

**Redevelopment Plan
for
Schmidt Brewery Project Area
Saint Paul, Minnesota**

**Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota**

Approved by the City Council: February 15, 2012

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The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) proposes to establish the Schmidt Brewery Redevelopment Project Area, as provided for in Minnesota Statutes, Chapter 469.002, Subd. 14. This document comprises the Redevelopment Plan as provided for in Minnesota Statutes, Chapter 469.002, Subd. 16.

A. Description of Redevelopment Project Area

The boundaries of the Schmidt Brewery Redevelopment Project Area (Exhibit A) are described as follows:

Commencing at James Avenue and Toronto Street, North along Toronto to its intersection with West 7th Street, Northeast along West 7th to its intersection with Palace Avenue, West along Palace to its intersection with Toronto Avenue, North along Toronto to its intersection with Jefferson Avenue, East along Jefferson to its intersection with Erie Street, South along Erie to its intersection with Palace Avenue, East along Palace to its intersection with Duke Street, South along Duke to its intersection with James Avenue, West along James to the original starting point at the intersection of James and Toronto, in accordance with the map attached hereto and incorporated herein by reference as Exhibit A.

Together with the right-of-ways and portions of lots for alleys, this project area is comprised of the following property identification numbers (PIN) 122823230-: 010, 012-016, 051, 053 - 059, 070, 071, 075, 084 – 086, 094 – 101, 106 – 108, 110, 112, 113, 115, 116 and 184. Refer to Exhibit A for PIN locations.

B. Background

The Schmidt Brewery Redevelopment Project Area is bounded by West 7th Street on the northwest; Erie, Palace and Duke Streets on the east; and James Street on the south. Although the area is currently characterized by underutilized buildings and large surface parking lots, the Schmidt Brewery Area functioned most recently as an ethanol plant from 2002-2004, and from 1885 to 2002, it functioned as various brewing / microbrewing companies, including the Jacob Schmidt Brewing Company

While there are positive assets in the Area (for example: the historic Brewery infrastructure as well as the site's proximity to the Mississippi River, Historic Fort Snelling, West 7th Street and the downtown St. Paul's Central Business District), without positive intervention, the Schmidt Brewery Area is unlikely to meet its full potential. Unless public actions commence to prepare the area for redevelopment and guide its transformation, new private investment that fully realizes the potential of this area and meets City goals and objectives is unlikely to occur.

Implementation of this Plan will be accomplished through public and private financial assistance, land use controls and design guidelines that encourage high-quality, economically sound, sustainable, and environmentally-sensitive development consistent with the needs of the community as a whole. The exceptional opportunity in the Schmidt Brewery Area is to bring life back to an area suffering from years of actions that have sapped its vitality. With support and leadership from the public and private sectors, the Schmidt Brewery Area can once again be a thriving neighborhood where people live, work and play.

C. Development Objectives

The following development objectives for the Schmidt Brewery Redevelopment Project Area are based on the policy directives of *the Saint Paul Comprehensive Plan* and the principles, goals and objectives of the *West 7th / Fort Road District 9 Area Plan*, the *Fort Road Development Plan* and the *Saint Paul on the Mississippi Development Framework* as interpreted as a guide for neighborhood redevelopment.

General

1. Develop the Schmidt Brewery Redevelopment Project Area in a manner that complements the adjacent West 7th Street area, one of the city's oldest communities, and that helps to tie together the north and south neighborhoods along this segment of West 7th Street, the main connecting artery in the West 7th / Fort Road community.
2. Redevelop the Schmidt Brewery as a mid-rise, medium-to-high-density, mixed use urban neighborhood, consistent with the principles, goals and objectives of the *West 7th / Fort Road District 9 Area Plan*.
3. Eliminate and/or ameliorate the adverse physical and environmental conditions that exist in the Schmidt Brewery Redevelopment Project Area.
4. Acquire blighted areas and other real property for the purpose of removing, preventing or reducing blight, blighting factors or causes of blight.
5. Preserve architecturally and historically significant buildings and remove insensitive alterations where appropriate.
6. Phase in new infill development around existing buildings to the greatest extent possible, and strategically redevelop existing buildings over time as market demand warrants.
7. Design the new neighborhood to be urban in character, consistent with the Urban Design Objectives noted below.
8. Encourage the provision of technology and sustainability features and amenities.
9. Stimulate private investment and reinvestment in this underutilized section of the city.
10. Increase the tax base and job-supporting capacity of the area.
11. Use public financial resources in a manner that conforms to the City's adopted capital allocation and tax policies.

