



# SNELLING MIDWAY REDEVELOPMENT SITE MASTER PLAN

ST. PAUL, MN

FEBRUARY 18, 2016

RK MIDWAY



S9ARCHITECTURE

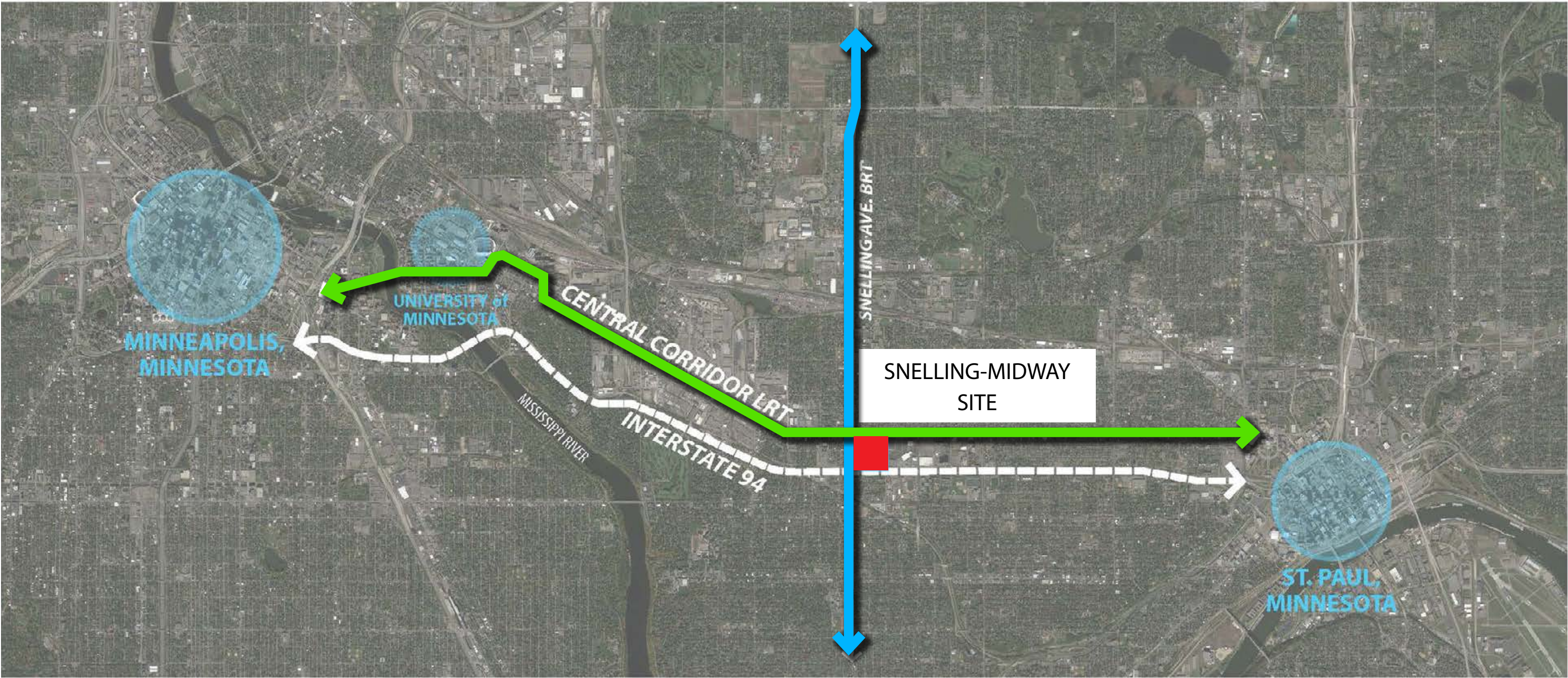
POPULOUS





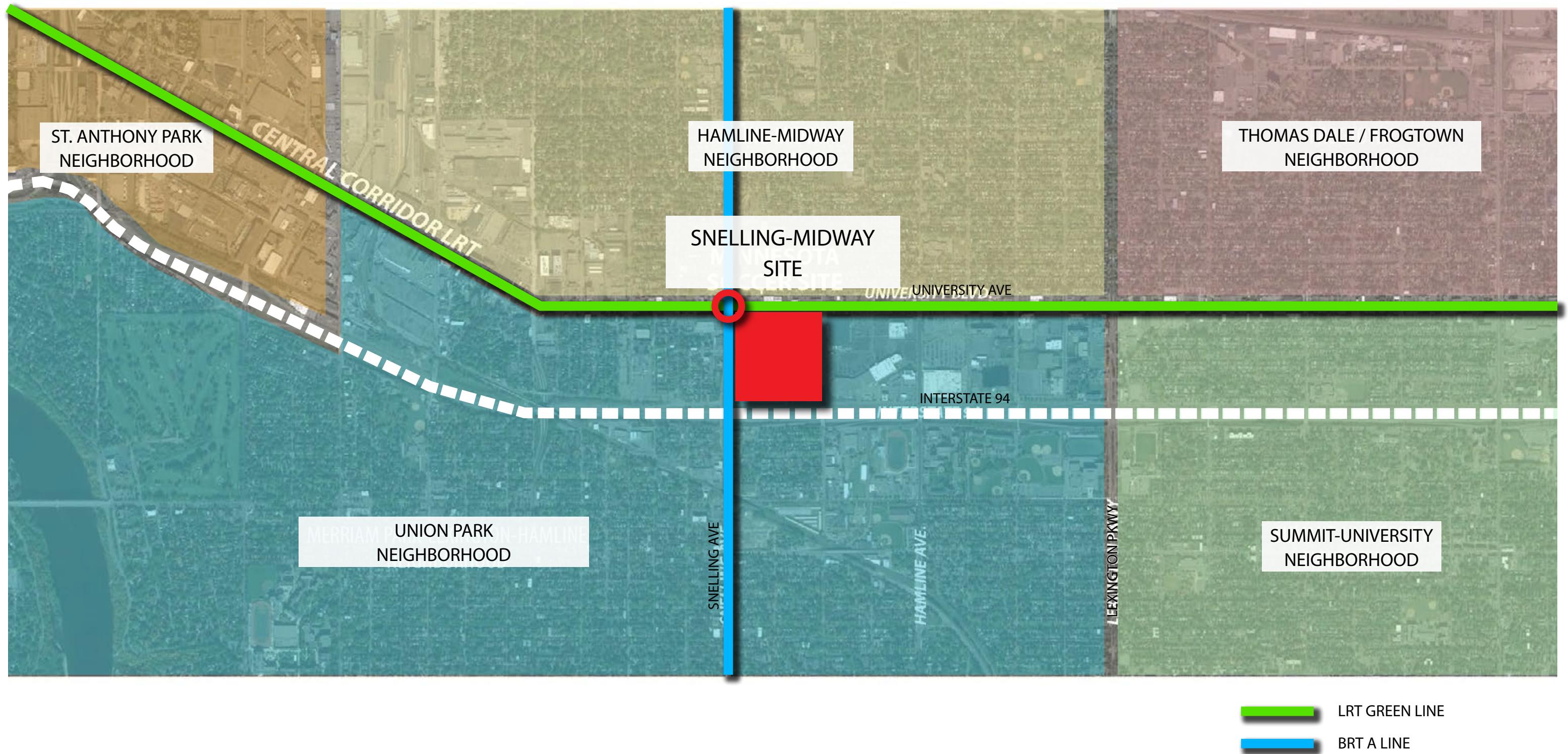


# TRANSPORTATION CORRIDORS



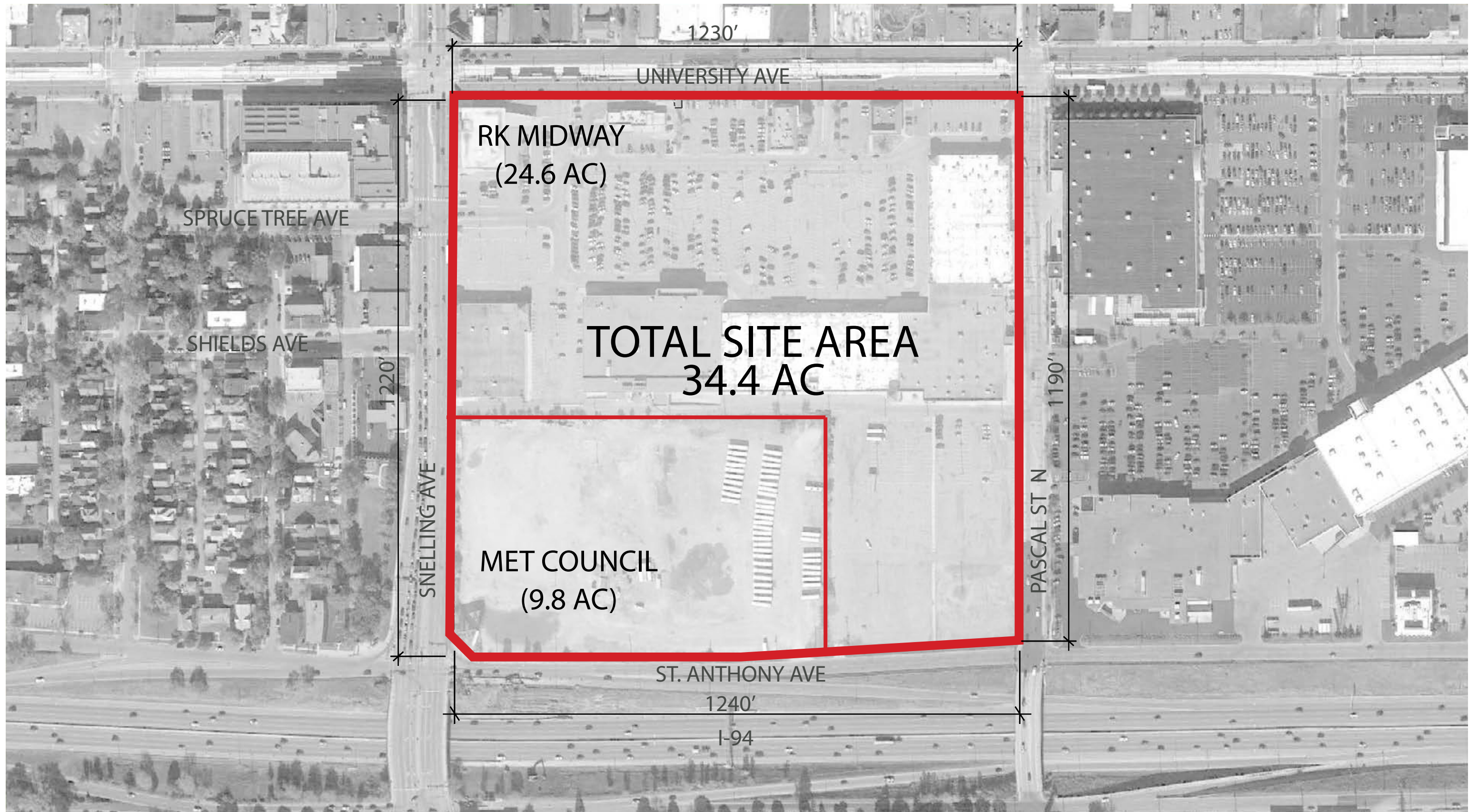


# NEIGHBORHOOD CONTEXT



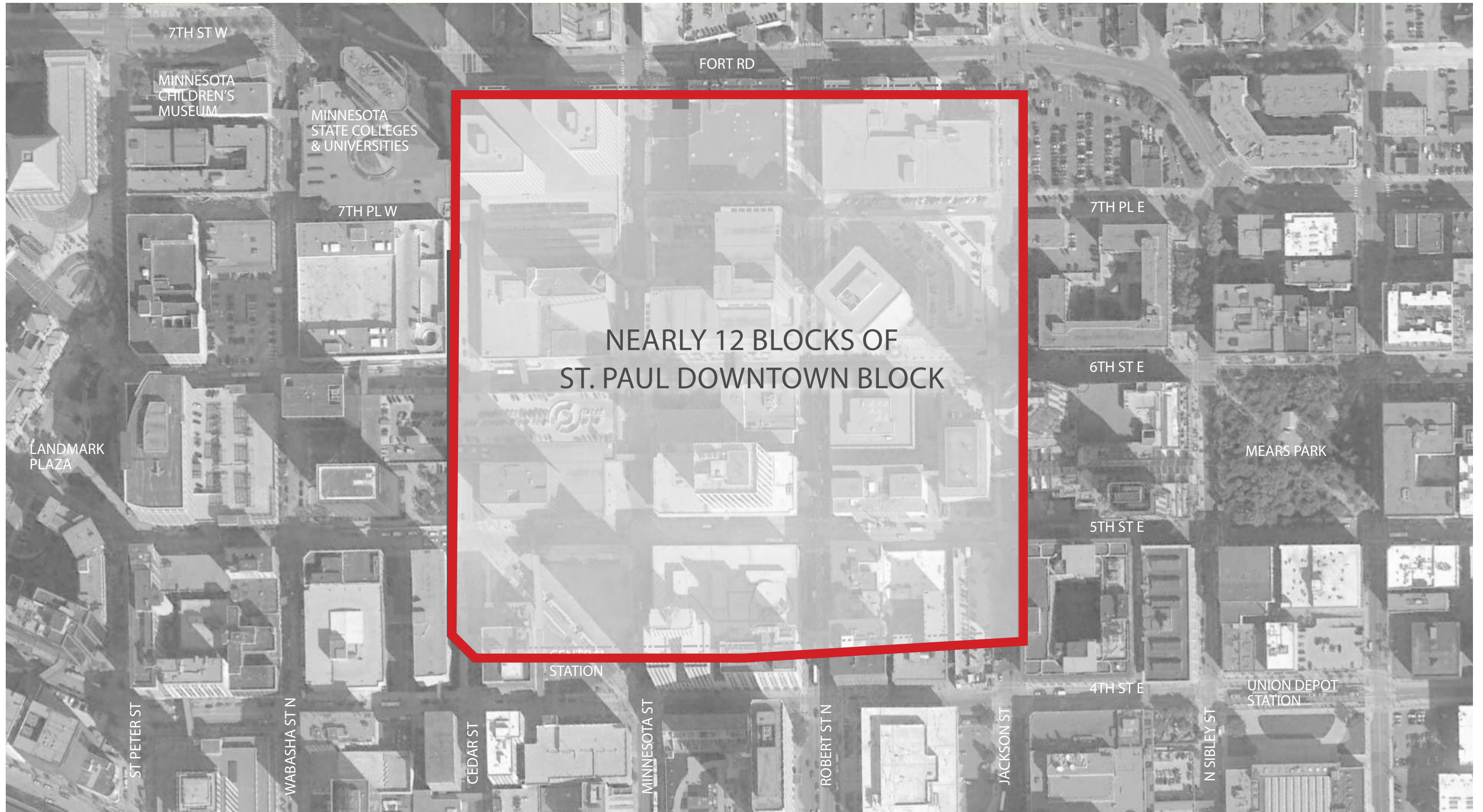


# SITE AREA





# ST. PAUL DOWNTOWN BLOCKS OVERLAY





## 1. TOD - Pedestrian first (walkable neighborhood)

- Direct link to Green Line train stations and BRT stops
- Public open spaces for citizens of the Twin Cities
- Creation of new mixed use neighborhood

## 2. Amending the street grid and urban fabric

- Creation of a new neighborhood district respective to surrounding existing neighborhoods
- Walkable block dimensions

## 3. Emphasizing public open spaces

- Creation of open space network
- Connecting parks and bike paths
- Creation of new public open spaces for four season use

## 4. Mixed-use

- Mix of 24/7 uses including stadium, office, retail, residential, entertainment, hotel, and open space
- Active retail street fronts on principal streets
- Day and night uses
- Mix of international, regional, and local programs

## 5. Sustainable stormwater management

- Green infrastructure such as tree trenches, rain gardens, boulevard swales, and green roofs
- Sustainable landscape
- Permeable paving surface
- Irrigation cistern
- Grey water recycling station
- Water feature incorporating stormwater management system.



