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:<http://www.bizjournals.com/twincities/print-edition/2013/04/19/winner-schmidts-artist-lofts.html>

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## Best in Real Estate

# Winner: Schmidt's Artist Lofts

### Adaptive Reuse - Multifamily

Lynne MK Morioka, Contributing writer

Historic building on West Seventh Street in St. Paul seeks hundreds of units, be part of a creative community and enjoy spaces that include craft studios, a gallery, performance theater rooms, rooftop deck and more.

If this sounds like a fit, the Schmidt's Artist Lofts are for you.

When [Owen Metz](#) and [Mark Moorhouse](#) of Dominion Development & Construction Co. toured the defunct [Schmidt Brewery](#) in 2007, they had a vision no one else had at the time — to turn the former brew house and bottling house into an artist community. Now that dream is becoming a reality and 260 apartments are ready by June 2014.

"It's a great location. The neighborhood continues to grow. It's a good fit for the community and the city, and a good fit with Lowertown," said Metz, developer for the project.

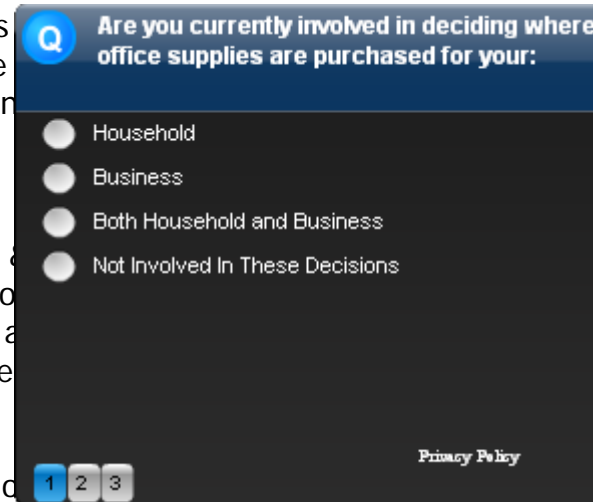
St. Paul City Council member [Dave Thune](#) wholeheartedly agrees. "There will be 500 new people living in the neighborhood. That's huge. People have started moving back in, and businesses are talking about expanding. This puts life back into the neighborhood."

Thune said that the city's focus on historic preservation has been a difficult sell for many developers, but Dominion has been a willing and knowledgeable partner from the beginning of the Schmidt's redevelopment. The project is supported with tax-exempt bonds, tax credits and environmental clean-up funds.

"The tax credits were the biggest thing to happen to this project," Thune said. "That, and someone who knows how to use it."

Dominion has deftly navigated the financing challenges, as well as the obstacles that come with adapting a historic building, he said.

"There were 21 different buildings — they kept adding on over the years," Metz said. "The floors don't align and the brewery was gravity fed, so each building is like a step. The units are stacked. It was a challenge to us and the architects to meet current living standards and codes. It took a lot of creativity, but the spaces are amazing."



"The limitations work to our advantage," he added. "The corridors are large, there are great windows and ceiling heights you don't typically see in an apartment."

The Schmidt's Artist Lofts are now taking reservations for tenants.

## STATS

Location: 900 Seventh St. W., St. Paul

Groundbreaking: Nov. 19, 2012

Expected completion: June 2014

Size: 401,189 square feet

Value: \$122 million

Number of rental units: 260

## PLAYERS

Owner of property: St. Paul Leased Housing Associates IV, Limited Partnership of Dominionium

Tenants: Low-income artists

Developer: Dominionium Development & Acquisition

General contractor: Weis Builders Inc.

Architect, interior designer, landscape architect, engineer: BKV Group

Civil engineer: Loucks Associates

Legal representation for owner: Winthrop & Weinstine

Finance providers: Cornerstone Real Estate Advisors, U.S. Bank, Alliance

St. Paul, Minnesota Department of Employment and Economic Development, Council, Ramsey County

Title company: Commercial Partners Title

Environmental: Peer Engineering Inc.

Marketing: Tom Nordyke

Other key parties involved in the project: Macrosite Historic Advisors, SHPO, St. Paul HPC, Fort Road Federation



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