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the vitality of the West Side and the area's newly adopted business identifier, District del Sol. The major projects include:  
 ■ The expansion of the Silva family's El Burrito Mercado, 175 Concord St., a \$3.5 million dou-

bling of the grocery store/restaurant. The project is to begin in several months.

■ The doubling in size of La Clinica, a full-service medical clinic at 153 Concord St. For about two decades, the West Side Community Health Services facility

has provided medical care in the community. The expansion is expected to cost \$6.35 million.

■ A new headquarters and center for CLUES (Chicano Latinos Unidos en Servicio), a community service organization. The \$2.8 million, three-story building at George and Concord streets is expected to open in two years.

■ Expansion of Neighborhood House, a community anchor that has served immigrants for 120 years. It hopes to improve its services, such as day care, meals on wheels and classes, with a \$10 million to \$15 million expansion that should be completed in three years.

In the past, each of these projects might have advanced on its own, but now a coordinated development plan was put together under the auspices of several development agencies and neighborhood organizations.

Dean Dovolis of DJR Architecture, which was hired to create a unifying design for the projects, said the cooperative effort is needed so the rest of St. Paul doesn't turn its back on the West Side.

"We can build on the ethnicity of District del Sol and be the spark ... that will provide a sense of community for the other development projects being planned for the West Side," he said.

Those other developments include a nearby \$50 million riverfront office complex for U.S. Bank and an adjacent \$200 million West Side Flats "urban village" with 900 to 1,200 housing units.

The four major District del Sol projects, Dovolis said, will spin off many smaller ones, including a central plaza that can be used for parking and for such community festivals as the annual Cinco de Mayo celebration.

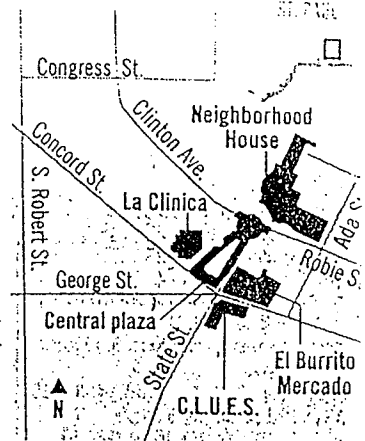
Other aspects of the plan include several new parking structures and the construction of two- and three-story apartment buildings or townhouses on 2 acres now owned by the city.

"We wanted to make sure we could have retail space in these buildings for new stores," said Julie Eigenfeld of the Riverview Economic Development Association. She said there are now 35 to 40 businesses in the area.

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## Meeting today set for District del Sol

There are at least four major projects planned for the District del Sol area near State and Concord streets. St. Paul's West Side: expansion of El Burrito Mercado, La Clinica; Neighborhood House as well as construction of a new CLUES services building.



## Meeting today set for West Side plan

There will be a community meeting from 5 to 7 p.m. today at Neighborhood House, 179 E. Robie St., to discuss a West Side Master Development Plan that includes four major projects for the District del Sol area at Concord, State and George streets.

Agencies involved in the development plans are: West Side Community Health Service or "La Clinica"; Chicanos Latinos Unidos en Servicio (CLUES); Neighborhood House; El Burrito Mercado; Riverview Economic Development Association; Neighborhood Development Alliance; West Side Citizens Organization; and DJR Architecture.

## District del Sol benefits

According to planners, the proposed projects will bring to the West Side's District del Sol area:

- \$35 million in construction
- 140 housing units
- 140,000 square feet of office/medical space
- 66,000 square feet of retail space
- 900 parking stalls
- 150 new jobs

# 4 projects expected to energize West Side

## Plan is for St. Paul's District del Sol area

KARL J. KARLSON STAFF WRITER

In a burst of expansion on St. Paul's historic West Side, four major projects are expected to bring \$35 million in new construction that community representatives say over the next few years will transform the popular District del Sol area at Concord and State streets.

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Details on a community meeting tonight

Equally significant, leaders say, the coordinated approach under a community master plan will ensure that the development builds on the area's rich history.

"It is important that this area — which for 120 years has been a crossroads for people coming to the United States and St. Paul — be reconnected to downtown, that it not be forgotten in the progress of the rest of the city," says Ramsey County Commissioner Rafael Ortega, a resident of the area.

Stores that serve a growing Latino community, as well as such institutions as La Clinica, are magnets that draw people from all over the Twin Cities, Ortega said.

The ambitious plan, he said, shows the faith that people have

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