MIXED-USE

OFFICE



RESIDENTIAL



RETAIL



OPEN SPACE



ENTERTAINMENT



HOTEL





# FOUR SEASONS PUBLIC SPACE

WINTER



SPRING



SUMMER



FALL





LA LIVE



LOS ANGELES, CA

OUTDOOR YOGA



BRYANT PARK, NY

ST. CATHERINE STREET



MONTRÉAL, CANADA

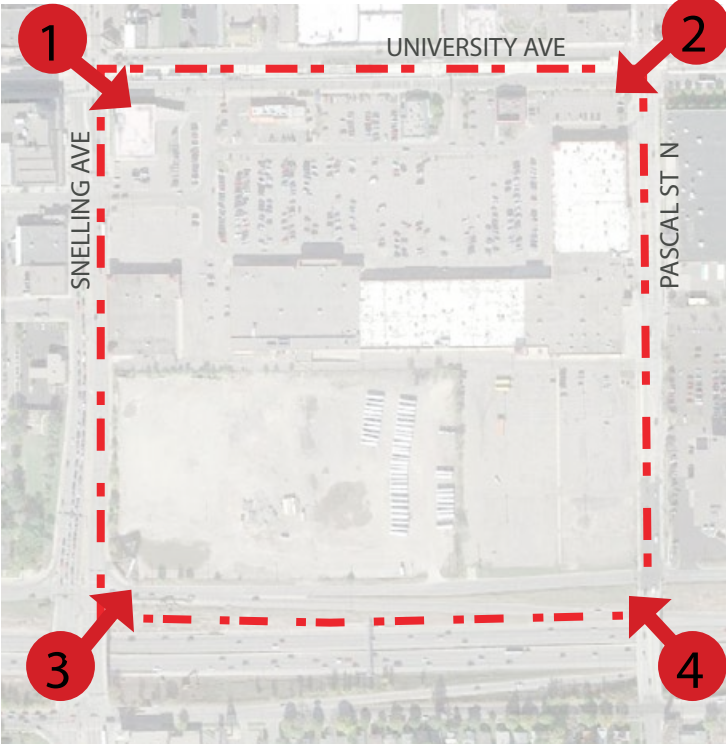


# EXISTING SITE CONDITIONS

NORTHEAST CORNER



NORTHWEST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER



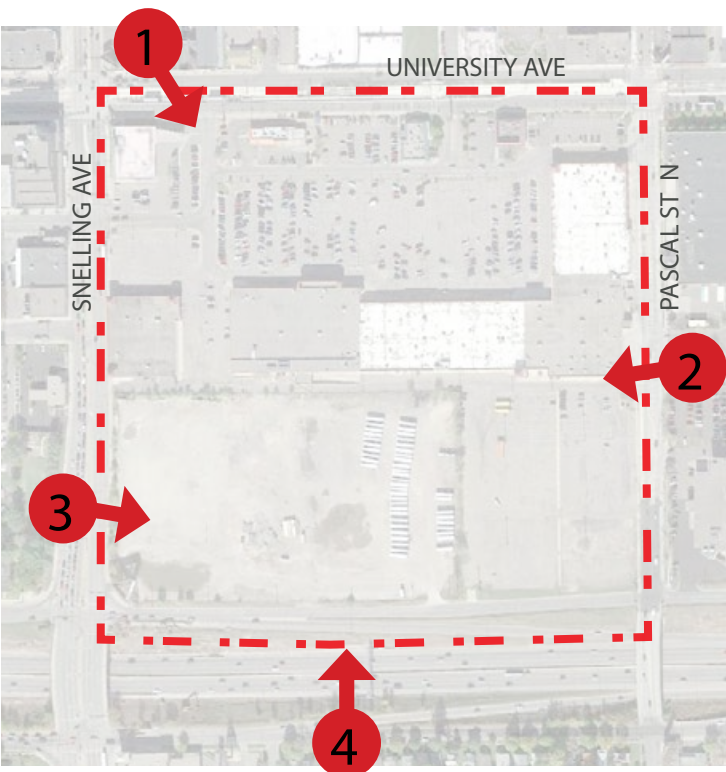


