



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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Date: **October 14, 2015**
To: **Neighborhood Planning Committee**
From: **Ross Currier, Project Manager, PED**
Re: **Proposed Amendment to the *Koch-Mobil Redevelopment Project Area Plan***

Background

The *Koch-Mobil Redevelopment Project Area Plan* was adopted by the Saint Paul Housing and Redevelopment Authority (HRA) in October 2001. The Koch-Mobil area is located in District 9 between W. 7th Street and Shepard Road, and between Otto Avenue on the north and Montreal Way on the south. The project addressed issues of industrial contamination and lack of infrastructure to create a mixed-used development.

The *Schmidt Brewery Redevelopment Project Area Plan* was adopted by the Saint Paul Housing and Redevelopment Authority in February 2012. The Schmidt Brewery area is located in District 9 between W. 7th Street and James Avenue, and between Toronto Street on the west and Erie and Dale Streets on the east. The project goals include environmental clean-up and the redevelopment and reuse of long-vacant and much-deteriorated historic structures, and creating a vibrant mix of uses.

The purpose of the Redevelopment Plans is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of Saint Paul's Comprehensive Plan and related studies in order to implement the City's Comprehensive Plan.

First Amendment to Koch-Mobil Redevelopment Project Area

The Saint Paul Housing and Redevelopment Authority proposes to amend the *Koch-Mobil Redevelopment Project Area Plan* to enlarge the project area by adding the Schmidt Brewery Redevelopment Project Area; the enlarged area qualifies as a redevelopment project and as blighted and deteriorated areas under Minnesota Statutes, Section 469.002, subdivision 14.

The redevelopment activities will be expanded by this proposed First Amendment to include the redevelopment activities outlined in the Redevelopment Plan for the Schmidt Brewery Project Area adopted by the HRA on February 22, 2012, including elimination of adverse environmental and physical conditions and the creation of a mixed-use urban neighborhood.

Neighborhood Planning Committee

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Consistency of Redevelopment Project Area Amendment with Comprehensive Plan

According to Minnesota Statutes 469.027, the HRA must transmit all redevelopment plans to the Planning Commission for its study and a written opinion regarding the plan's (or amendment's) consistency with the Saint Paul Comprehensive Plan.

The proposed amendment is consistent with the following goals and strategies in the *District 9 Area Plan Summary*:

- Maintain a diversity of households in regard to income, age and race/ethnicity.
- Maintain existing housing stock while developing new housing to meet the diversity of households' needs.
- Develop job opportunities through retail, services, entertainment and clean industrial development.
- Wisely reuse industrial sites consistent with the *District 9 Area Plan*.
- Promote aesthetic values in rehabilitation and development efforts.

The Schmidt Brewery site is specifically identified as a key site for housing development in the *District 9 Area Plan Summary*, as well as an opportunity to incorporate green/public space into major redevelopments.

Staff Recommendation

PED staff recommends that the Neighborhood Planning Committee recommend to the Planning Commission that the First Amendment to the *Koch-Mobil Redevelopment Project Area Plan* is consistent with the Saint Paul Comprehensive Plan.

Attachments:

- First Amendment to *Koch-Mobil Redevelopment Project Area Plan*
- *Koch-Mobil Redevelopment Project Area Plan*
- *Schmidt Brewery Redevelopment Project Area Plan*
- Draft Planning Commission Resolution

**FIRST AMENDMENT TO
KOCH-MOBIL REDEVELOPMENT
PROJECT AREA PLAN**

SAINT PAUL, MINNESOTA

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA (HRA)**

INITIAL ADOPTION BY HRA – OCTOBER 24, 2001

FIRST AMENDMENT – NOVEMBER 12, 2015

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") proposes to amend the Koch-Mobil Redevelopment Project Area Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project and as blighted and deteriorated areas under Minnesota Statutes, Section 469.002, subdivision 14.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of Saint Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan. The redevelopment activities are expanded by this First Amendment to include the redevelopment activities outlined in the Redevelopment Plan for the Schmidt Brewery Project Area adopted by the HRA on February 22, 2012, which includes, but is not limited to, activities to create a high-density, mixed use urban neighborhood, and elimination of the adverse physical and environmental conditions that exist in the Schmidt Brewery Redevelopment Project Area, all consistent with the principles, goals and objectives of the *District 9 Area Plan Summary*.