Land Use

12. Provide a diversity of land and building uses to improve the attractiveness.
13. Increase the residential population in the West 7th Street neighborhood, including an opportunity for affordable housing in accordance with the *Housing Chapter of the Saint Paul Comprehensive Plan*.
14. Provide a range of housing types (owner, rental, townhouse, apartment, live / work, and / or row house), sizes and affordability to foster a diverse community.
15. Encourage the retention of the existing historic buildings as adaptive reuse opportunities and vital anchors of the new neighborhood.

Preservation

16. Use preservation as an economic development tool and primary focus of the redevelopment by building on the character of the historic buildings in the Schmidt Brewery Area and the neighborhood historic culture.

Public Improvements

17. Provide public improvements in order to stimulate private investment and reinvestment in the project area, and to make private land highly marketable, usable, and valuable.
18. Provide high-quality public improvements (such as open space, streets, public parking, street trees, landscaping and sidewalks) to provide community-gathering spaces and reconnect the site to the adjacent traditional urban neighborhood.

D. Urban Design Objectives

The following urban design objectives are based on the policy directives of the *Saint Paul Comprehensive Plan* and the principles, goals and objectives of the *West 7th / Fort Road District 9 Area Plan* and interpretations of the *The Saint Paul on the Mississippi Development Framework* as it applies to neighborhoods.

General

1. Take advantage of the physical characteristics of the area (such as its compact size; prominent entry points; wide, busy West 7th roadway; and railroad tracks along its border) to create a neighborhood.
2. Integrate the site back into the existing neighborhood rather than creating an isolated area by reinstating as much as possible the existing street network and block pattern as a framework for new building placement;
3. Integrate street design, land use and building form.
4. Design new buildings to relate to the public realm.
5. Create a lively, safe and vibrant street environment by providing high-quality landscaping, pedestrian-scaled lighting, and active first-floor, street level uses.
6. Increase the amount of landscaping (trees, lawns, plantings, etc.) throughout the Schmidt Brewery Redevelopment Project Area.
7. Preserve buildings of architectural, cultural and historic merit.
8. Incorporate Crime Prevention through Environmental Design (CPTED) and *Design for Public Safety Saint Paul* principles into the design of public spaces and private buildings to foster a safe and vibrant community.
9. Utilize the guidelines of Smart Growth and green building, developing with principles that help protect the environment and ensure sustainability of the community.

Public Realm

10. Create a public space or "commons" at the "heart" of the new neighborhood that not only serves as a focal point but also is integrated into the larger network of streets and open spaces of the West 7th / Fort Road neighborhood.
11. Connect the Schmidt Brewery Redevelopment Project Area to adjacent neighborhoods and improve the connection to the Mississippi River through streets and sidewalks, lighting, extensive tree plantings and other landscaping, streetscape features, bike trails, etc.

13. Improve the southeast intersection of West 7th and Jefferson streets in order to respect the importance of this intersection and entry to the Schmidt Brewery Area.
13. Reinforce West 7th Street as a "seam" or connecting spine rather than a divider between the neighborhoods that are north and south of West 7th.
14. Design new streets and buildings in the redevelopment area to reinforce the existing urban block pattern of the surrounding neighborhoods as much as possible in order to break up the site into walkable, urban block increments.

