

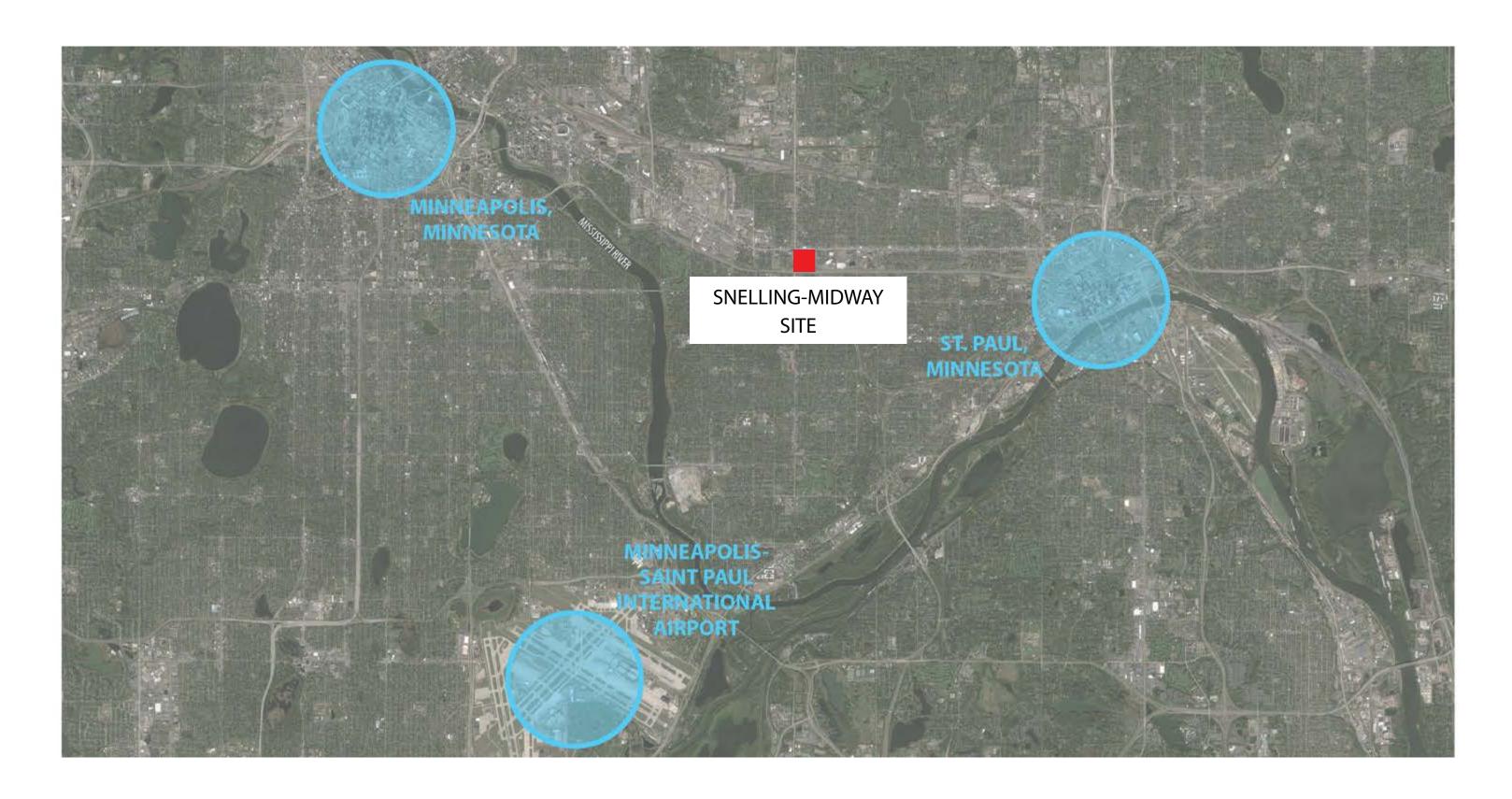
#### SNELLING MIDWAY REDEVELOPMENT SITE **MASTER PLAN**