# EXISTING SITE CONDITIONS

UNIVERSITY AVENUE



PASCAL STREET



SNELLING AVENUE

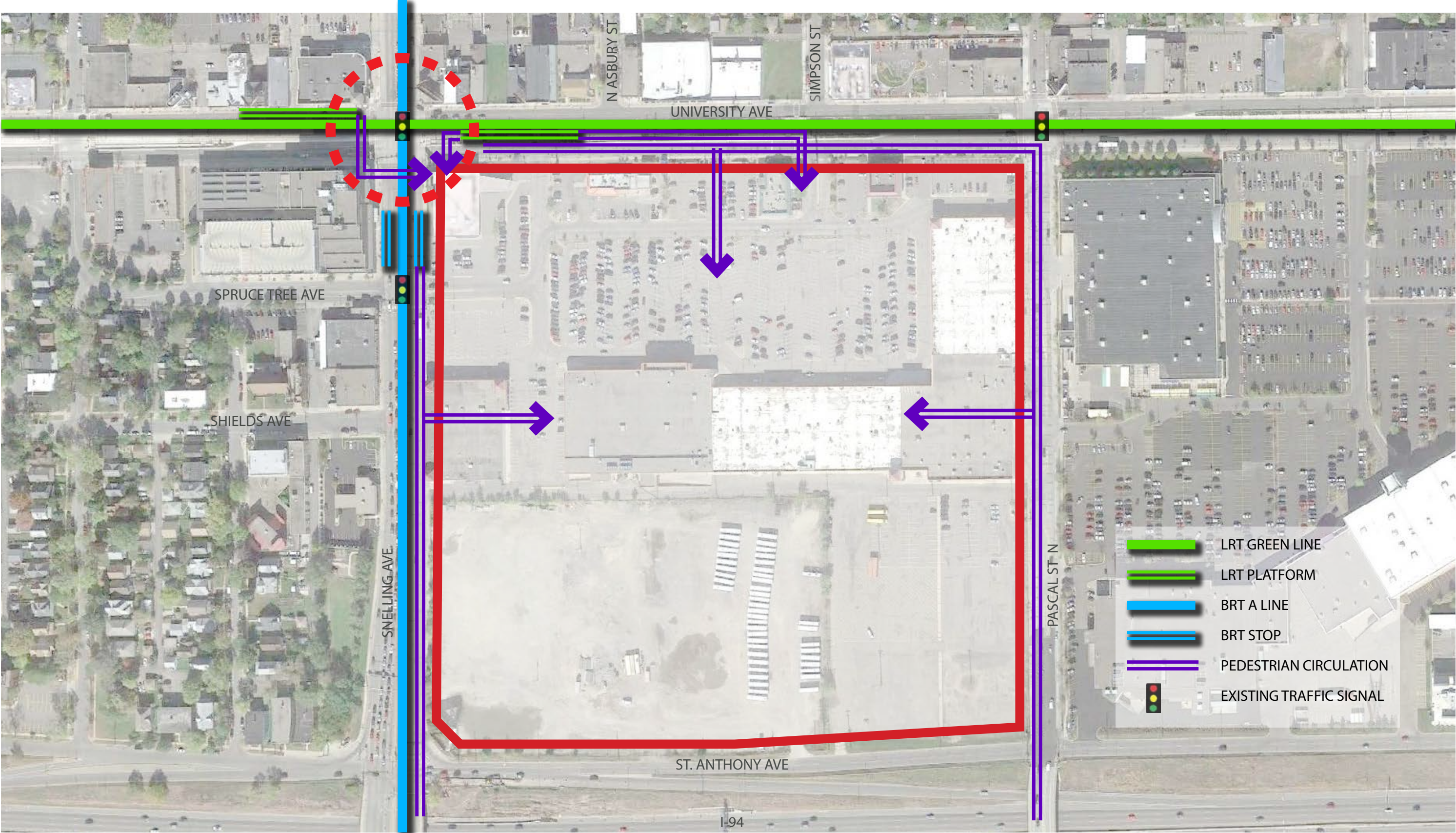


I-94



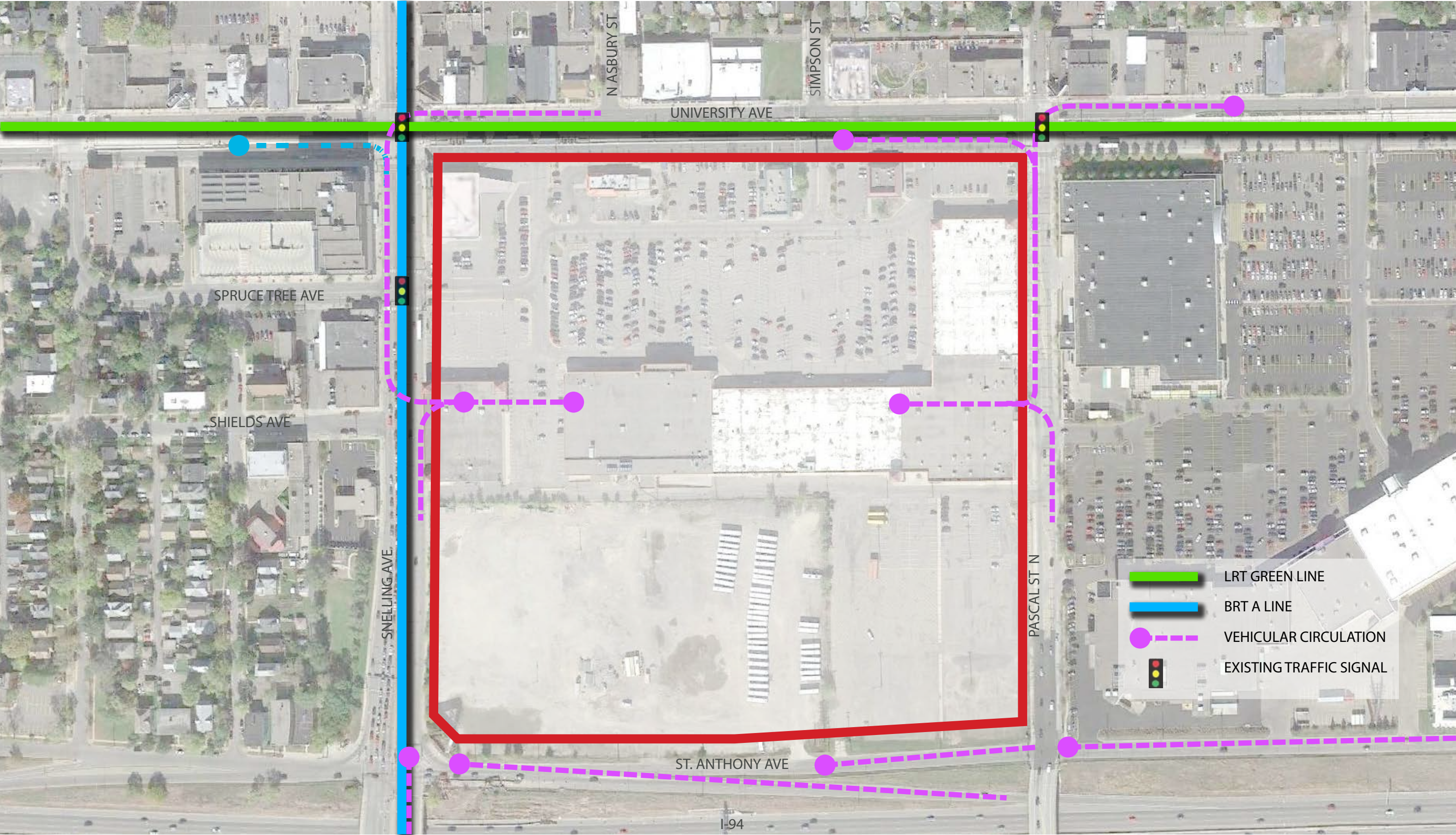


# PUBLIC TRANSIT & PEDESTRIAN ENTRIES



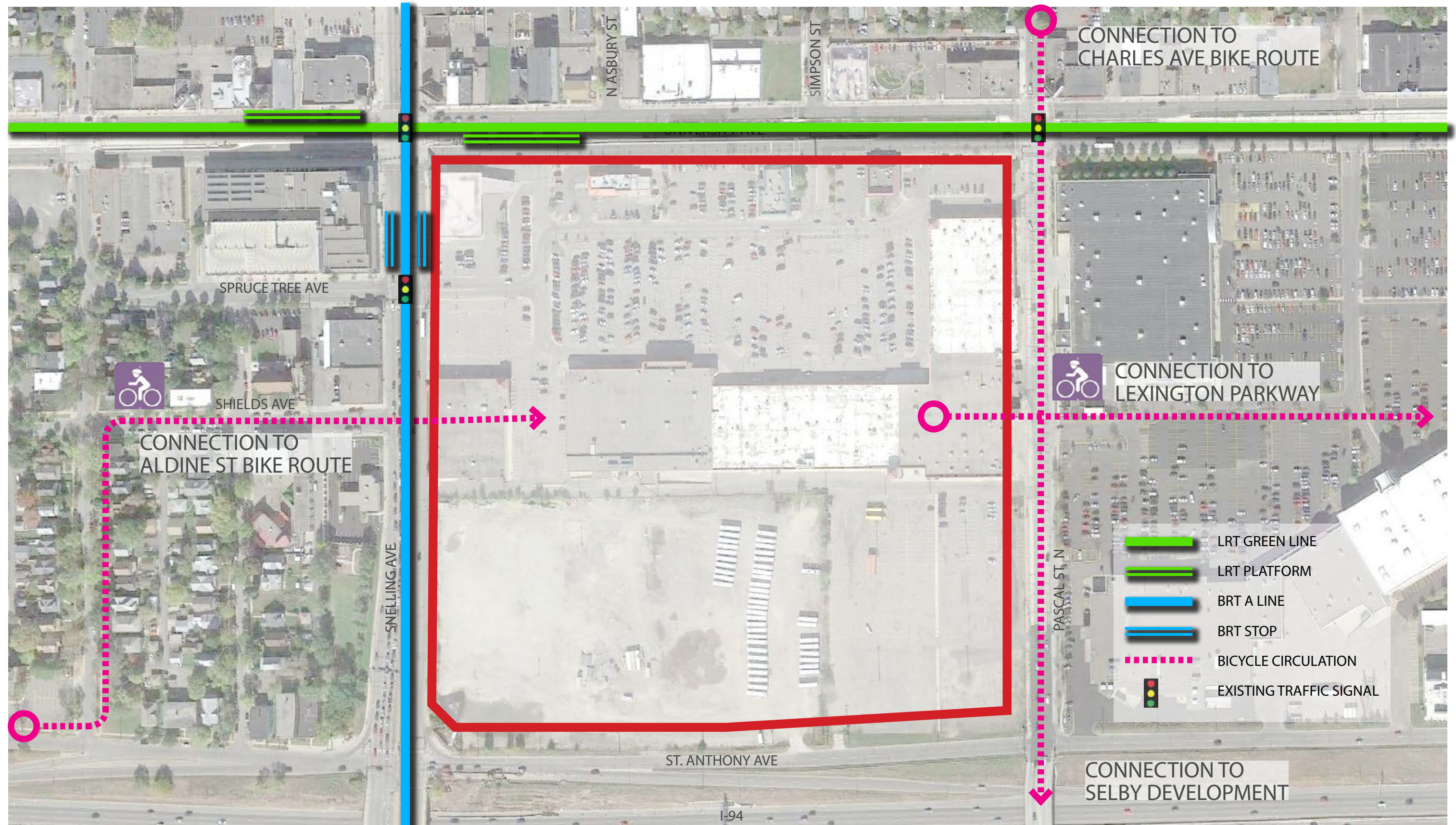


# PUBLIC TRANSIT & PEDESTRIAN ENTRIES



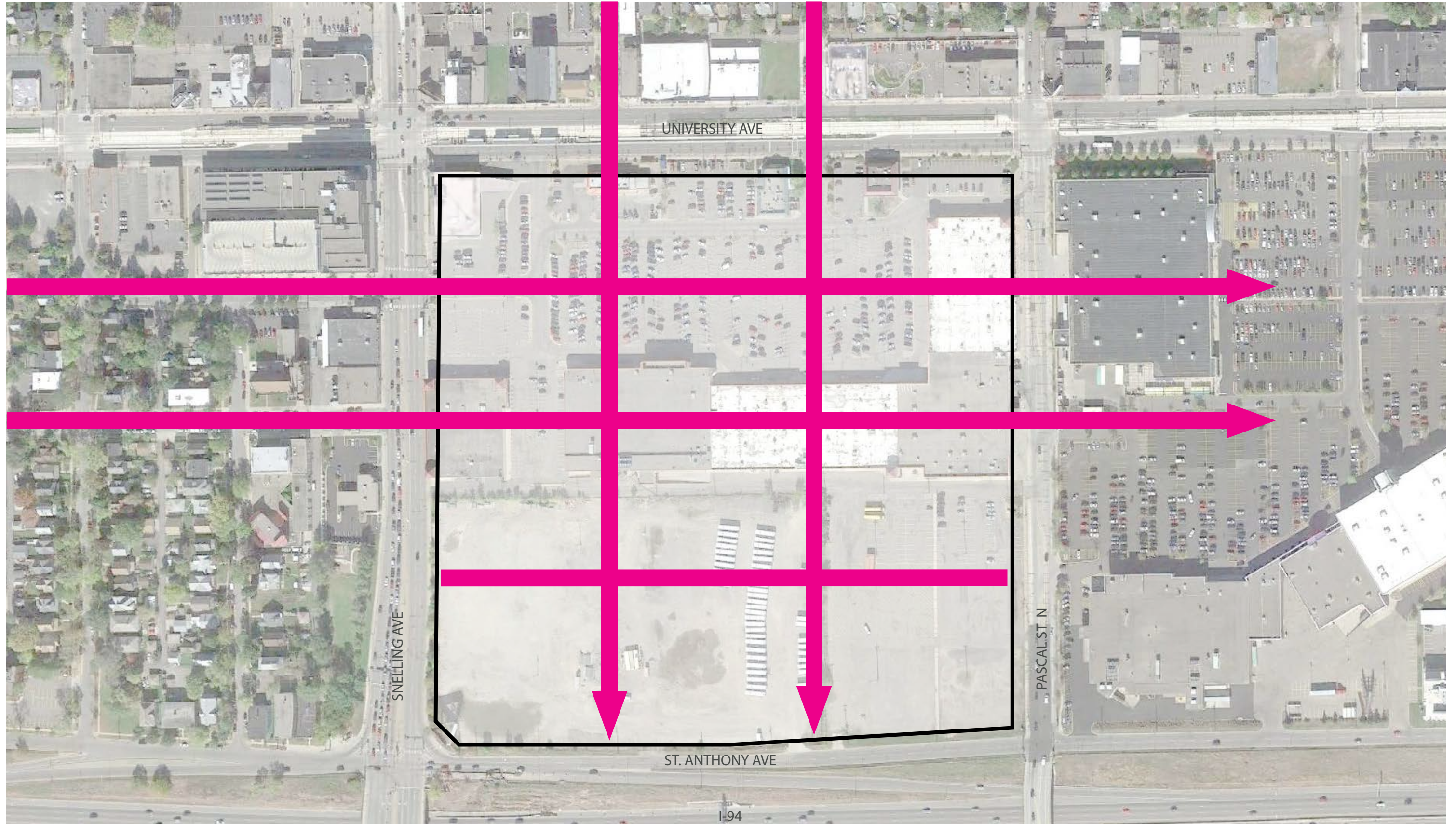


# BIKE ROUTES



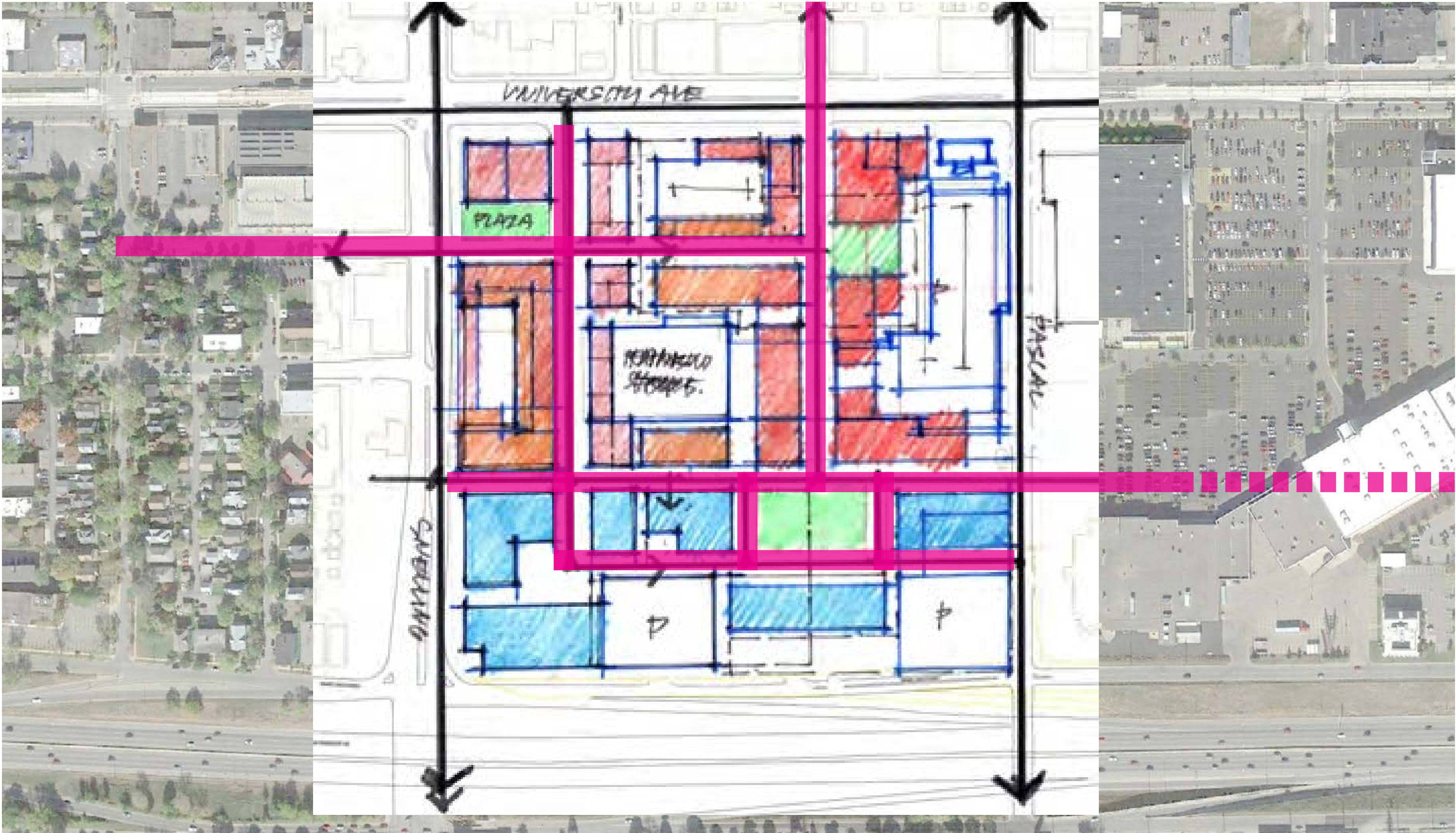