Built Form

15. Design new buildings to frame all public spaces, including streets and / or any other open spaces.
16. Design new buildings to respect the historic antecedents, where appropriate, while creating a living and working environment for the 21st century.
17. Design new buildings to fit in well with the historic buildings and context of the area by reflecting the scale, massing, quality of materials, and window openings of the surrounding structures.
18. Encourage the use of high-quality exterior materials.

Movement Networks

19. Provide pedestrian links to adjacent areas and significant physical / natural features, where possible. (e.g. the Mississippi River).
20. Redesign W. 7th Street with extensive landscaping, ornamental and pedestrian-scaled lighting, and bump-outs at the intersections.
21. Integrate mass transit stops along West 7th St. and near the intersection of West 7th St. and Jefferson St. into the design of the Area. Housing, employment and business opportunities in proximity to transit are an attractive amenity of living in West 7th that need to be recognized and reinforced in the design of the Schmidt Brewery Area.
22. Improve bicycle and pedestrian access within and around the Area.

Parking

23. Retain and /or provide on-street parking.
24. Minimize the visual impacts of off-street parking.
25. Encourage off-street parking to be underground or structured above-ground but "hidden" behind liner buildings with active street-oriented uses.

E. Redevelopment Techniques to Achieve Plan Objectives

This plan envisions the use of all techniques or powers authorized through applicable statutes by the City, HRA, State of Minnesota or other public agencies as appropriate and necessary to carry out its implementation. No provision of the Plan should be taken to limit the full exercise of these powers. The following techniques are examples of means to achieve the objectives presented in Sections C and D above.

1. Support private initiatives.

As a primary course of action, the HRA and the City will promote and support those initiatives by property owners or other persons in control of project sites to

market, develop, redevelop, rehabilitate or otherwise improve their property in accordance with this Plan. Private initiative and investment is the preferred means of achieving the objectives of this Plan, and will be encouraged. The HRA or the City may, without acquiring property, enter into agreements with property owners or other persons in control of project sites that identify specific private responsibilities for the improvement of sites in accordance with this Plan.

To induce such agreements, the HRA and the City will provide for, or cause to provide for, the following as necessary and appropriate:

- a. Administration of those public processes and requirements deemed necessary to support or allow development/redevelopment of property to occur in accordance with this Plan. If applicable and advisable, the HRA and the City will provide assistance to developers to allow them to take responsibility for administrative activities. These include, but are not limited to:
 - Coordination of project activity, financing and review with human services agencies, citizen participation entities, and other state, regional and federal government agencies;
 - Initiation of vacations, re-zonings, dedication of public rights-of-way, or other public actions as may be necessary to implement this Plan, in accordance with local, state, regional and federal government agencies;
 - Provisions of standard municipal services to adequately insure public health, safety and welfare;
 - Enforcement of building codes, design guidelines, site covenants, provisions to insure compliance with state and local requirements relating to non-discrimination, income levels, environmental quality, faithful performance and any other public objectives relating to the purchase, development, improvement or use of the land; and/or
 - Property exchanges.
- b. Public improvements that include, but are not limited to, installation /construction/reconstruction of streets, utilities, open space, walkways and other public improvements or facilities as necessary or desirable to carry out the objectives of this Plan. Public improvements will be undertaken in phases (of time and location) that coincide with and promote rational development patterns. Costs of such improvements may be assessed to the sites served by them and/or funded through grant awards.
- c. Affordable sources of financing, if needed, to private and public entities involved in developing components of this Plan. Several financing mechanisms can be used to accomplish the objectives of this Plan. They include, but are not limited to:
 - Tax increment financing
 - Industrial development revenue bond loans (taxable or tax-exempt)
 - Other revenue bond loans (taxable or tax-exempt)
 - Housing revenue bond loans
 - Mortgage subsidy bonds

- Acquisition/lease/sublease
- Land lease
- Equity participation
- Development and rental assistance payments
- City rehabilitation loan funds and other local funding sources for building maintenance and upgrading
- Interest rate reduction
- Met Council Livable Communities Demonstration Account

In selecting methods of project finance, the HRA and the City will take into account the forms of other assistance available and negotiate with individual developers to select a method that provides sufficient incentive for the developer to create a quality product.