ST. PAUL, MN MARCH 3, 2016





S9ARCHITECTURE POPULOUS





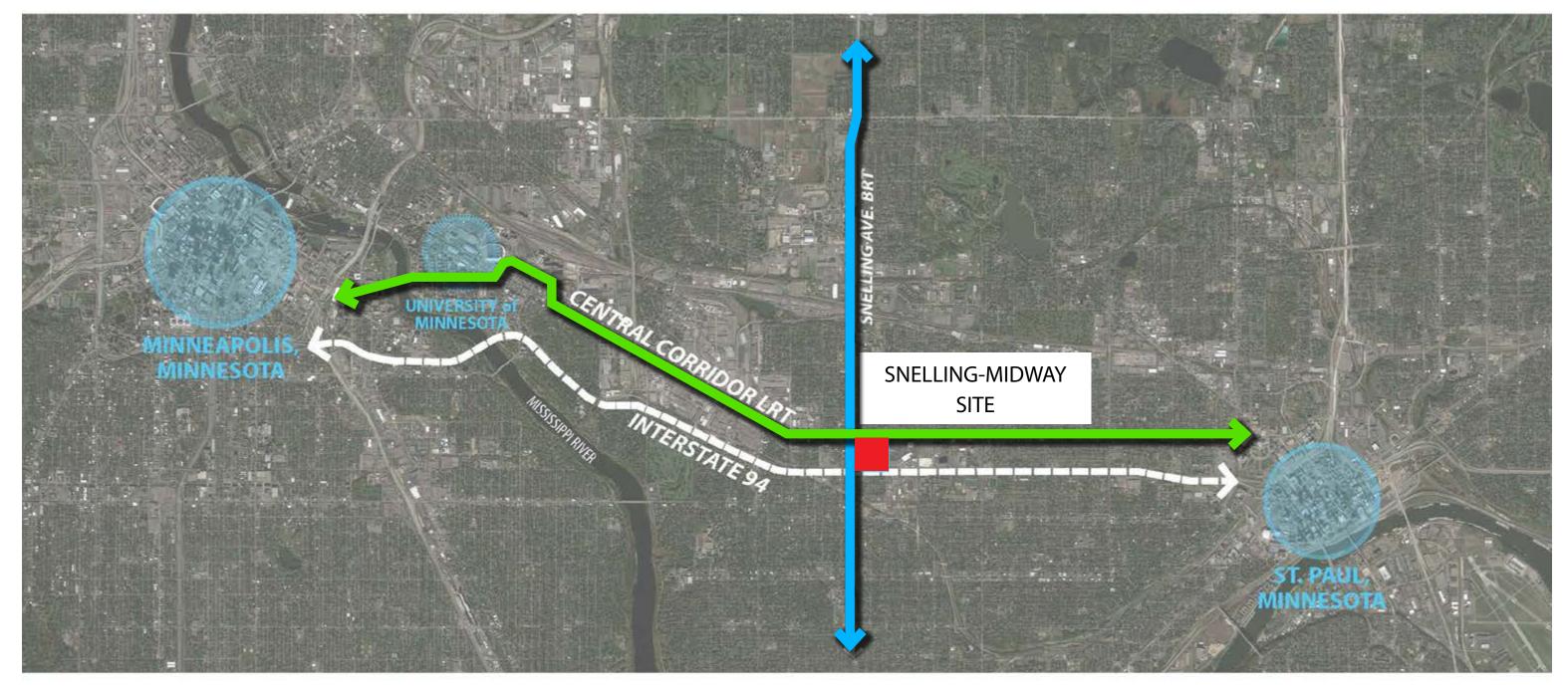


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## **REGIONAL CONTEXT**