# MENDING THE STREET GRID (CONNECTING NEIGHBORHOODS)



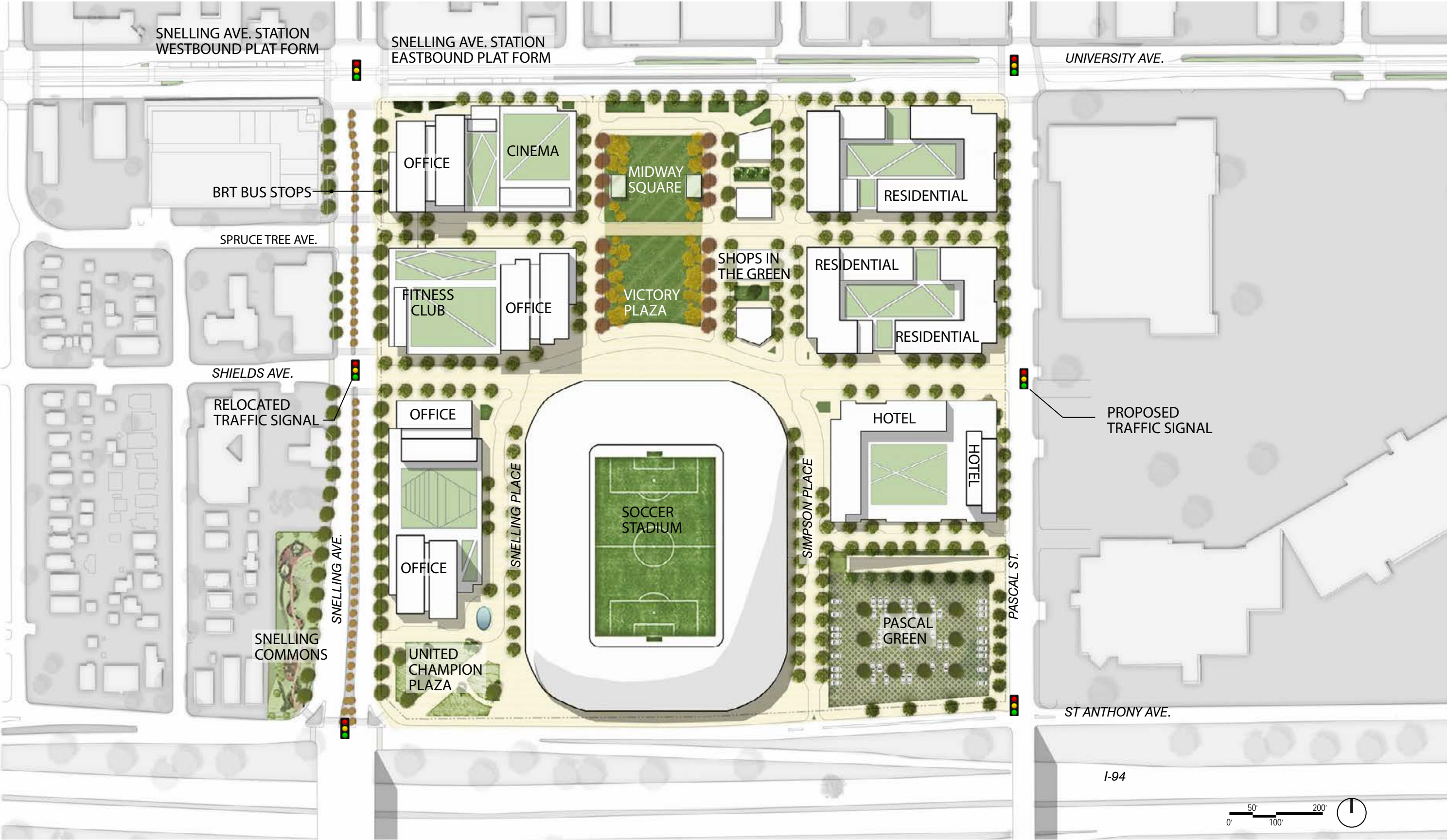


“SNELLING-MIDWAY SMARTSITE”





# SITE PLAN





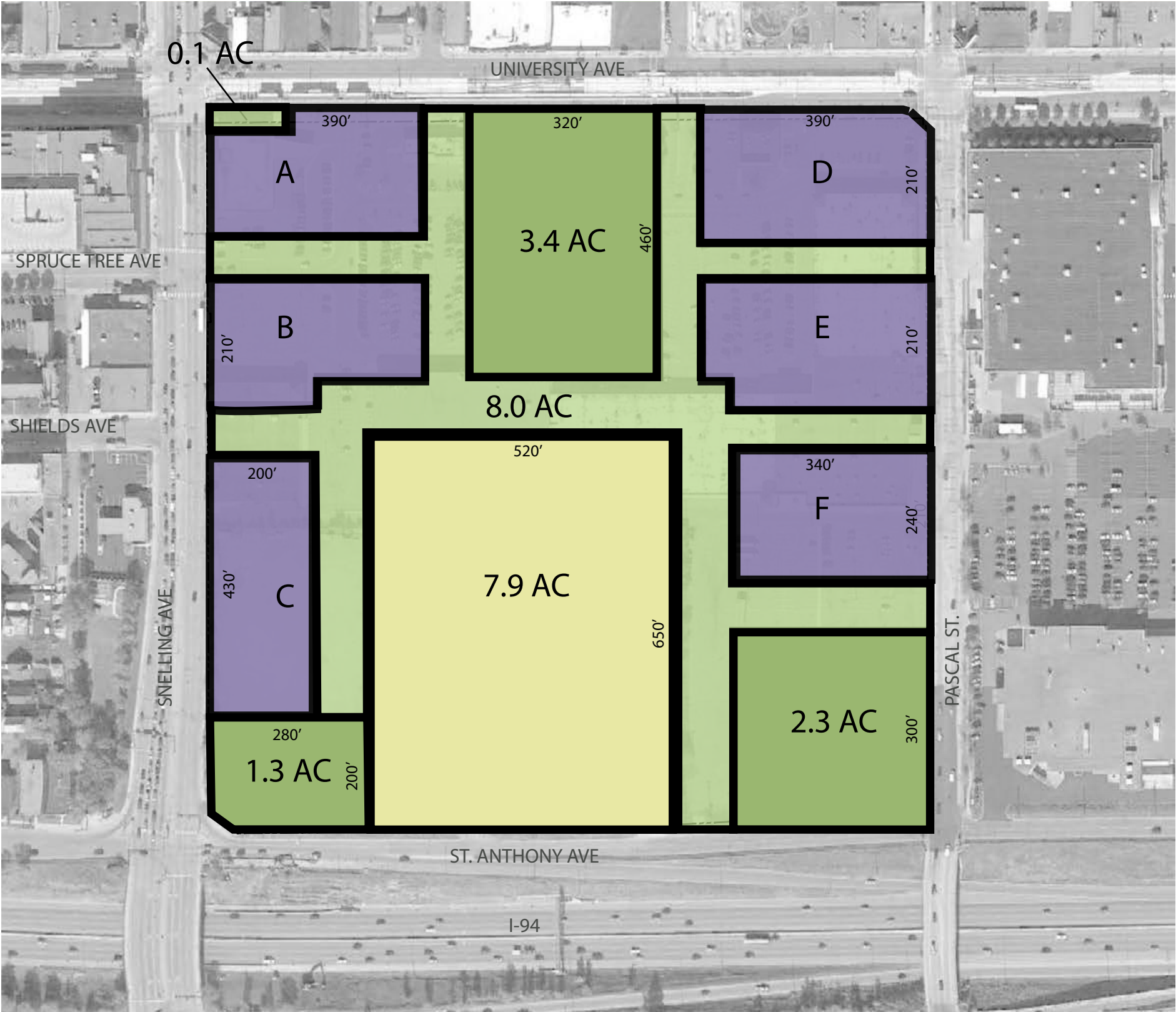
# GROUND FLOOR PLAN



- OFFICE
- RETAIL
- RESIDENTIAL
- HOTEL
- CINEMA
- FITNESS
- LOADING
- PARKING/SERVICE
- CIRCULATION
- STADIUM



# PROPOSED BLOCK PLAN



## PROPOSED LAND USAGE

OPEN SPACES	7.1 AC
STREET	8.0 AC
STADIUM	7.9 AC
TOTAL PUBLIC REALM <b>23.0 AC (66.9%)</b>	
DEVELOPABLE BLOCKS:	11.4 AC (33.1%)

