HYVEE SITE REDEVELOPMENT  SITE ANALYSIS
CITY OF WEST SAINT PAUL

West Saint Paul in the Region

The Site in West Saint Paul

River to River Greenway

ROBERT STREET (future BRT)

River to River Trail
DESIGN CONCEPT

HYVEE SITE REDEVELOPMENT
CITY OF WEST SAINT PAUL
ILLUSTRATIVE PLAN - PUBLIC SPACES

Transit Stop and Micro Mobility

Plaza and Street

Programmable Space

Amphitheater and Steps to Promenade

Park Pavilion and Restaurant

Promenade and Water Edge

Playground

Flexible Lawn

HYVEE SITE REDEVELOPMENT
CITY OF WEST SAINT PAUL
“60% of restaurants do not make it past the first year, and 80% go under in five years.”

RETAIN / RESTAURANT STRATEGY

HYVEE SITE REDEVELOPMENT
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MOBILE AND TEMPORARY
Farmers Market
FoodTruck and Mobile Retail

LOWER COST
LOWER COMMITMENT

SEMI MOBILE SEMI PERMANENT
Micro Retail
Kiosk Space
Pavillion Space

PERMANENT AND COMMITED
Existing Building
New Construction

HIGHER COST
HIGHER COMMITMENT

BOLTON & MENK
HYVEE SITE REDEVELOPMENT  DEVELOPMENT PLAN
CITY OF WEST SAINT PAUL