building area in Downtown Saint Paul. District Energy serves major corporate employers, including Ecolab, Travelers, Securian and Wells Fargo. According to the Building Owners and Managers Association's Experience Reports, Saint Paul consistently enjoys competitive energy rates compared to other major cities.

RIVERFRONT PROPERTIES

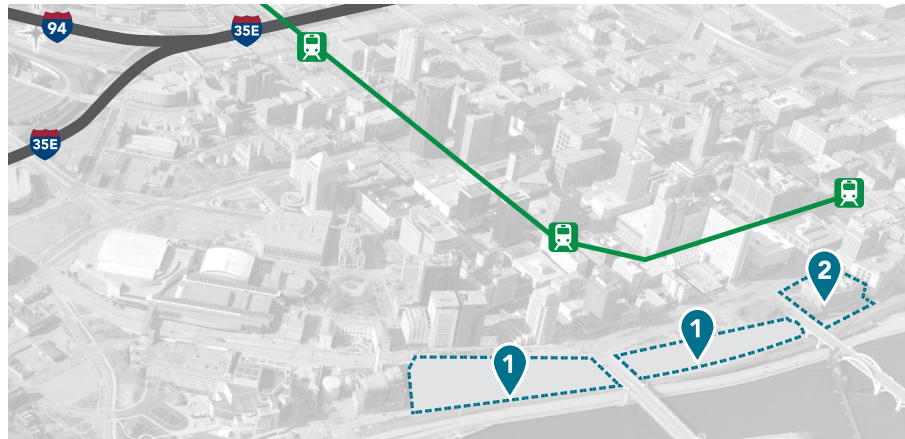
Transportation and transit

Located in the heart of downtown Saint Paul, Riverfront Properties are well connected to the region, the country, and the world.

Roads

Riverfront Properties are accessible by two freeways (I-94 and I-35E) connecting the major thoroughfares of Shepard Road along the south, and Kellogg Boulevard on the north.

The adjacent Wabasha Street Bridge and the Robert Street bridge provide easy access across the Mississippi River to Saint Paul Downtown Airport.



Transit

The sites have excellent access to public transit including many local and regional bus routes, and are easy walking distance to Central Station on Metro Transit's METRO Green Line and Union Depot multi-modal transportation hub.

Ramsey County is studying enhanced transit service between the Union Depot and the Minneapolis/Saint Paul International Airport along the Riverview Corridor. The corridor advisory committee recently determined that bus rapid transit or a rail alternative would be the best investment along the corridor.

Bike and pedestrian infrastructure

The sites are enhanced through connection to Saint Paul's skyway system which provides enclosed, climate-controlled pedestrian access throughout the downtown Saint Paul. Skyway connection was preserved during the reconstruction of Kellogg Blvd and demolition of buildings on the new construction site.

Downtown Saint Paul is a major hub in the Minneapolis/Saint Paul regional trail system. The City of Saint Paul is investing heavily in bike infrastructure and plans to more than double bike pathways and connections throughout the city over the next decade. Two major investments include:

- **Grand Round**, is a 27-mile scenic parkway for drivers, pedestrians and cyclists that circles the city and connects people to more than a dozen parks and outdoor landmarks.
- **Capital City Bikeway**, a two-way, off-street bike trail and separated pedestrian sidewalk loop that connects residents and visitors to downtown attractions and the existing regional trail network.

The City of Saint Paul, Ramsey County, and other public and private partners finalized a master plan for the Saint Paul River Balcony, an elevated pedestrian walkway overlooking the Mississippi River in downtown Saint Paul. This dramatic 1.5-mile public promenade will connect the Science Museum of Minnesota to Union Depot and link vibrant downtown places with restaurants, offices, shops, and other gathering spaces. The pathway will be designed to accommodate walking, outdoor seating, gathering spaces, and related public activities. Both Riverfront Properties sites are located on the River Balcony and are well-positioned to take full advantage of the amenities planned for the River Balcony. The public/private partnership is expected to begin schematic design of the River Balcony in 2018.

RIVERFRONT PROPERTIES

Airport



MSP International airport

Riverfront Properties is located 15 minutes from the Minneapolis/Saint Paul International Airport, one of the top ranked airports nationally. Located in the center of the United States, travelers can reach almost any domestic destination by air within three hours. The airport ranks second per capita in passenger departures nationally. It is considered the fastest airport in the U.S., with the highest rate of on-time departures.

Saint Paul Downtown Airport

The site is located five minutes from the Saint Paul Downtown Airport, which serves corporate jets. The airport has three runways and is the only reliever airport in the Metropolitan Airports Commission system with a runway longer than 5,000 feet. The 6,700-foot runway can accommodate Gulfstream jets that can reach Asia, Europe, and South America on a single tank of fuel, making international corporate travel easy. The airport is adding new amenities, including a restaurant, in anticipation of the 2018 Super Bowl. The airport is utilized by local Fortune 500 companies, including 3M. More than 64,000 takeoffs and landings occur at the airport annually.

Incentives

Ramsey County and its partners want to work with the state and GREATER MSP to create a coordinated, coherent and comprehensive local, regional and state incentive package to be offered to Amazon.



View a workzone camera time-lapse of clearing the site:
ramseyriverfrontproperties.com

