



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-266-6549*

## MEMORANDUM

TO: Heritage Preservation Commissioners  
FROM: Allison Suhan  
RE: October 22, 2015 HPC Public Hearing,  
Item V. A., Koch-Mobil Redevelopment Plan  
DATE: October 16, 2015

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*This staff memo and resolution is forthcoming via email—please watch for it.*

**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 7<sup>th</sup> 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 7<sup>th</sup> Street, and northeast along West 7<sup>th</sup> 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, approving or denying applications 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 7<sup>th</sup> 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 7<sup>th</sup> Street, the main connecting artery in the West 7<sup>th</sup> / 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 7<sup>th</sup> / 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 7<sup>th</sup> 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.

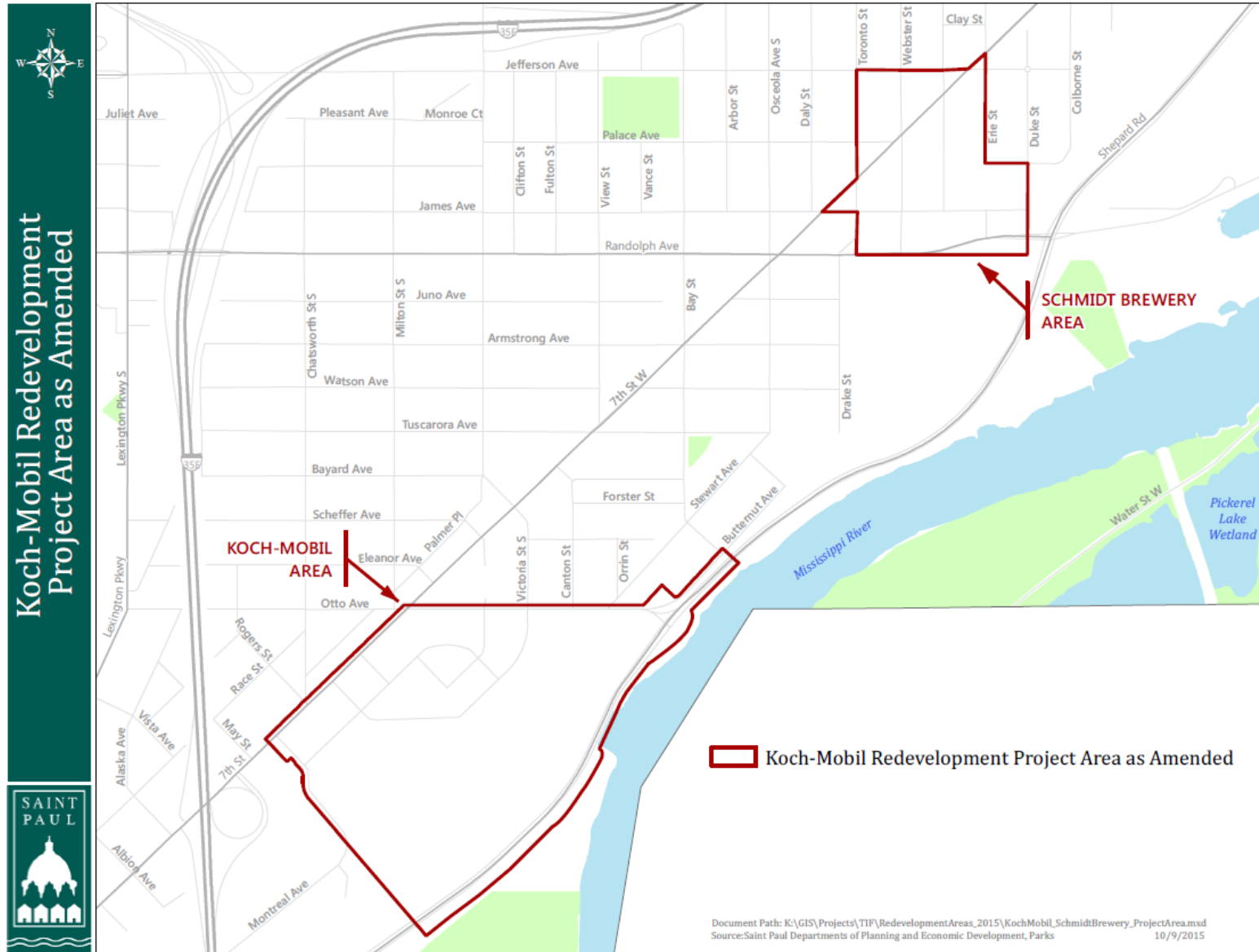
### **Movement Networks**

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 as Amended