II. AMENDMENT

Section II: Description of Redevelopment Project Area is amended in its entirety to read as follows:

The Koch-Mobil Redevelopment Project Area shall consist of all the properties and adjacent roadways, sidewalks and rights of way described as follows and shown on the map included as Exhibit A, which is incorporated herein by reference:

Koch-Mobil Area: Commencing at Otto Avenue and West 7th Street, east along Otto Avenue to Butternut Avenue, then northeast along Butternut Avenue to Bay Street, then southeast along Bay Street to Shepard Road, then southwest along Shepard Road to a point that would intersect with Montreal Way, then follow Montreal Way to West 7th Street, and northeast along West 7th Street to Otto Avenue.

Schmidt-Brewery Area: 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. This area was designated as the Jacob Schmidt Brewing Company Heritage Preservation

District by the City Council on June 20, 2011 as a Saint Paul Heritage Preservation Site under Ordinance 11-46. The Legislative Code Chapter 74.08 was amended to include the Jacob Schmidt Brewing Company Preservation Program, which contains design guidelines for the Saint Paul Heritage Preservation Commission and City staff to use when reviewing, approval or denying applications for City permits for exterior work within the Jacob Schmidt Brewing Company Heritage Preservation District. This Heritage Preservation District has also been certified by the National Park Service as meeting criteria for listing on the National Register of Historic Places.

Section IV: Development Objectives is amended by adding section C as follows:

- C. The development objectives for the Schmidt Brewery 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. Preservation shall be used as an economic development tool and a primary focus of the redevelopment by building on the character of the historic buildings in the Schmidt Brewery Area and the neighborhood historic culture.

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.

Section V: Urban Design Guidelines is amended by adding section C as follows:

- C. The urban design objectives for the Schmidt Brewery 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 interpretations of the *Saint Paul on the Mississippi Development Framework* as it applies to neighborhoods and shall include the following:

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.
12. 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.