# **TRANSPORTATION CORRIDORS**







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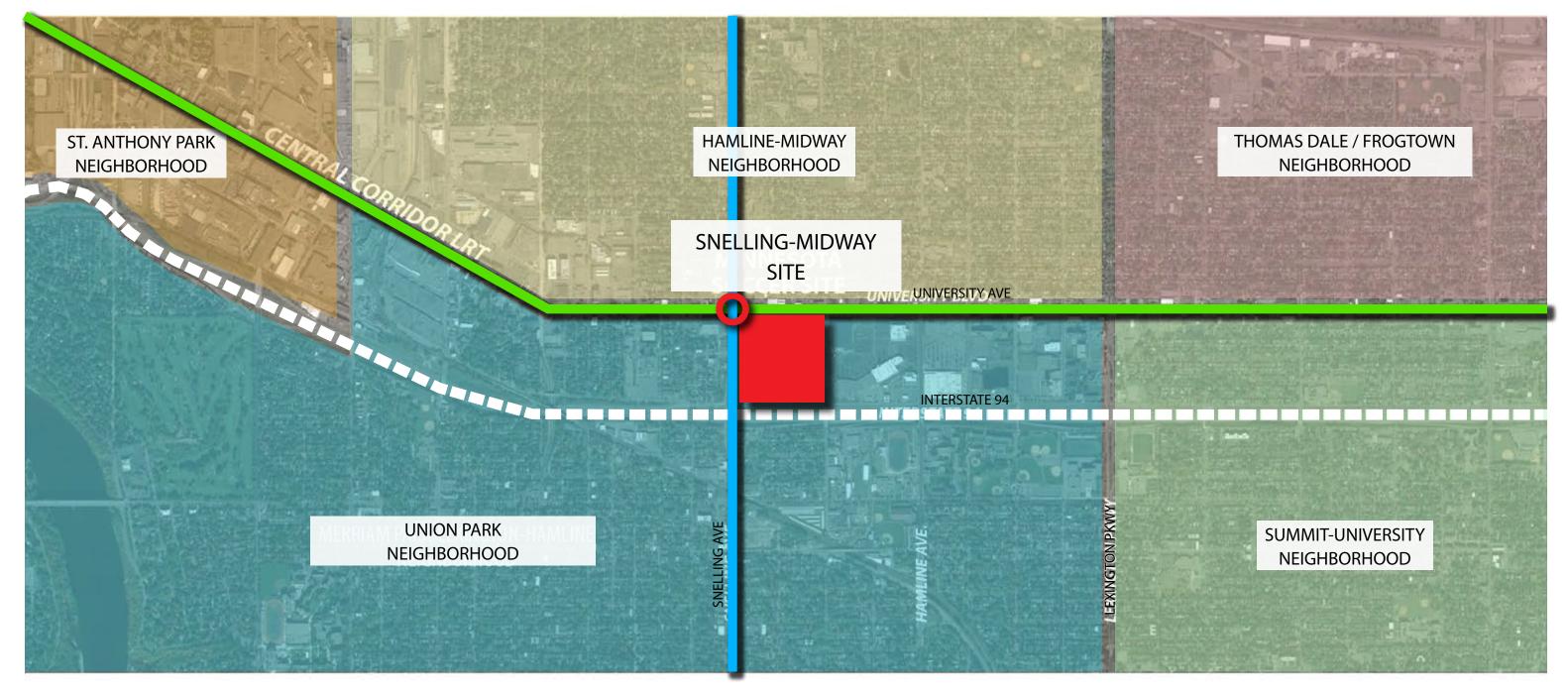
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LRT GREEN LINE BRT A LINE

