



# HUD NEWS

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## HUD ANNOUNCES GUARANTEE OFFER FOR NEW COMMUNITY IN MINNEAPOLIS

Acting Secretary Richard C. Van Dusen of the U.S. Department of Housing and Urban Development today announced a \$24 million offer of guarantee assistance to finance the development of the first "new-town-in-town" under the New Community Development Act of 1970. The project is Cedar Riverside, a high density new community in Minneapolis, Minn.

Mr. Van Dusen called the new community to be built over a 20-year period "a unique opportunity to demonstrate and test some exciting new concepts in city building."

One unusual aspect of the more than 100-acre Cedar Riverside new community is that it will couple the new community development within a 340-acre urban renewal project. The Cedar Riverside site is located on the west bank of the Mississippi River, one mile southeast of Minneapolis' Central Business District.

Plans for Cedar Riverside call for an eventual population of 30,000 housed in 12,500 dwelling units to be constructed over the two decades. A substantial percentage of the units will be subsidized through a combination of Federal and municipal programs.

Housing will be provided on approximately 80 acres in six neighborhoods, located around the institutional-commercial core of the community.

The basic use of the total land area in Cedar Riverside will be devoted to institutions (113 acres), parks and open space (56 acres), and housing and supporting facilities (105 acres). The University of Minnesota will occupy approximately 60 acres of the river bluff, at the head of the pedestrian and vehicular bridge connecting to the East Bank campus. Fairview and St. Mary's Hospitals and St. Mary's Junior College will occupy approximately 30 acres in the southeast corner of the area.

The developers plan to include or study the feasibility of inclusion of a number of innovations in Cedar Riverside. These include:

- \* An opportunity to "pair" it with the new community of Jonathan, 20 miles west of Minneapolis at Chaska. Development of a "pairing" program would involve the exchange of facilities and expertise in arts and culture, education, recreation and leisure time activities, and health and social services. Such "pairing," at the outset, could be initiated through the coordinators of the new communities and possibly later through the local governments.

- \* Phasing of project construction to minimize inconvenience and expense in relocating residents and small business within the new town. Construction of interim vestpocket parks, rehabilitation of existing housing, and landscaping already have reversed environmental deterioration in the area.

- \* A central "hydronic" high pressure, high temperature system for heating and cooling buildings and arcades.

- \* A climate-controlled elevated plaza and walkway system joining schools, stores, cultural facilities, and parks. Walkways and open space will be separated from the vehicular traffic and parking level.

- \* A "people-mover" internal transportation system to link the East and West Bank campuses of the University of Minnesota.

- \* An experimental education program, which would include an up-graded elementary school. School facilities will be leased to the municipal school board.

- \* Comprehensive health services for residents in conjunction with the Fairview and St. Mary's Hospitals and the University's health center.

Many residents of Cedar Riverside are expected to be families of medical and para-medical staff of the hospitals in the area and the students, faculty, and staff of the colleges and University.

Demolition of existing buildings and rehousing of families in the 940 dwelling units currently on the project site already is under way.

The developer of the new community is Cedar-Riverside Associates Inc., whose board chairman is Henry T. McKnight, who also is a principal stockholder in the new town of Jonathan. Keith Heller, former University of Minnesota administrator of the School of Business Administration is chief executive officer and Gloria Segal, active in community affairs, is vice president.



The Federal offer to guarantee the debt of the developer was approved by the Board of Directors of the New Community Development Corporation, of which HUD Secretary George Romney is chairman. Other members are Under Secretary James M. Beggs of the Department of Transportation, HUD Assistant Secretary Floyd H. Hyde, and John G. Heilmann, New York investment banker.

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NOTE TO EDITORS: Photographs of architects' scale models are available upon request to News Services Division, U.S. Department of Housing and Urban Development, Room 4182, Washington, D.C. 20410.

SUMMARY  
CEDAR RIVERSIDE

1. **Project Name:** Cedar Riverside. A "new-town-in-town" entirely within the City limits of Minneapolis, Minn.
2. **Developer:** Cedar-Riverside Associates, Inc.
3. **Location:** On the west bank of the Mississippi River one mile southeast of the CBD of Minneapolis.
4. **Acres:** Approximately 101 acres of noninstitutional land of a 340-acre urban renewal site.
5. **Terrain:** Generally flat with normal inner city tree cover except near the bank of the Mississippi.
6. **Access:** From Cedar Avenue, Riverside Avenue, I-94 and River Road via 4th Street. Proposed access from exchanges on I-35W and Route 12.
7. **Population:** 30,000; phased in 10 increments over 20 years.
8. **Dwelling Units:** 12,500 total; rental, cooperative, condominium apartments.
9. **Land Use:** Institutional (University of Minnesota, St. Mary's Junior College, Augsburg College, Fairview and St. Mary's Hospitals). 113 acres  
     Housing, education, commercial, 105 acres  
     recreational, and cultural  
     Parks, open space 56 acres  
     Circulation 66 acres  
     

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340 acres
10. **Low and moderate income housing:**  
     Approximately 10,750 units of the 12,500 units to be constructed will be subsidized through a combination of Federal and municipal programs.



11. Planners for the innovative new town include Ralph Rapson, head of architectural design, University of Minnesota; Heikki von Hertzen, planner and developer of Tapiola, Finland; Barton-Aschman Associates, planning and engineering; Gingold-Pink Associates, architect; Sasaki, Walker Associates, and Lawrence Halprin Associates, environmental design; Hammer, Green, Siler Associates, economics; Dr. David Cooperman, social planning; Bor-Son Building Corp., construction planning and programming; Crosier, Greenberg and Partners, structural engineering; Michaud, Cooley, Hallberg, Erickson & Associates, energy and mechanical systems; and Dorsey, Marquart, Windhorst, West & Halladay, legal.

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