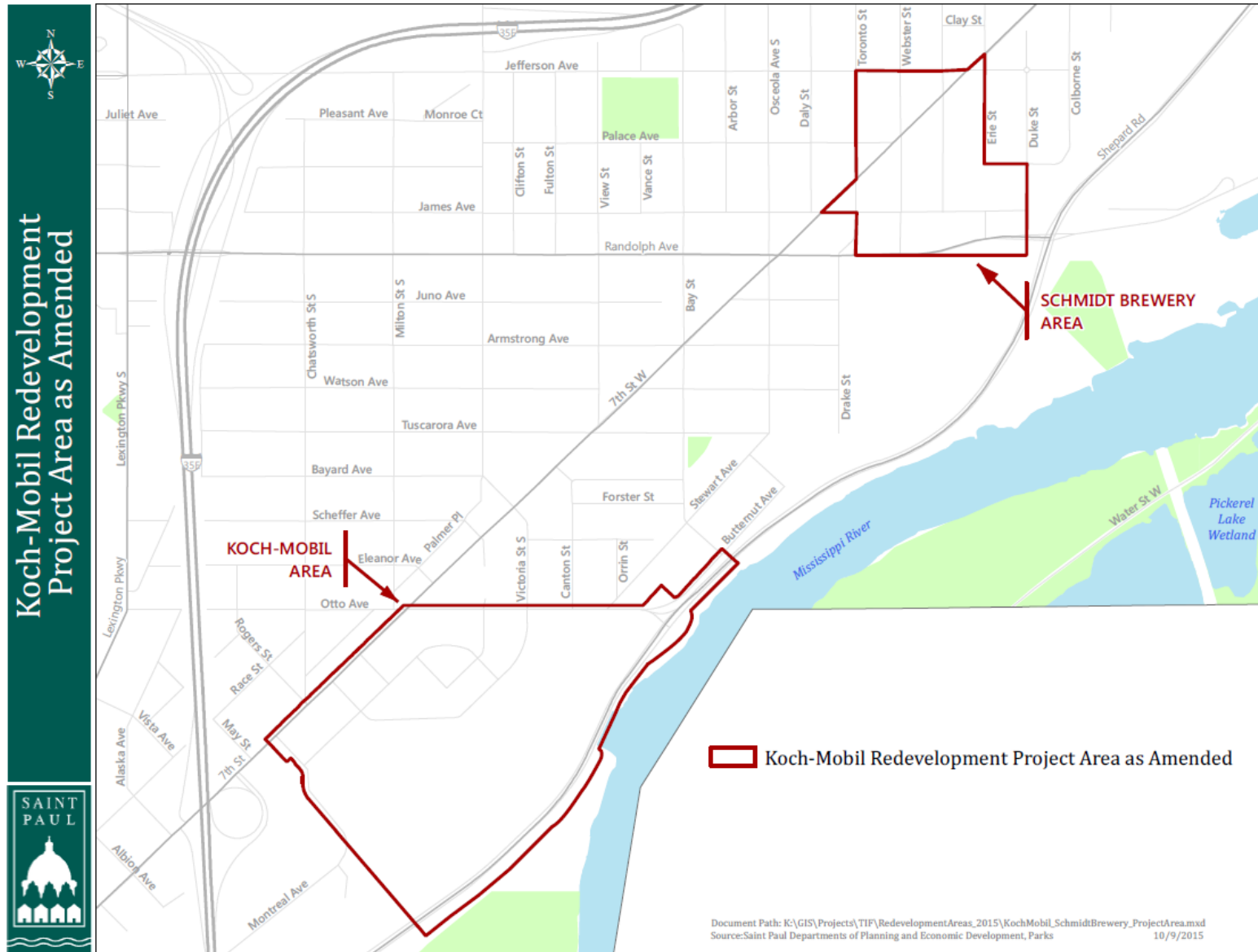
Movement Networks

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.

Exhibit A (Map of Redevelopment Project Area)



KOCH-MOBIL
REDEVELOPMENT PROJECT
AREA PLAN

SAINT PAUL, MINNESOTA

~~Draft~~

~~September 7, 2001~~

*Approved by Housing & Redevelopment
Authority*

October 24, 2012

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE
CITY OF SAINT PAUL, MINNESOTA

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I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) proposes to establish the KOCH-MOBIL REDEVELOPMENT PROJECT AREA, as provided for in Minnesota Statutes, Chapter 469.002, Subd. 14. This document represents the REDEVELOPMENT PLAN ("Plan") as provided for in Minnesota Statutes, Chapter 469.002, Subd. 16.

II. DESCRIPTION OF REDEVELOPMENT PROJECT AREA

The Koch-Mobile Redevelopment Project area shall consist of the following real property situated in City of Saint Paul, Ramsey County:

That part of Registered Land Survey No. 330; Riverside Addition No. 2; J.N. Rogers Second Addition; Sheldons Rearrangement; Park Addition; Crosby Lake Business Park; Government Lots 1 and 2; the West Half of the Northwest Quarter; and the Northeast Quarter of the Northwest Quarter all being in Section 14, Township 28 North, Range 23 West, Ramsey County, Minnesota together with the south 30.00 feet of Section 11, Township 28 North, Range 23 West, said Ramsey County, Rugg's Addition to the City of St. Paul, lots 3, 4 and 5, Block 5, Ramsey County, described as follows:

Beginning at the most northerly corner of Lot 2, Block 1, CROSBY LAKE BUSINESS PARK 2ND ADDITION, said Ramsey County; thence southwesterly, along the northwesterly line of said Block 1, a distance of 490 feet, more or less, to the southeasterly extension of the center line of Montreal Way; thence northwesterly along the center line of Montreal Way and its extensions, 1200 feet, more or less, to the northwesterly right-of-way line of West Seventh Street; thence northeasterly, along said northwesterly right-of-way, 1500 feet, more or less, to the north right-of-way line of Otto Avenue; thence westerly, along said north right-of-way line, 50 feet, more or less, to the east right-of-way line of Milton Street, thence northerly, along said right-of-way, 119 feet, more or less, to the southeasterly right-of-way line of Palmer Place, thence northeasterly along said right-of-way, 75 feet, more or less, to the most northerly corner of lot 5, Block 5, Rugg's Addition to St. Paul, thence southeasterly along the easterly line of said lot 5, 160 feet, more or less, to the center line of West Seventh Street, thence southwesterly along said center line, 90 feet, more or less to the north right-of-way line of Otto Avenue; thence easterly, along said north right-of-way, 2100 feet more or less, to the center line of Shepard Road; thence Southwesterly along the center line of Shepard Road, 1600 feet, more or less, to the north line of said Government Lot 2; thence westerly, along the north line of said Government Lot 2, a distance of 220 feet, more or less, to the southeasterly line of that land deeded to Socony Vacuum Oil Co. per Doc. No. 915211; thence southwesterly, along said southeasterly line, 825 feet, more or less, to the southeast corner

of said Socony Vacuum Oil Co. parcel; thence northwesterly 130 feet, more or less, to the most easterly corner of Lot 2, said Block 1; thence northwesterly, along the northeasterly line of said Lot 2, to the point of beginning and there terminating. (See Appendix A. Koch-Mobile Redevelopment Project Area Boundary Map.)

III. BACKGROUND

The Koch-Mobil Redevelopment Project area is located in Saint Paul's West Seventh/Fort Road neighborhood. Once used as a tank farm by the Mobil Oil and Koch Fuels Corporations, the site overlooks the Mississippi River and Lilydale Regional Park on the river's west bank. It is served by I-35E, West Seventh Street, Shepard Road and the proposed Riverview Corridor busway and adjoins the recently developed Crosby Lake Business Center. On September 24, 1993, the Saint Paul Planning Commission initiated work on what became the *Brewery/Ran-View Small Area Plan*. After two extended phases of development, the plan was adopted by the West Seventh/Fort Road Federation at its annual meeting on April 10, 2000. An area plan summary of the plan was adopted by the Saint Paul City Council as an addendum to the Saint Paul Comprehensive Plan on October 23, 2000 and approved by the Mayor on November 7, 2000.

For the Koch-Mobil site, the small area plan recommends that site be redeveloped with approximately 400-600 new housing units linked with neighborhood-scale commercial buildings on West Seventh Street. Challenges in meeting the plan's redevelopment goals include contamination of the site, absence of any streets, utilities or other infrastructure on the site, a railroad line that bisects the site and the need for considerable fill, grading and other site work to prepare the site for development.

Implementation of this Redevelopment Plan will be undertaken by providing incentives and establishing land use controls that encourage sound development consistent with the City of Saint Paul's comprehensive plan and the *Brewery Ran/View Small Area Plan* and are supported by market conditions.

IV. DEVELOPMENT OBJECTIVES

The development objectives of the Koch Mobil Redevelopment Project are based on the policy directives of the *Land Use Plan: Saint Paul Comprehensive Plan*, and the goals, objectives and recommendations within the *Brewery/Ran-View Small Area Plan*.

- A. The recently adopted City of Saint Paul's *Land Use Plan*, in its discussion of the West Seventh Street (Riverview) Corridor, identifies housing as the most appropriate land use for the Koch Mobil site. It goes on to recommend that the "primary goal of redevelopment planning for the Riverview Corridor is transit-oriented development. The mix of land uses, densities, and site plan arrangements should augment the ridership base and make riding public transit an attractive option."

In a related recommendation, the *Land Use Plan* states, "Along the West Seventh

Corridor bluffs, development should take full advantage of the views and amenity of the river valley, while at the same time improving views from the river to the bluff lines and protecting the ecology of the river.”

- B. The *Brewery/Ran-View Small Area Plan* envisions an entirely new mixed use neighborhood integrated into the fabric of the West Seventh Street community.