2. Land Acquisition

As an alternative and/or complementary redevelopment technique, the HRA or the City may choose to acquire certain property either through exercise of eminent domain according to the procedures established under Minnesota Statutes, Chapter 117 or through voluntary sale. Acquisition of property will be considered when such property is found to have any of the following characteristics:

- a. blighted areas, buildings and other real property, where removing such can remove, prevent or reduce blight or the cause of blight;
- b. open or undeveloped land blighted by virtue of conditions that have prevented normal development by private enterprise;
- c. underused or inappropriately used land that may be converted to other uses recommended by this Plan at a reasonable cost without major clearance activities;
- d. land necessary to complete parcels that are suitable for development;
- e. lands or property declared to be unsafe or otherwise hazardous to public health and safety; and/or
- f. other real or personal property necessary to accomplish the objectives of this Plan.

Acquisition of property will be undertaken in strict adherence to applicable state and federal statutes, including the provision of relocation services, assistance and benefits in accordance with Minnesota Statutes Chapter 117.

3. Site Preparation

If needed, the HRA or the City will undertake or cause to undertake those actions deemed necessary to prepare acquired sites for redevelopment. These include, but are not limited to:

- a. demolition, removal or rehabilitation of buildings and improvements;
- b. activities to correct adverse characteristics of the land, soil or subsoil conditions, unusable subdivision or plat of lots, inadequate access or

- utility service, flood protection or other development-inhibiting conditions;
- c. activities deemed necessary or desirable to remove, reduce or prevent other blighting factors and cause of blight;
- d. installation, construction or reconstruction of streets, open space, utilities, walkways and other public improvements or facilities as necessary or desirable for carrying out the objectives of this Plan;
- e. provisions of relocation services, assistance and benefits in accordance with Minnesota Statutes, Chapter 117;
- f. other activities deemed necessary or desirable to improve and prepare sites for development rehabilitation or redevelopment for uses in accordance with this Plan.

4. Land Disposition and Improvement Agreements

If needed, the HRA and the City will sell, lease or otherwise dispose of acquired property at fair use values in accordance with the requirements of applicable laws and plans, and subject to purchaser's contract obligations, by any or a combination of the following methods:

- a. after clearance and/or provision of site improvements;
- b. after rehabilitation at its fair market or reuse value so improved;
- c. without clearance, to rehabilitate, clear or otherwise improve the property in accordance with the objectives and requirements of this Plan; and/or
- d. to public bodies for the purpose of providing public improvements or supporting facilities.

F. Other Necessary Provisions to Meet State/Local Requirements

1. Non-Discrimination.

Every contract for sale, lease or redevelopment of property within the Schmidt Brewery Redevelopment Project Area will prohibit land speculation; require compliance with all state and local laws in effect from time to time; prohibit discrimination or segregation by reasons of race, religion, color, sex, or national origin in the sale, lease or occupancy of the property; and require that this latter provision be made a covenant running with the land and be binding upon the redeveloper and every successor in interest to the property.