# **NEIGHBORHOOD CONTEXT**



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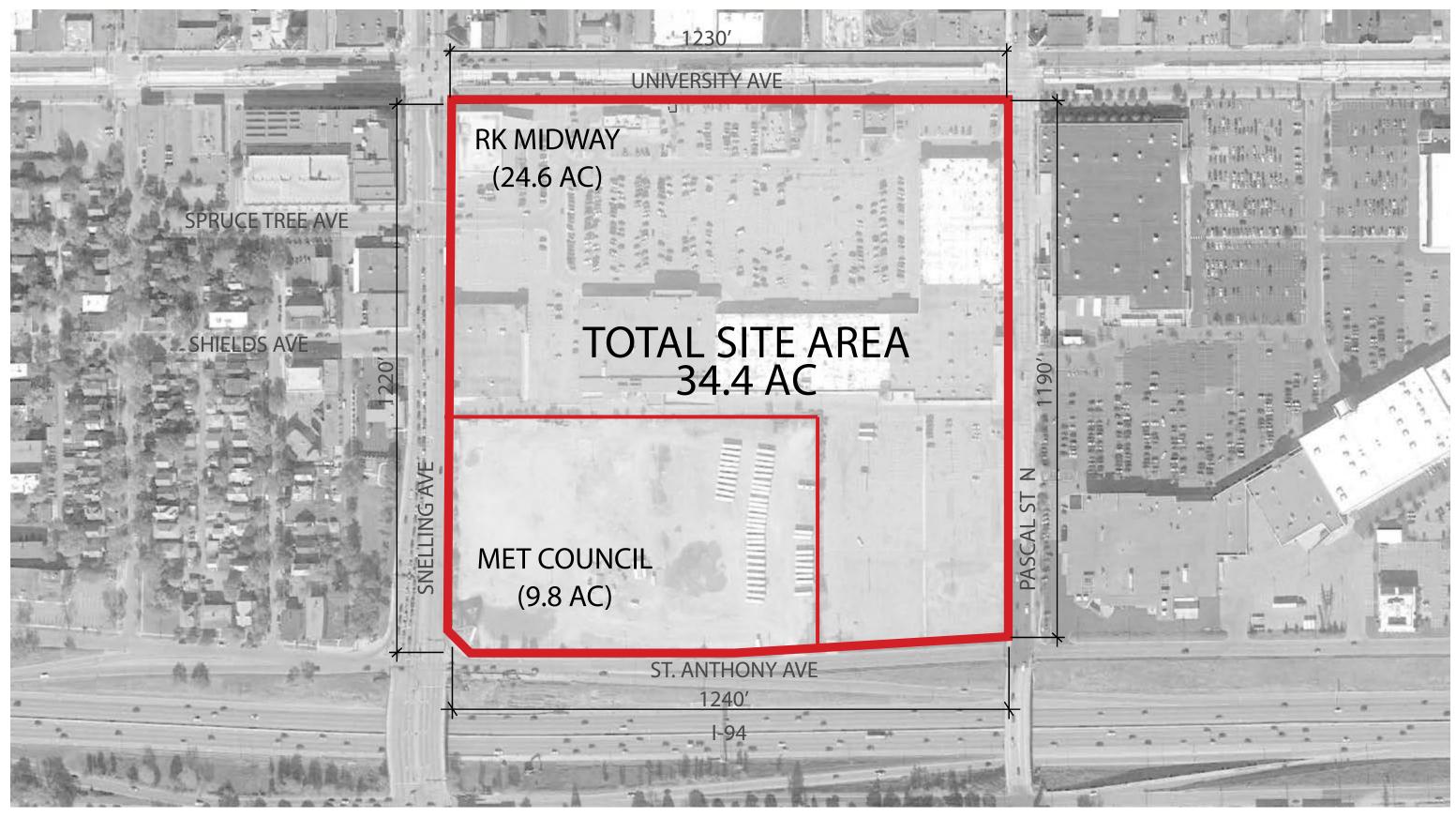
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#### LRT GREEN LINE