Specific recommendations include:

1. Most of the site should be devoted to the construction of approximately 400-600 new housing units. Should the project's financing require it, a limited number of additional units may be accommodated on the site within the parameters of approved design guidelines. Within the development should be a variety of housing types, a mix of designs, and a mix of housing prices and household incomes.
2. Neighborhood-scale commercial/office uses should be constructed on West Seventh Street in a pattern similar to that in the surrounding commercial area. The portion of the site that may be devoted to commercial/office use, and its related parking, access and landscaped buffer, should be between 100,000 and 150,000 square feet and be limited to the area bounded by West Seventh Street, Otto and Montreal Circle. Buildings should be built up to and facing West Seventh Street and should be two or three stories in height and carefully designed with attention to details such as window treatments, lighting, signage and outdoor public spaces.

Particular attention should be devoted to how the related commercial parking is accommodated. While most of the parking should be provided either behind the buildings or below ground, the possibility of providing visible access to that parking by creating a heavily landscaped mid-block “entrance” to the block should be considered.

3. The design of the entire site should be pedestrian oriented and heavily landscaped. The site plan should be defined, as much as possible, by a traditional street grid. Blocks should have alleys to facilitate parking to the rear of the buildings or below ground. Residential structures should be set back only a minimum distance from the sidewalks.
4. The site should be carefully connected with the balance of the neighborhood, city and region. The circulation system on the site should facilitate its connection with public transit on West Seventh Street. Pathways, transit shelters, and placement of stops within and around the site should make it convenient for residents and visitors to use the transit system. Pedestrian and bicycle connections to the Mississippi River and the associated trail system should be attractive, safe and convenient.

V. URBAN DESIGN GUIDELINES

The *Brewery/Ran-View Small Area Plan* recommends the following design guidelines for the site:

I. Commercial area design guidelines include:

1. Preference for 2-3 story, mixed use buildings.
2. Active, ground floor uses.
3. Minimal setbacks.
4. Building entries oriented to the street.
5. Buildings without blank street walls with windows encouraged at pedestrian levels.
6. Extensive screening and landscaping of parking lots and parking structures.
7. Parking behind buildings or below ground preferred.
8. Extensive landscaping that emphasizes species native to Minnesota.
9. Public sidewalks with tree planted boulevards.

B. Residential area design guidelines include:

1. Increased lot area coverage percentages and unit density.
2. Minimal setbacks.
3. Building entries oriented to the road or street.
4. Front porches and front windows encouraged.
5. Alleys to provide access to parking behind buildings or below ground. Garage doors should not be visible from the street.
6. Buildings without blank street walls with windows encouraged at pedestrian levels.
7. Extensive screening and landscaping of parking areas and railroad tracks.
8. Extensive landscaping that emphasizes species native to Minnesota.
9. Public sidewalks with tree-planted boulevards.
10. Public access to the bluff.

VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

This Plan envisions the permitted use of all techniques or powers authorized through applicable statutes by the City, HRA, Port Authority or other public agencies as appropriate and necessary to carry out the implementation of the Plan. No provision of the Plan is to be taken to limit the full exercise of these powers. The following techniques are cited as examples of means to achieve the objectives presented in Section IV above.

A. Support Private Initiatives.

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 enter into agreements with property owners or other persons in control of project site which identify specific private responsibilities for the improvement of site and will seek private guarantees to undertake redevelopment in accordance with this Plan.

To induce such agreement, the HRA and the City may provide for, or cause to provide for, the following as is necessary and appropriate:

1. 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 may provide assistance to developers to allow them to take responsibility for administrative activities. Examples of such assistance 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, rezonings, dedication of public rights-of-way, or other public actions as may become necessary to implement this Plan, in accordance with state, regional and federal government agencies;
 - Provisions of standard municipal services to adequately insure public health, safety and welfare;
 - Enforcement of building codes, design controls, 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;
 - Property exchanges.

2. Public improvements that may include, but are not limited to, installation, construction or reconstruction of streets, parkways, utilities, parks, walkways and trails, bridges, parking facilities and other public improvements or facilities as necessary or desirable to carry out the objectives of this Plan.

Public improvements may 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.