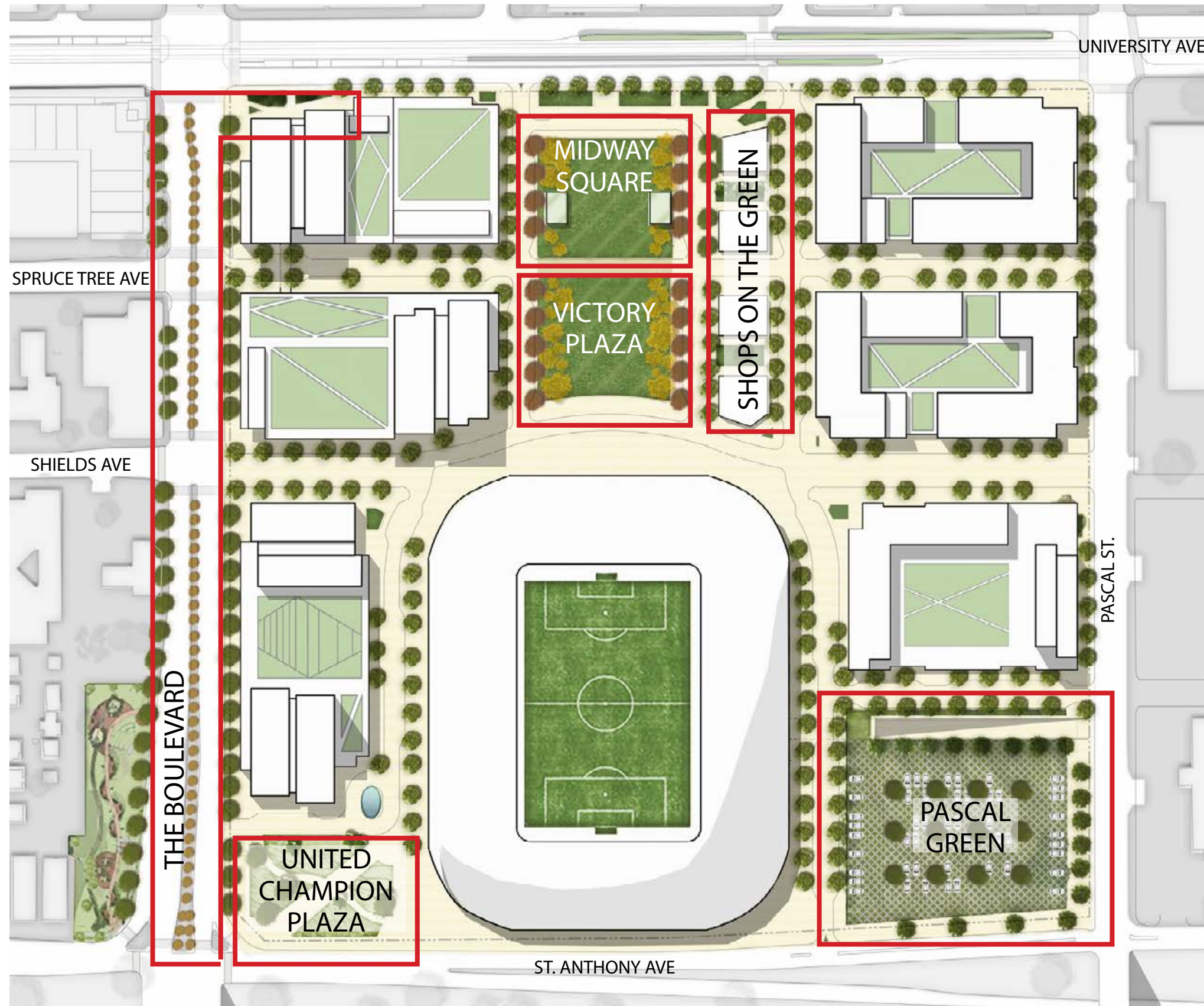
## CURRENT OWNERSHIP

PRIVATE OWNERSHIP	24.6 AC
CITY LAND	9.8 AC

\*ALL AREAS ARE APPROXIMATE



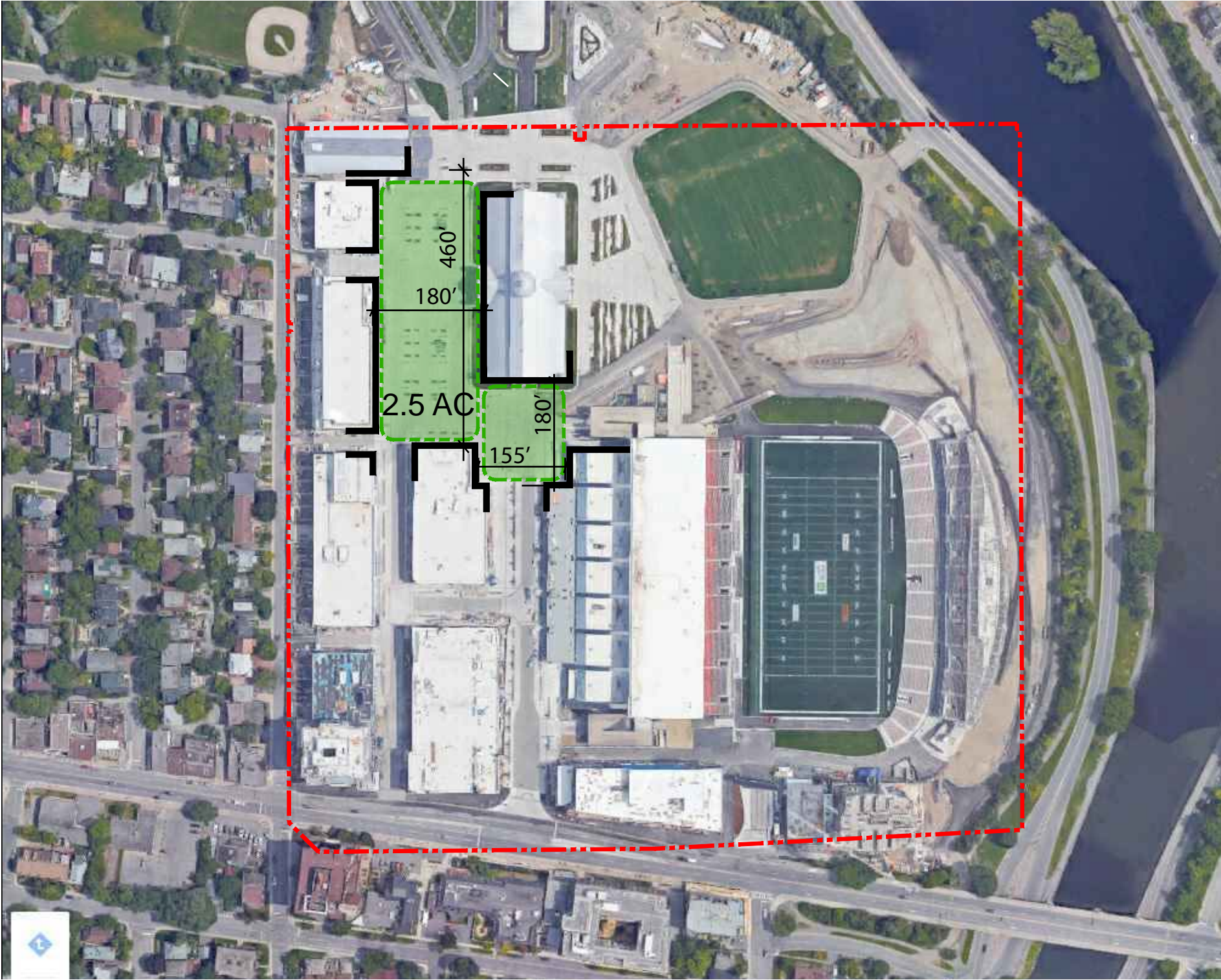
# PUBLIC PLACES



**OBJECTIVE:** CREATE A CIVIC SPACE THAT ENHANCES GAME DAY EXPERIENCE AND ADDS VITALITY TO THE VILLAGE DURING EVENTS AND NON-EVENT DAYS.

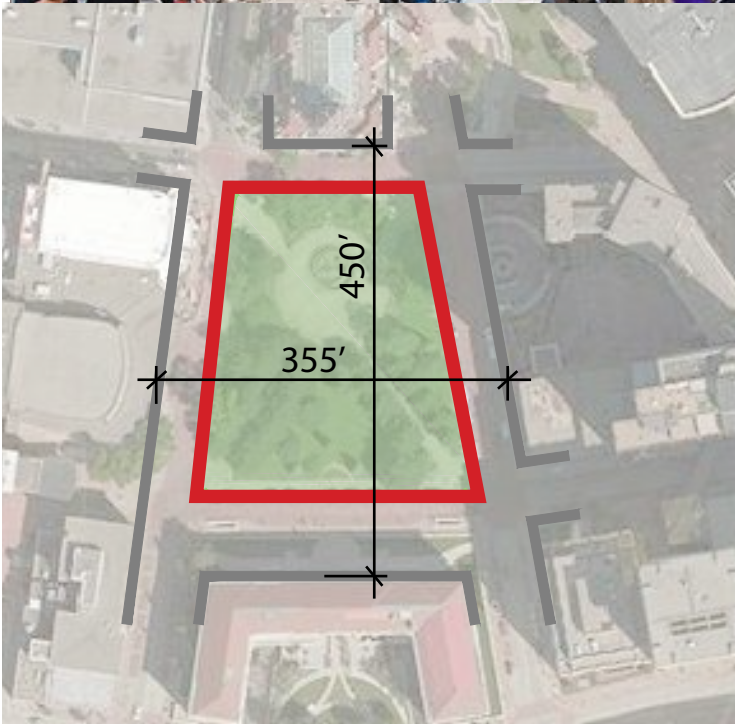


# PROJECT COMPARISON - LANSDOWNE, OTTAWA

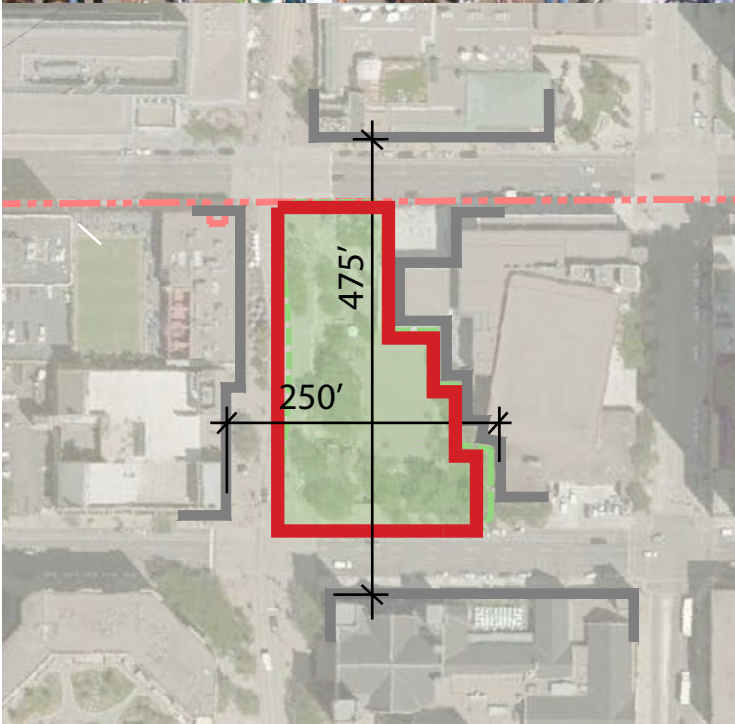




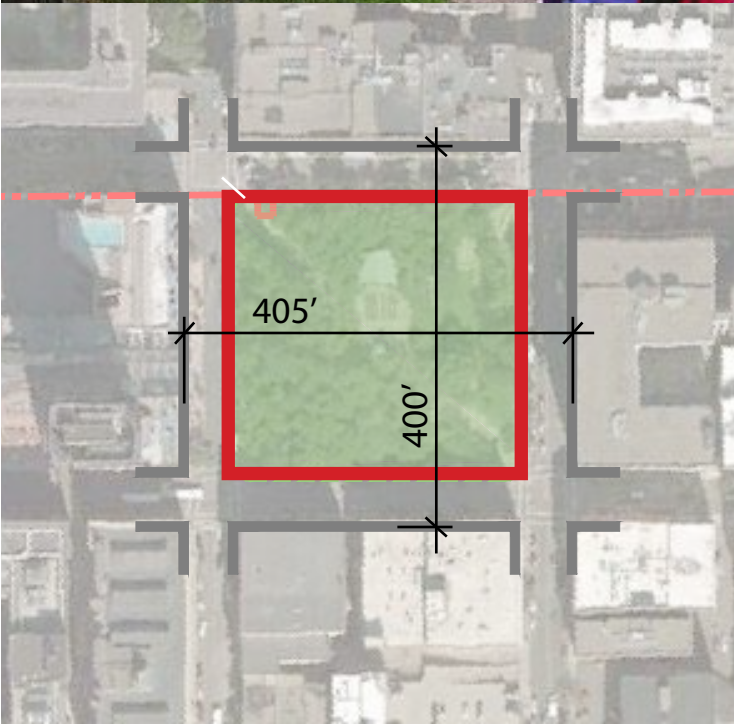
# SCALE COMPARISON



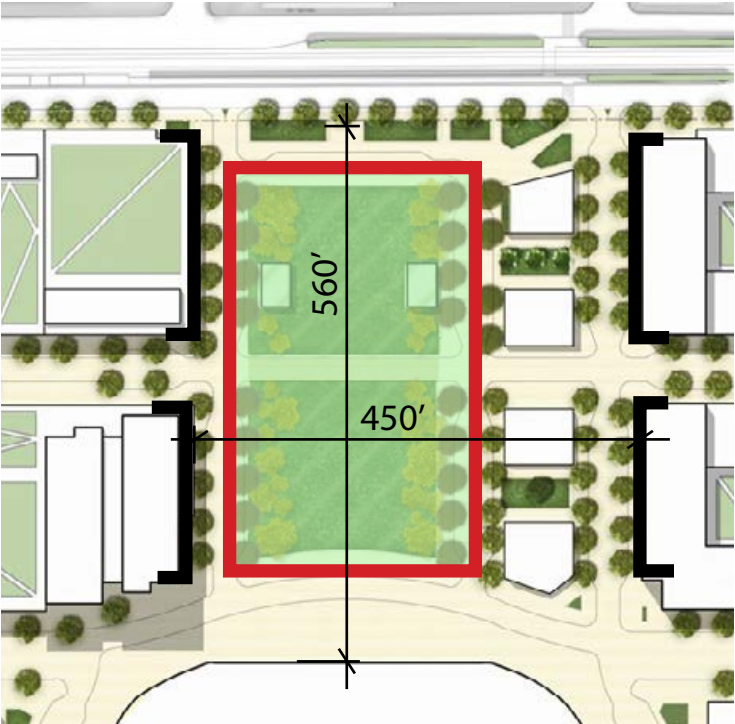
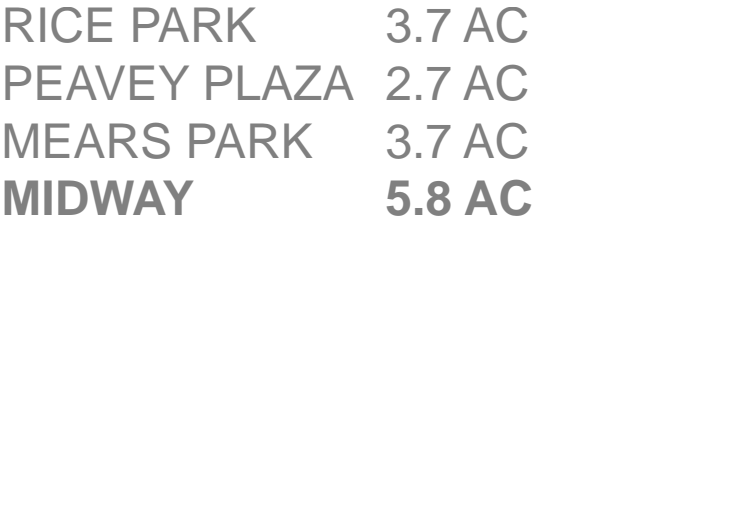
RICE PARK, ST. PAUL