BRT A LINE



**RK MIDWAY** 



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#### **SITE AREA**

## **EXISTING RETAIL & PARKING SPACES**





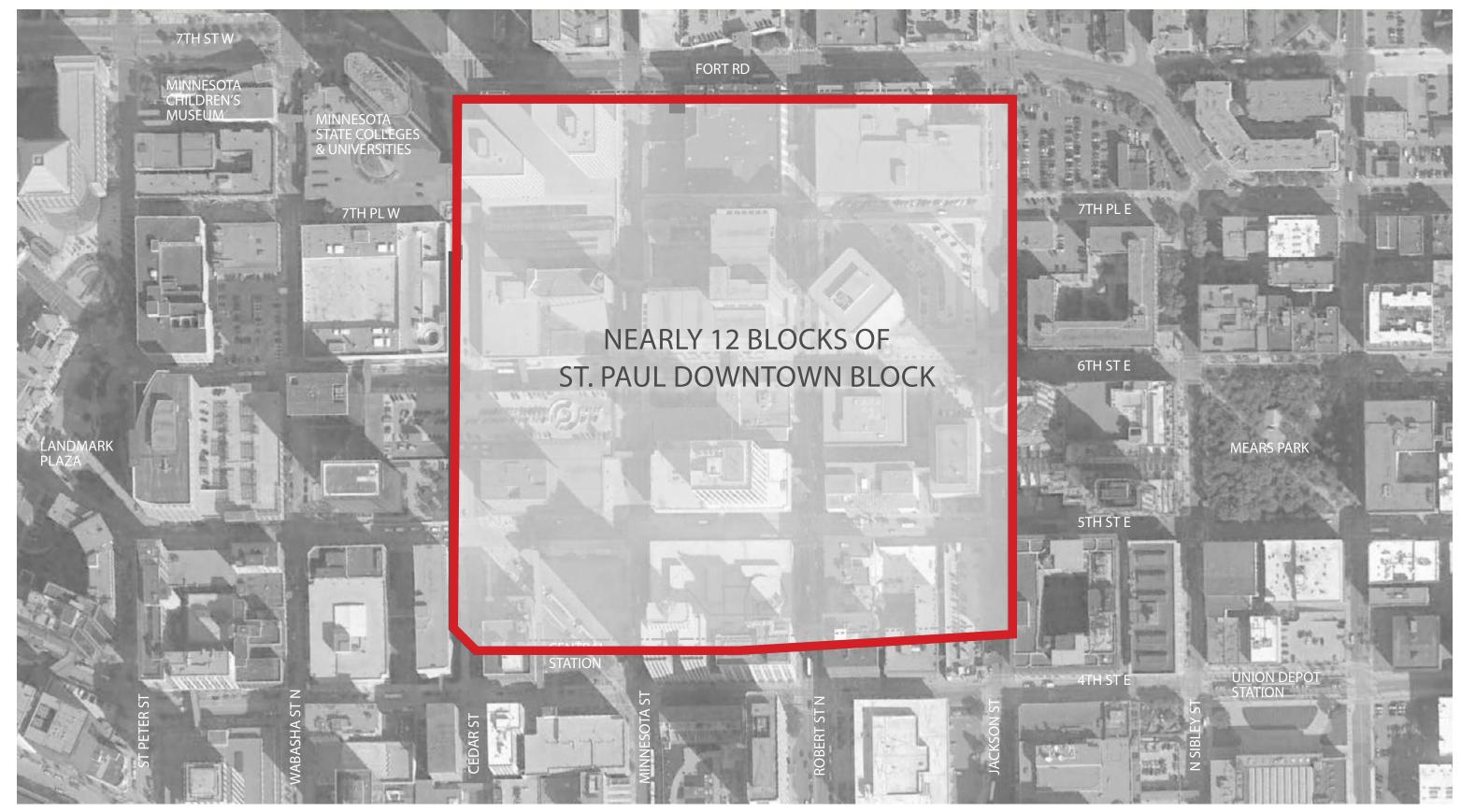


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MIDWAY, ST. PAUL, MN MARCH 3, 2016

#### **ST. PAUL DOWNTOWN BLOCKS OVERLAY**







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MIDWAY, ST. PAUL, MN MARCH 3, 2016

#### 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.

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## **DESIGN PRINCIPLES**



RESIDENTIAL



OPEN SPACE









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#### **MIXED-USE**

#### RETAIL







# FOUR SEASONS PUBLIC SPACE

WINTER



SPRING



SUMMER







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#### FALL



LA LIVE

#### OUTDOOR YOGA



LOS ANGELES, CA



BRYANT PARK, NY

**RK MIDWAY** 



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#### **EVENTS**

#### ST. CATHERINE STREET



MONTRÉAL, CANADA

# **EXISTING SITE CONDITIONS**

#### NORTHWEST CORNER



#### SOUTHWEST CORNER

# NORTHEAST CORNER

SOUTHEAST CORNER

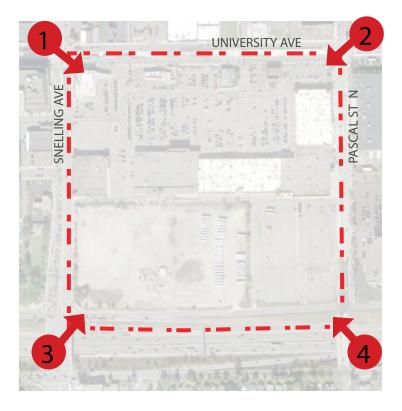






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# **EXISTING SITE CONDITIONS**