3. Financing to provide affordable sources of financing to private companies involved in developing components of this Plan. There are several financing mechanisms that can be used as appropriate 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
- Urban Development Action Grant (UDAG) Loans
- Acquisition/Lease/Sublease
- Land Lease
- Equity Participation
- Development and Rental Assistance Payments
- Interest Rate Reduction
- Implementation of statutory authority for creation of projects and undertaking of activities where it is appropriate to use other financing methods

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

B. Property 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 including quick take, if necessary, or through voluntary purchase. Acquisition of property will be considered when property is found to have any of the following characteristics:

1. Blighted areas, buildings and other real property, where removing such can remove, prevent or reduce blight or the cause of blight;
2. Open or undeveloped property blighted by virtue of conditions which have inhibited normal development by private enterprise;
3. Under-used or inappropriately-used property which may be converted to other uses recommended by this Plan;
4. Property necessary to complete assembly of parcels which would be suitable for redevelopment;
5. Property declared to be unsafe or otherwise hazardous to public health and safety; or
6. Such other property as necessary to accomplish the objectives of this Plan.

Specific properties to be acquired by the HRA or City pursuant to the exercise of the power of eminent domain will be identified by resolution or by final order. Acquisition of property by the City or HRA will be undertaken in accordance with state statutes governing procedures for such activity, including the provision of relocation assistance services, payments and benefits in accordance with Minnesota Statutes Chapter 117.

C. Site Preparation

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

1. Demolition, removal or rehabilitation of buildings and improvements;
2. 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;
3. Activities deemed necessary or desirable to remove, reduce or prevent other blighting factors and causes of blight;
4. Other activities deemed necessary or desirable to improve and prepare sites for development, rehabilitation or redevelopment for uses in accordance with this Plan; and
5. Installation, construction or reconstruction of streets, parkways, utilities, parks, walkways and trails, and other public improvement or facilities as necessary or desirable for carrying out the objectives of this Plan;

D. Land Disposition and Improvement Agreements

The HRA and the City will sell, lease or otherwise dispose of acquired property in accordance with the requirements of applicable laws and plans, and subject to such terms and conditions as the HRA or City deem appropriate to carry out the implementation of the Plan.

VII. OTHER NECESSARY PROVISIONS TO MEET STATE/LOCAL REQUIREMENTS

A. Non-Discrimination.

Every contract for sale, lease or redevelopment of property within the Redevelopment Project will 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.

B. Vacations, Rezoning, Dedication and Covenants.

Vacations, rezoning, 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.

VIII. PROVISIONS FOR AMENDING PLAN

The Redevelopment Plan may be modified at any time in the manner provided by law.

Sponsorship: _____
Commissioner Christopher B. Coleman

RESOLUTION NO. 01-10/24-12

**RESOLUTION APPROVING REDEVELOPMENT PLAN
FOR THE KOCH/MOBIL REDEVELOPMENT PLAN**

1 WHEREAS, there has been submitted to and considered at this meeting of the
2 Board of Commissioners of the Housing and Redevelopment Authority of the City of
3 Saint Paul, Minnesota ("HRA") a Redevelopment Plan for the Koch/Mobil
4 Redevelopment Area; and

5 WHEREAS, the proposed Redevelopment Plan identifies conditions existing in
6 the proposed Project Area, contains a statement of purpose and objectives, land uses and
7 standards for development for carrying out a redevelopment project, and lists the
8 redevelopment activities and techniques to be employed in carrying out these objectives,
9 including provision for the elimination of conditions of substandardness, blight and
10 deterioration existing in identified neighborhood areas by private development and
11 construction or rehabilitation of real property for housing with provision of off-street
12 parking, new streets or other public improvements serving such areas; and

13 WHEREAS, the Saint Paul Planning Commission has reviewed the
14 Redevelopment Plan and approved the same as being in the conformity with the Saint
15 Paul Comprehensive Plan, the general plan for the development and redevelopment of the
16 municipality as a whole; and

17 WHEREAS, the Saint Paul Neighborhood Redevelopment Project will assist in
18 the redevelopment of blighted, substandard and deteriorated or deteriorating areas as new
19 or rehabilitated housing facilities resulting in the revitalization of neighborhood areas,
20 will assist in the provision of off-street parking facilities to alleviate conditions of traffic
21 congestion, street parking proliferation and air pollution, will preserve and enhance the
22 tax base available to finance municipal services, and will provide housing opportunities
23 including housing opportunities for persons of low and moderate income, thereby
24 achieving the purposes and objectives of the Municipal Housing and Redevelopment Act
25 (Minnesota Statutes, Section 469.001 to 469.047 and the Redevelopment Plan.