PEAVEY PLAZA, MINNEAPOLIS



MEARS PARK, ST. PAUL



MIDWAY, ST. PAUL

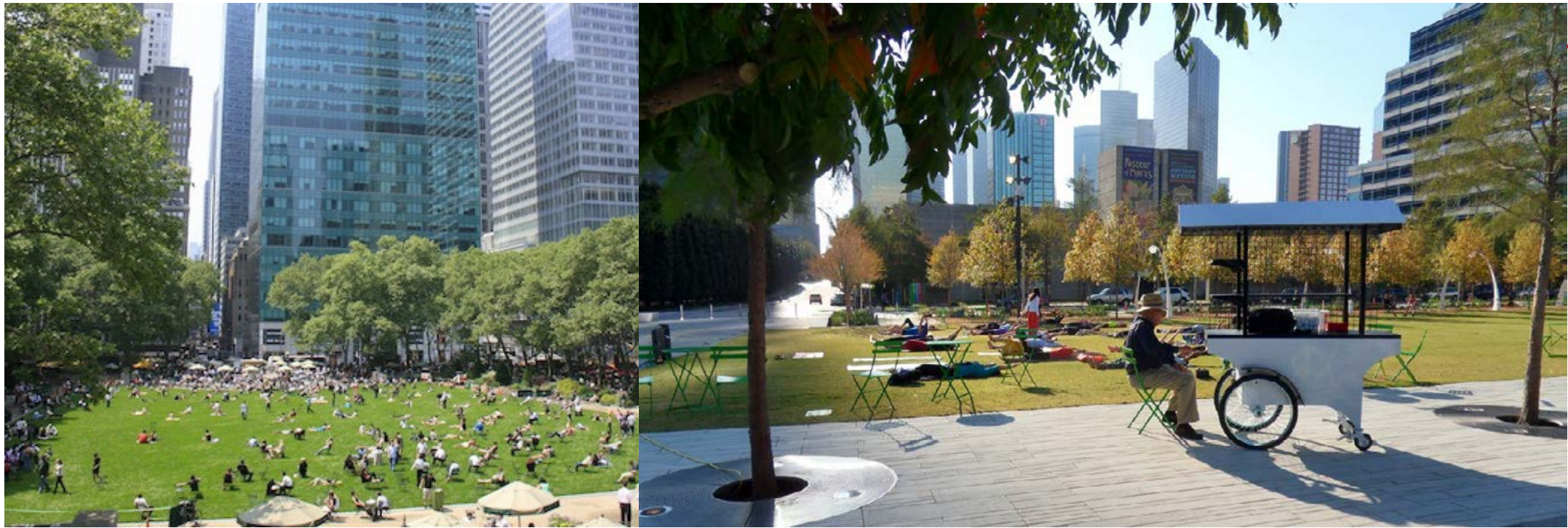
RICE PARK	3.7 AC
PEAVEY PLAZA	2.7 AC
MEARS PARK	3.7 AC
MIDWAY	5.8 AC



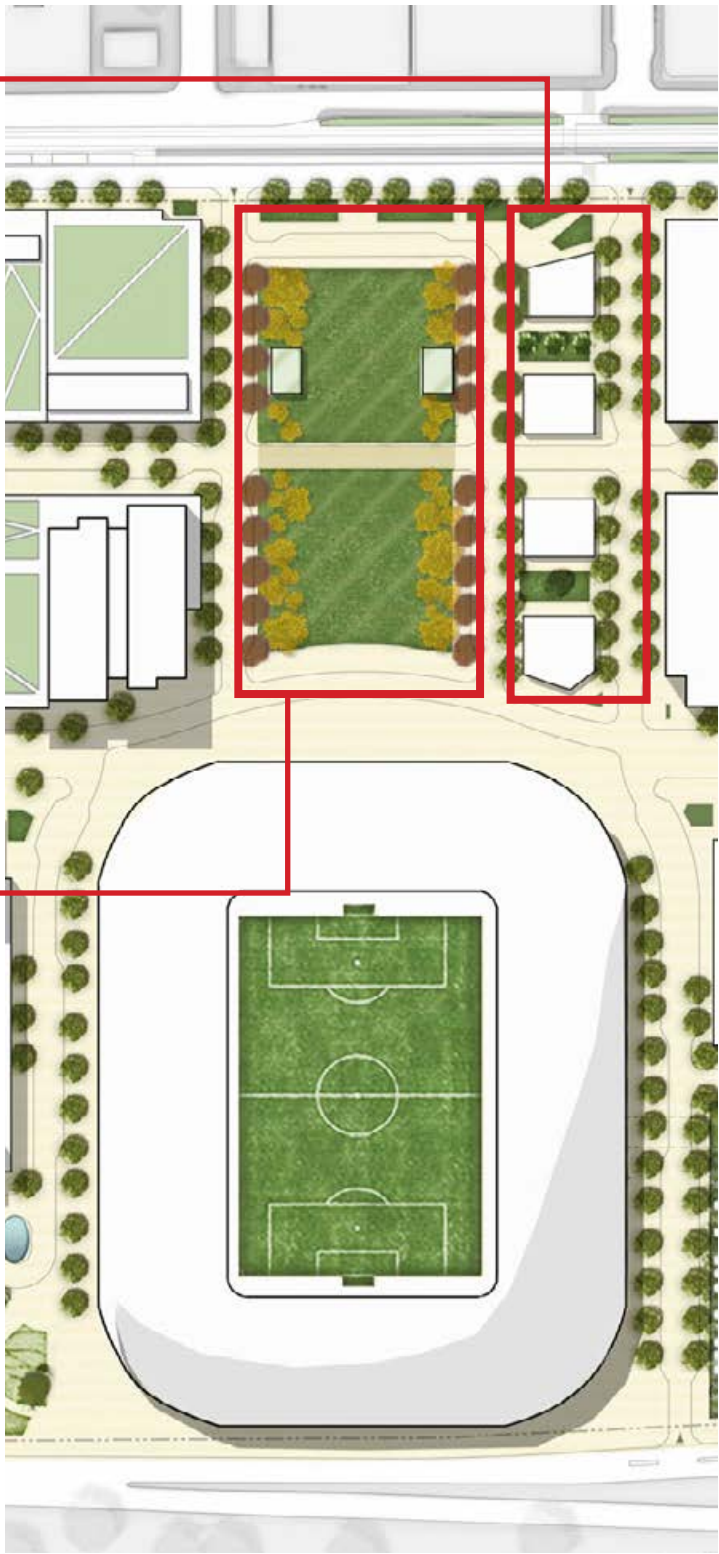
# THE CENTRAL SQUARE



SHOPS ON THE GREEN PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA PRECEDENTS