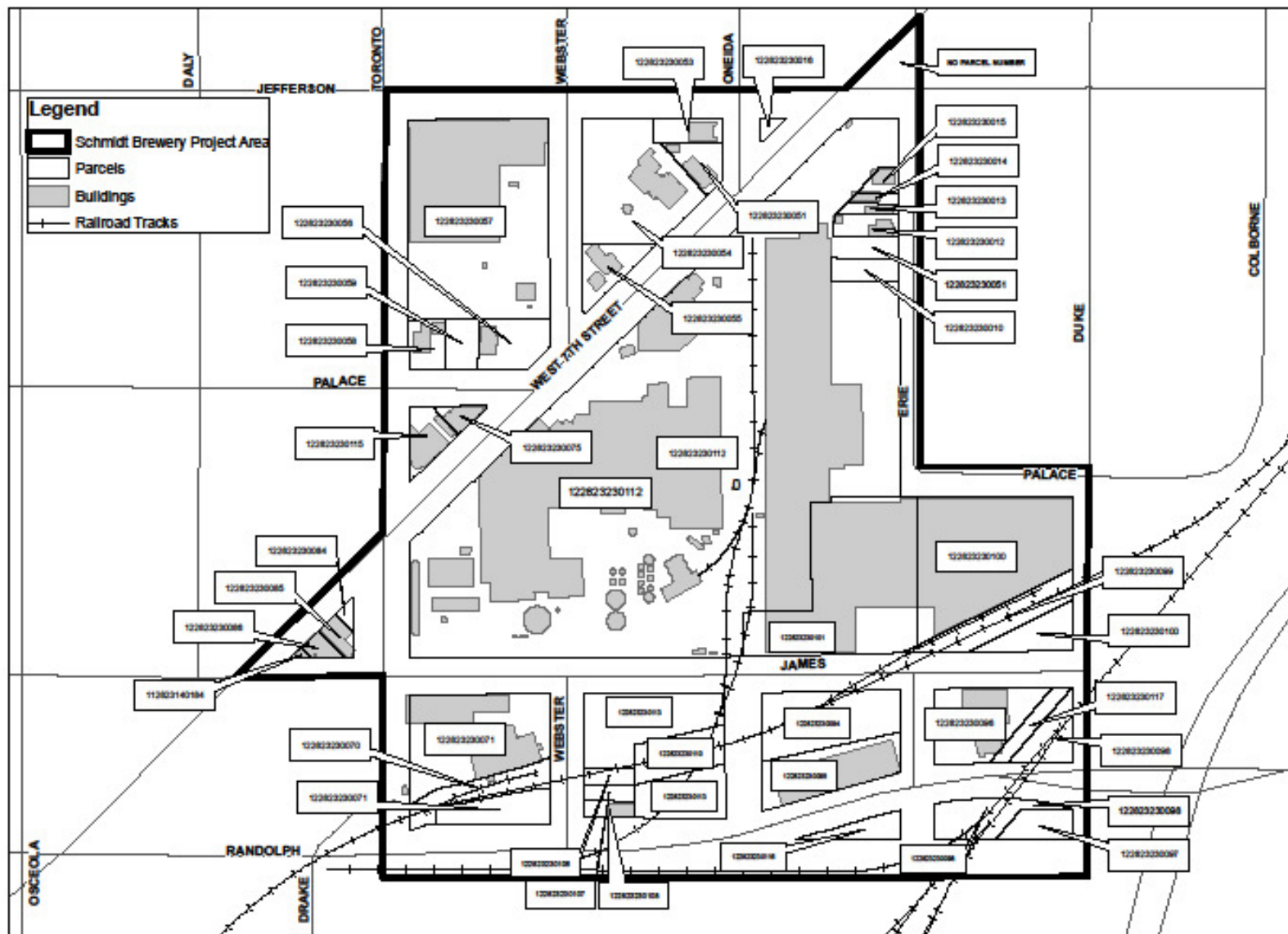
2. Vacations, Re-zonings, Dedications and Covenants.

Vacations, re-zonings, and dedications of public rights-of-way as may become necessary shall be accomplished by separate actions in accordance with state law and local ordinances, and will be initiated by the agency or the redeveloper.

G. Provisions for Amending the Plan

The Redevelopment Plan may be modified at any time in the manner provided by law, and will be reviewed by the Saint Paul Planning Commission for conformance with the City's Comprehensive Plan.

Exhibit A: Redevelopment Plan Map for Schmidt Brewery Project Area



June 4, 2008