26 NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the
27 HRA, as follows:

28 1. It is hereby found and determined, as follows:

- 29 (a) That the undertakings and the site of the Project constitute a
30 "redevelopment project" within the meaning of Minnesota Statutes,
31 Section 469.002 Subdivision 14;
- 32 (b) That the land in the Project area would not be made available for,
33 nor would redevelopment be financially feasible without the public
34 financial assistance proposed for the Project;
- 35 (c) That the Redevelopment Plan will afford maximum opportunity,
36 consistent with the sound needs of the locality as a whole, for the
37 redevelopment of the Project areas by private enterprise; and
- 38 (d) That the Redevelopment Plan conforms to the Saint Paul
39 Comprehensive Plan, the general plan for the development of the
40 locality as a whole.

41 2. The Redevelopment Plan and the redevelopment project activities thereby
42 proposed are hereby adopted and approved as necessities and in the public
43 interest by removing conditions of blight and deterioration by preventing
44 the spread of deteriorating conditions through redevelopment of cleared or
45 renovated property, by preserving and enhancing the municipal tax base,
46 by providing housing opportunities, including housing for low and
47 moderate income persons, and by providing necessary public
48 improvements, serving the public safety, health, morals and general
49 welfare of the residents of this City and State, by promoting the sound
50 growth and development of neighborhoods and communities. The HRA
51 hereby determines to undertake the Project described in the said
52 Redevelopment Plan upon receipt of authorization from the City Council
53 of the City of Saint Paul.

54 3. The Redevelopment Plan is hereby adopted and approved by the HRA.

55 4. The Executive Director is authorized to communicate these actions and
56 this Resolution to the City Council and to request the City Council to
57 consider approval of the Redevelopment Plan.

58 Adopted by the Board of Commissioners of the Housing and Redevelopment
59 Authority of the City of Saint Paul, Minnesota, this 24th day of October, 2001.