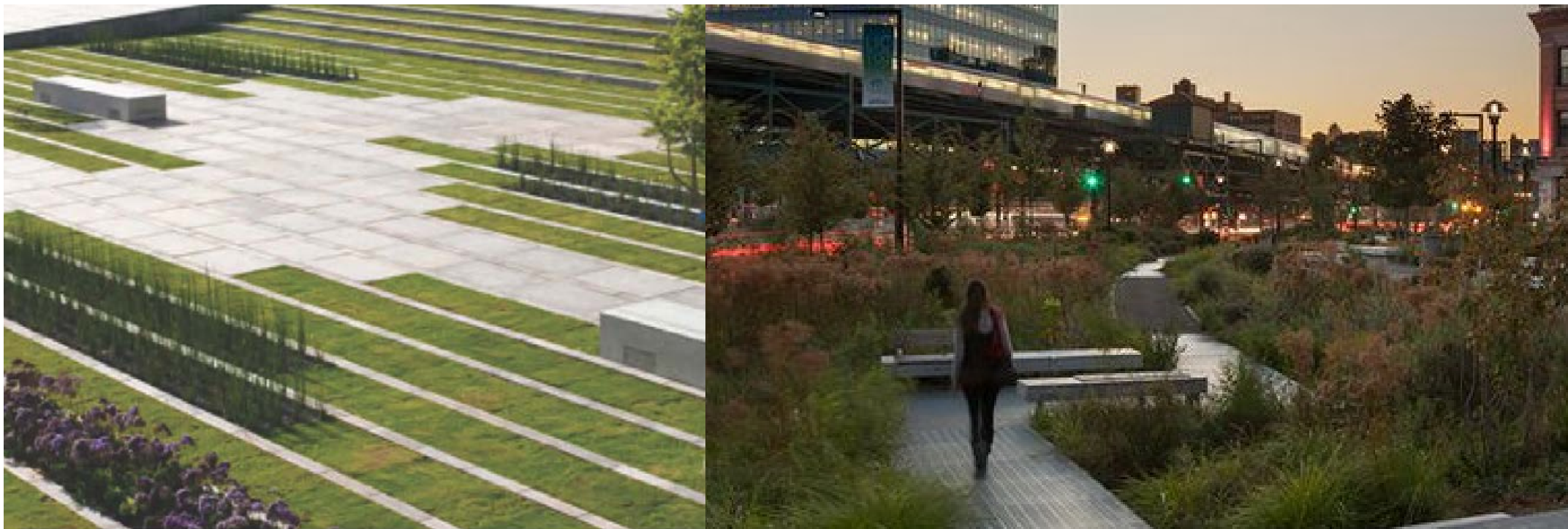




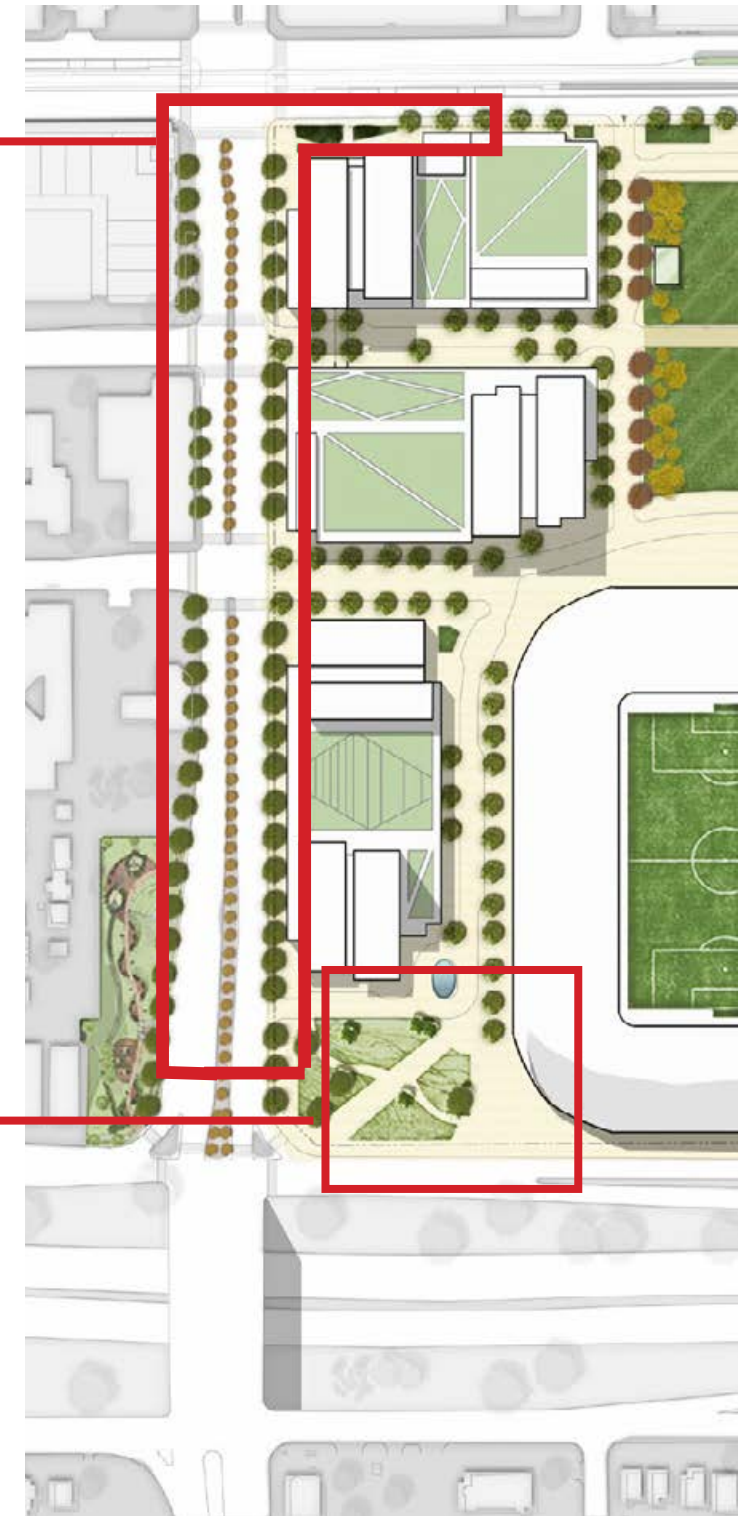
# THE BOULEVARD



THE BOULEVARD PRECEDENTS



UNITED CHAMPION PLAZA PRECEDENTS







PASCAL GREEN PRECEDENTS

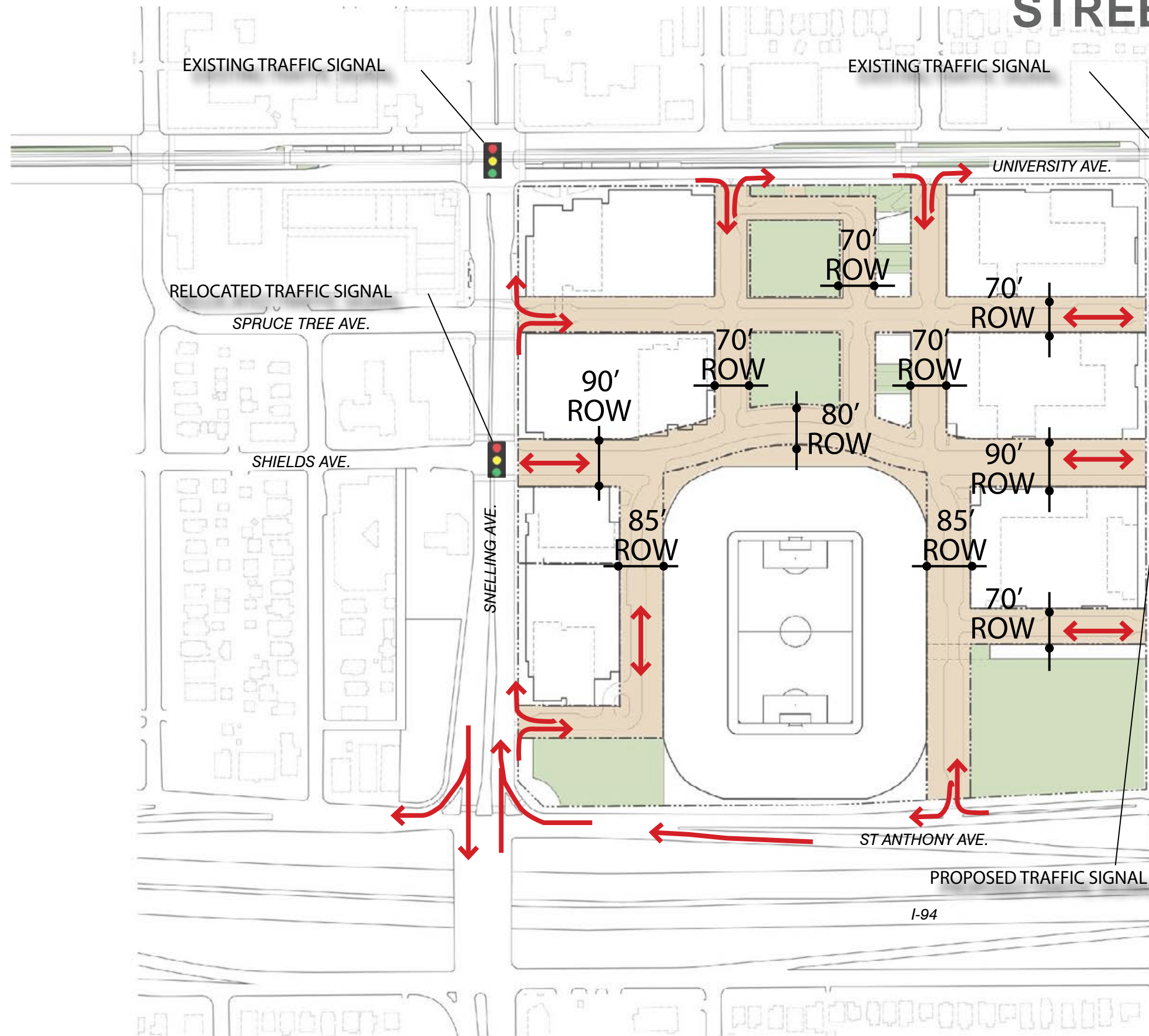


PERMEABLE PAVING EXAMPLES

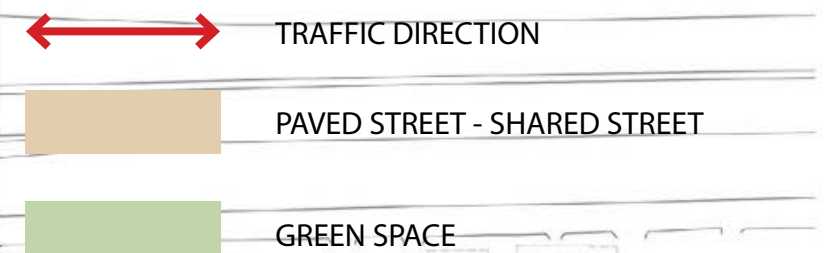




# STREET GRID AND DIRECTIONS

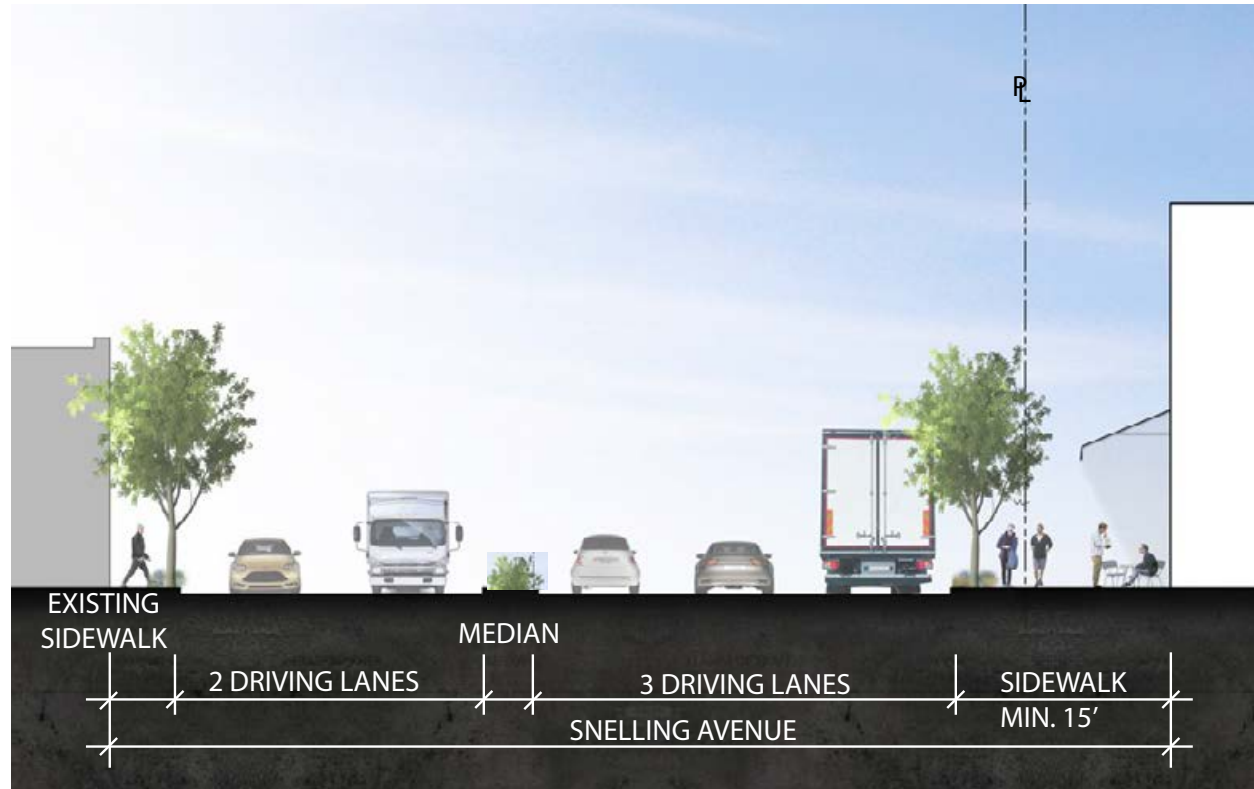


CURBLESS STREET - SHARED STREET

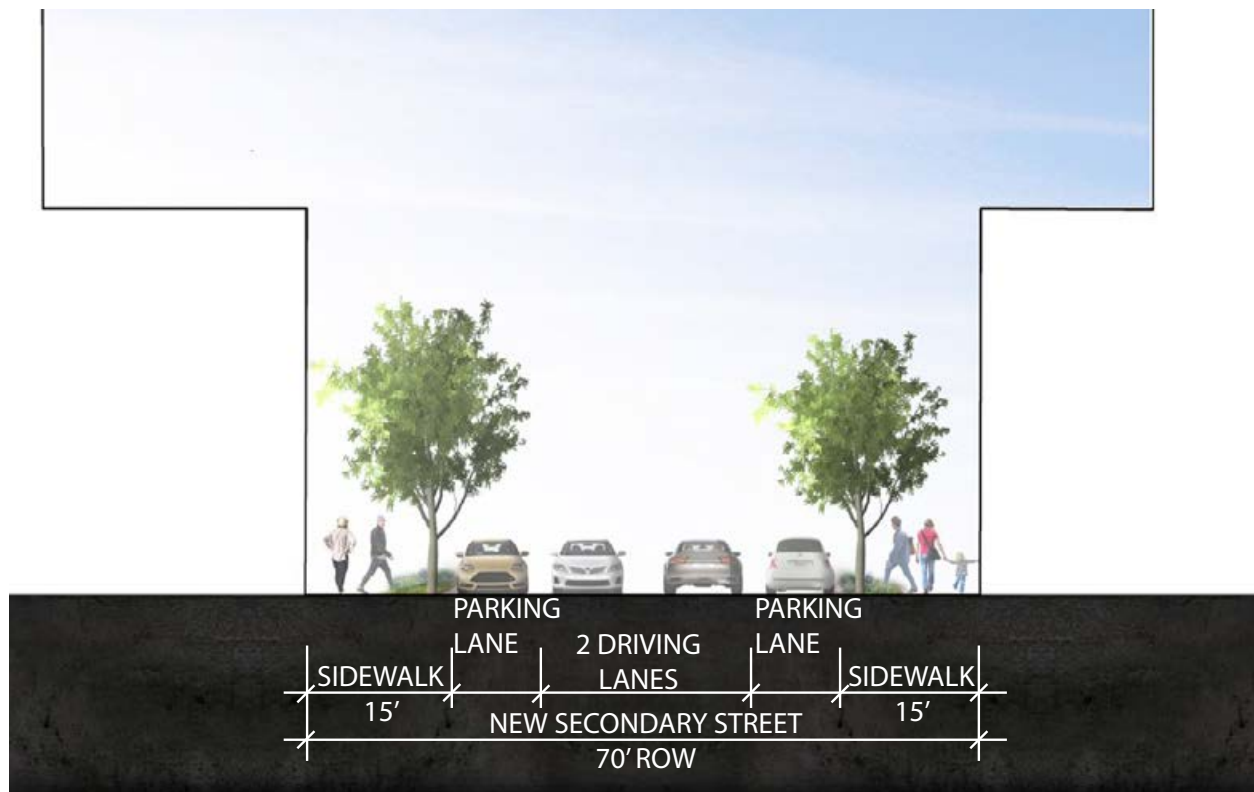
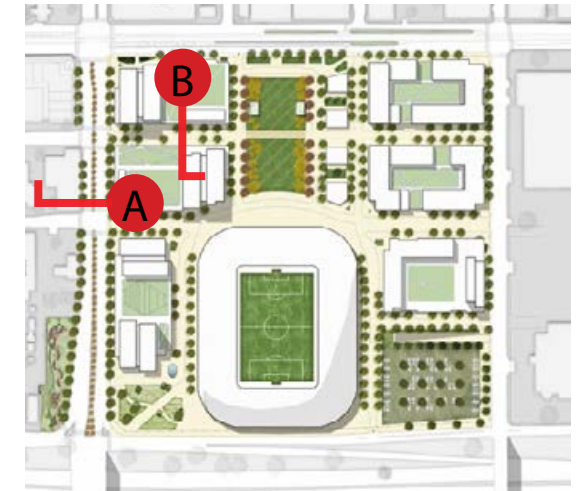




# STREET SECTIONS



A



B

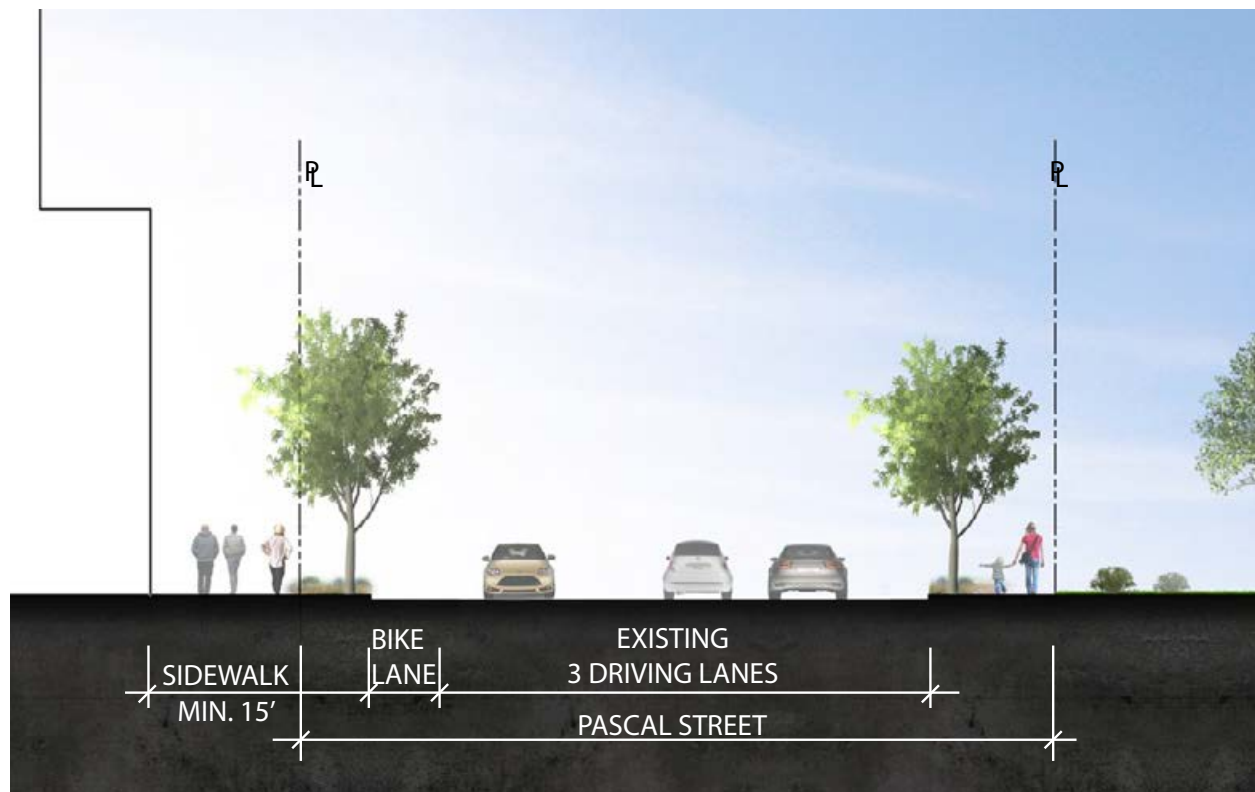
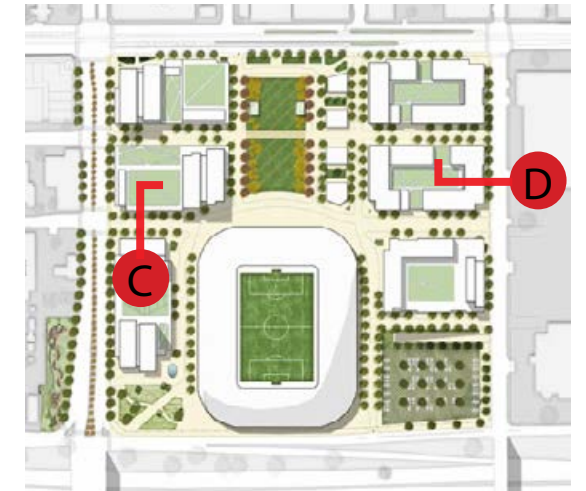




# STREET SECTIONS



C



D





# CURBLESS STREETS

Director Park



PORTLAND, OREGON

Mariahilfer Straße



VIENNA, AUSTRIA

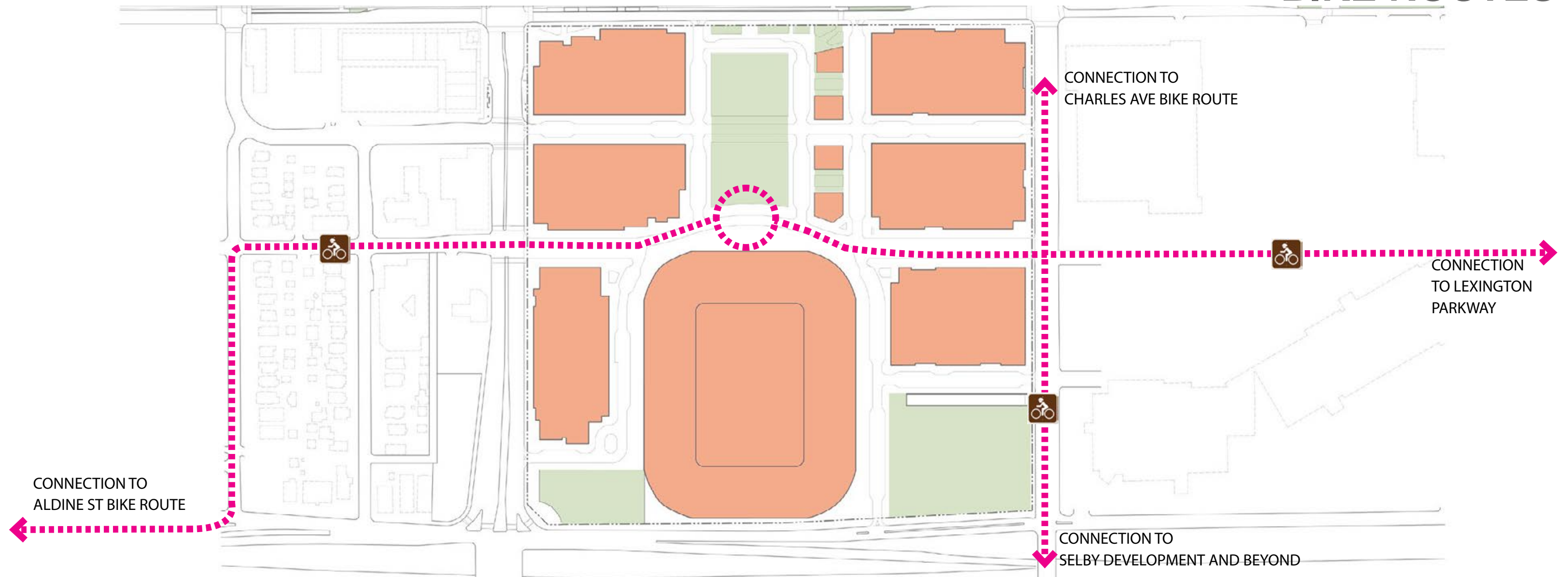
Schadowstraße



DUSSELDORF, GERMANY

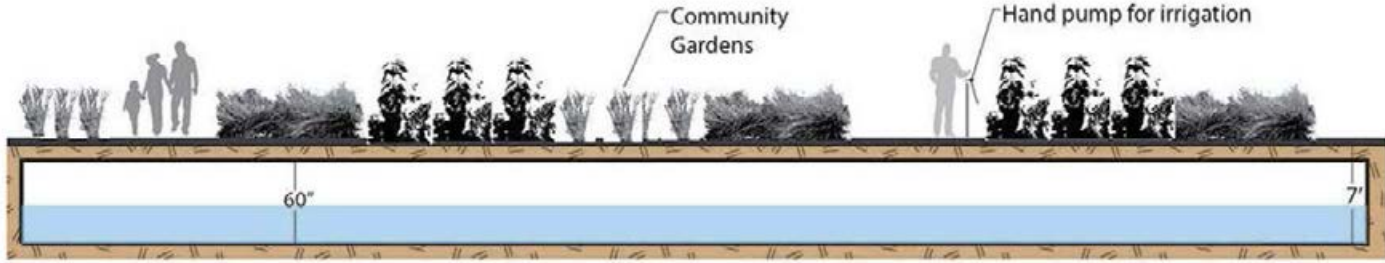
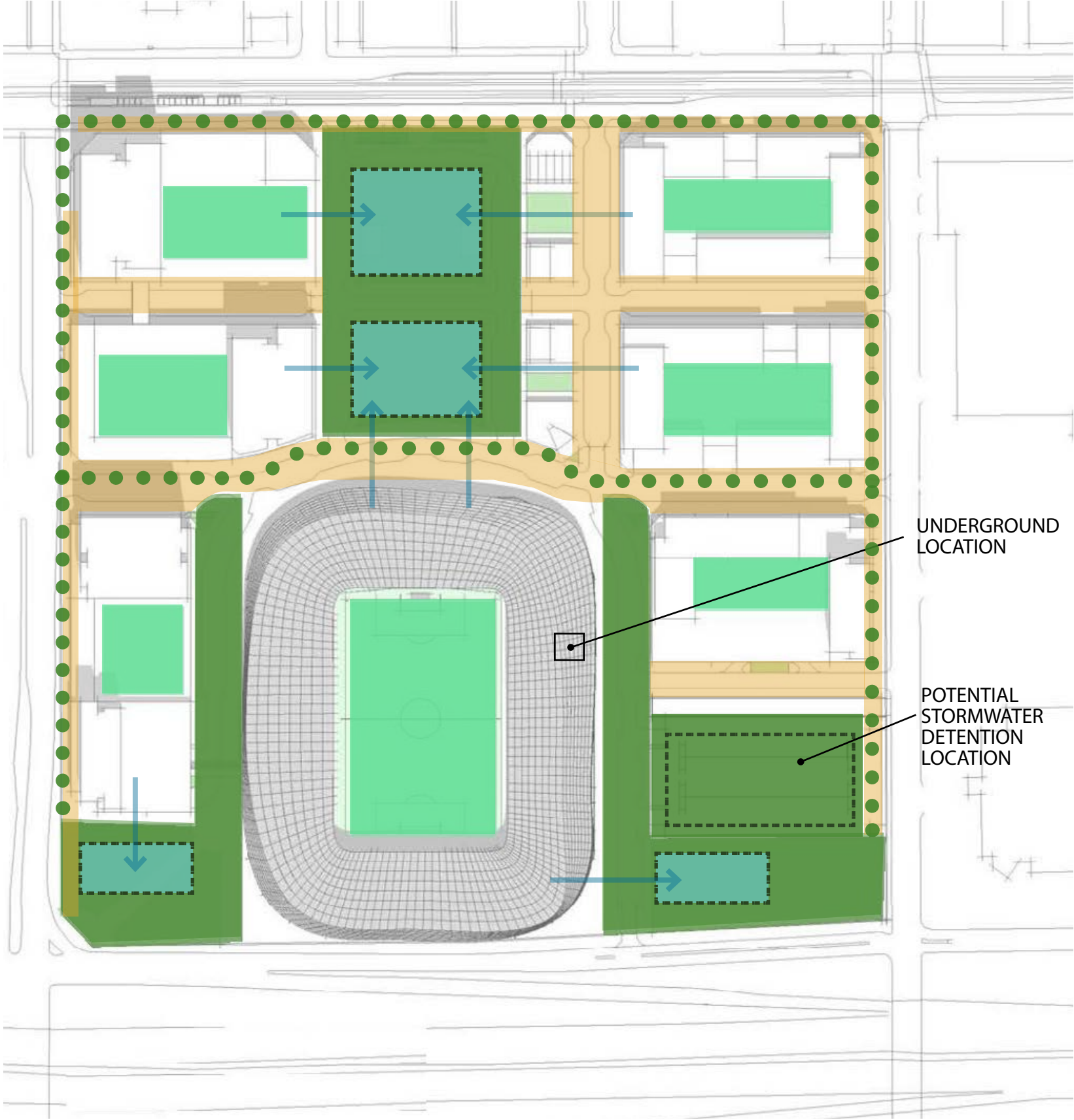


# BIKE ROUTES





# LANDSCAPE: SUSTAINABILITY AND STORMWATER INITIATIVES



- PERVIOUS SURFACE/PAVING/LANDSCAPE
- GREEN ROOF
- PERMEABLE PAVING SURFACE
- IRRIGATION CISTERN
- SIDEWALK LANDSCAPE/RAIN GARDEN
- POTENTIAL CENTRALIZED GREY WATER RECYCLING STATION



# SITE PLAN