**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.

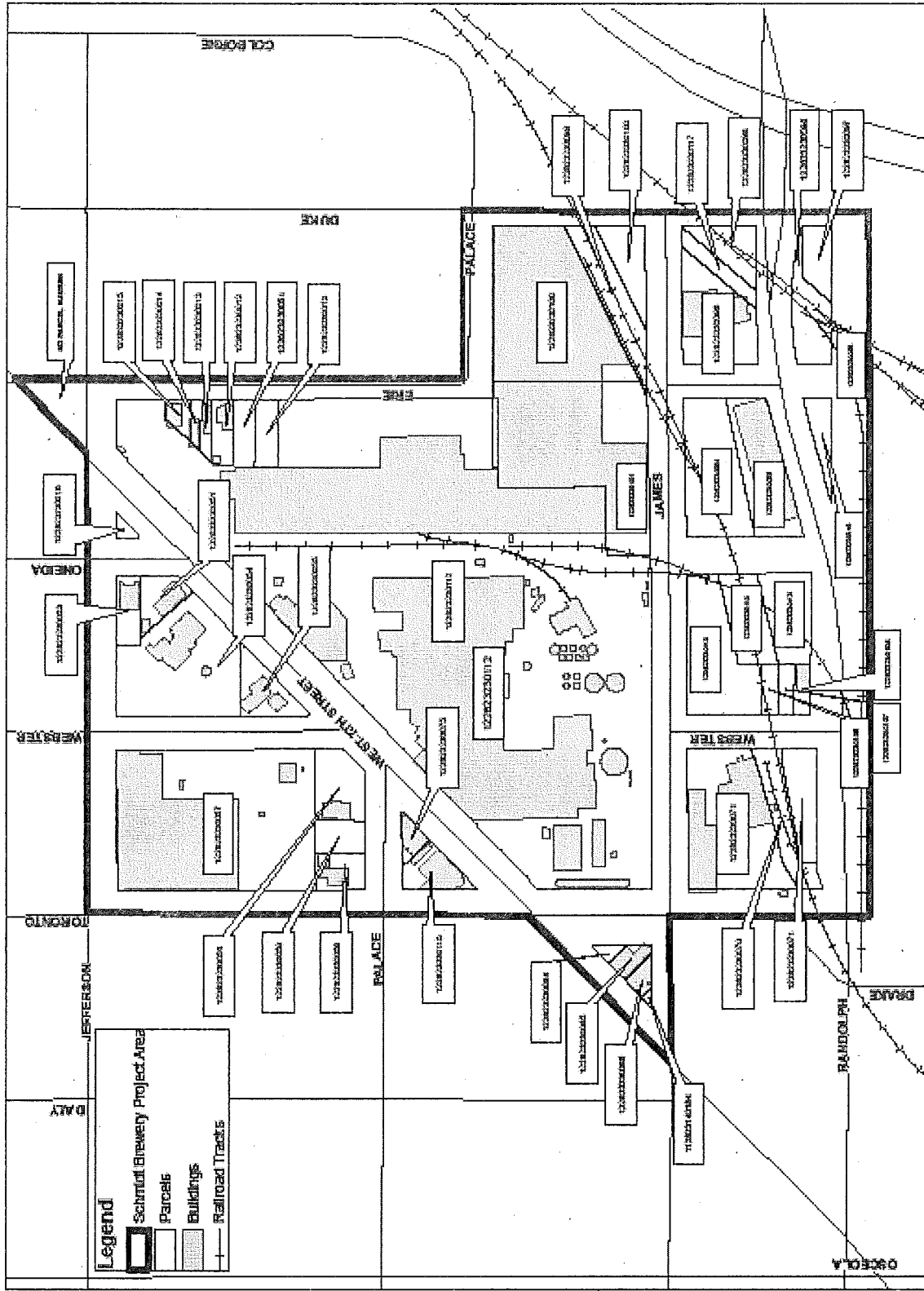
2. Vacations, Re-zonings, Dedications and Covenants.

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

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, the *Koch-Mobil Redevelopment Project Area Plan* was adopted by the Saint Paul Housing and Redevelopment Authority (HRA) in October 2001; and

WHEREAS, per MN Statutes Section 469.027, the Saint Paul HRA transmitted the proposed *Koch-Mobil Redevelopment Project Area Plan* to the Saint Paul Planning Commission for its study and written opinion prior to adoption by the HRA ; and

WHEREAS, the Saint Paul Planning Commission found the *Koch-Mobil Redevelopment Project Area Plan* consistent with the Saint Paul Comprehensive Plan in October 2001; and

WHEREAS, the *Schmidt Brewery Redevelopment Project Area Plan* was adopted by the Saint Paul Housing and Redevelopment Authority in February 2012; and

WHEREAS, per MN Statutes Section 469.027, the Saint Paul HRA transmitted the proposed *Schmidt Brewery Redevelopment Project Area Plan* to the Saint Paul Planning Commission for its study and written opinion prior to adoption by the HRA; and

WHEREAS, the Saint Paul Planning Commission found the *Schmidt Brewery Redevelopment Project Area Plan* consistent with the Saint Paul Comprehensive Plan in July 2008; and

WHEREAS, the Saint Paul HRA is now considering an amendment to the *Koch-Mobil Redevelopment Project Area Plan (First Amendment to Koch-Mobil Redevelopment Project Area Plan)* that will enlarge the project area to include the Schmidt Brewery Project Area; and

WHEREAS, the amendment consists of adding the boundaries, development objectives and urban design guidelines from the *Schmidt Brewery Redevelopment Project Area Plan* to the *Koch-Mobil Redevelopment Project Area Plan*;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds the First Amendment to Koch-Mobil Redevelopment Project Area Plan to be consistent with the Saint Paul Comprehensive Plan.

moved by _____
seconded by _____
in favor _____
against _____