#### UNIVERSITY AVENUE



#### PASCAL STREET



SNELLING AVENUE





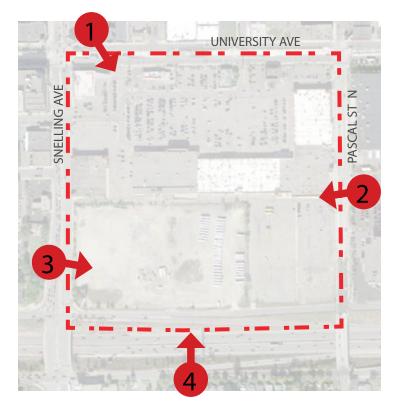




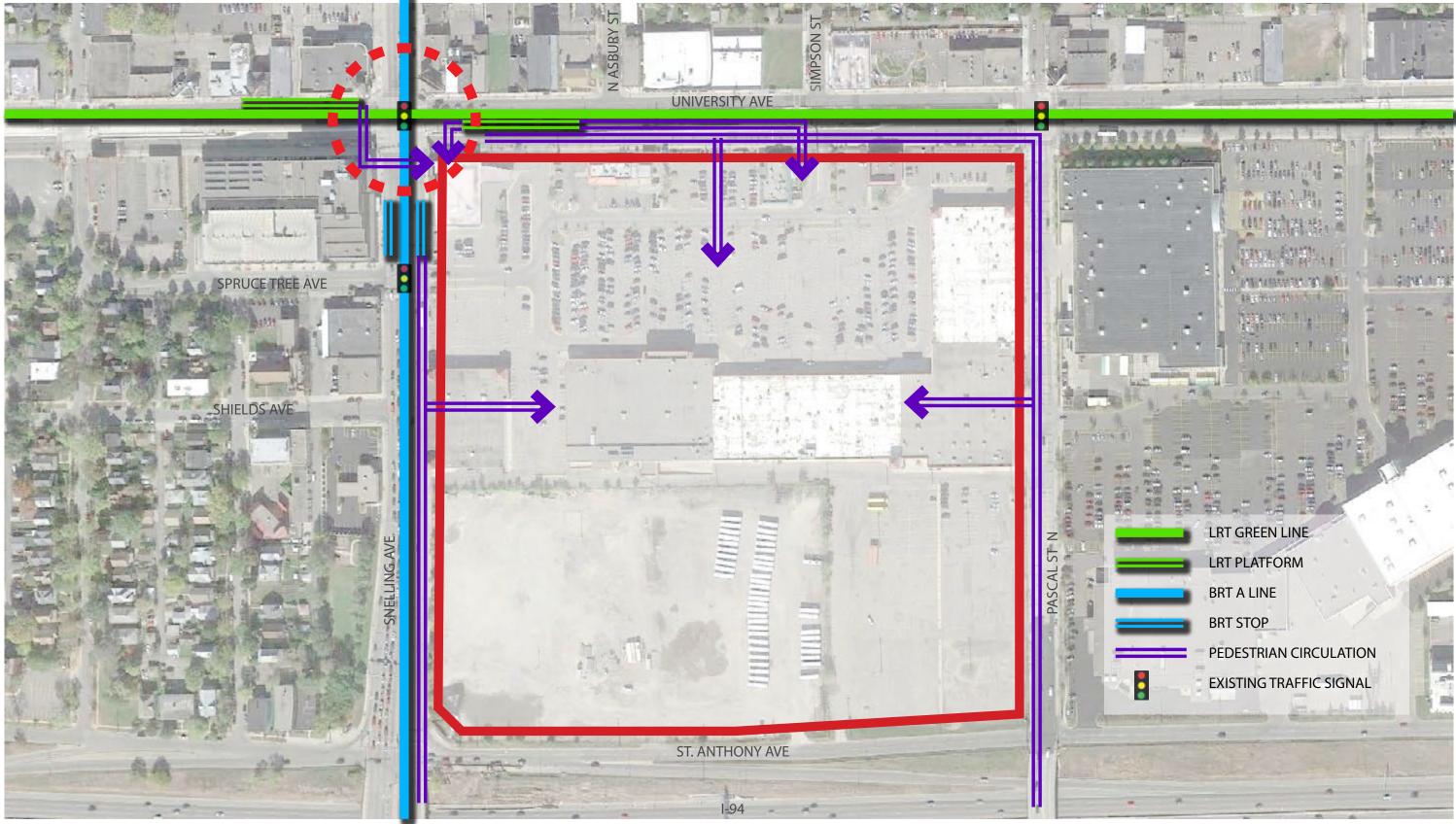


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## **PUBLIC TRANSIT & PEDESTRIAN ENTRIES**



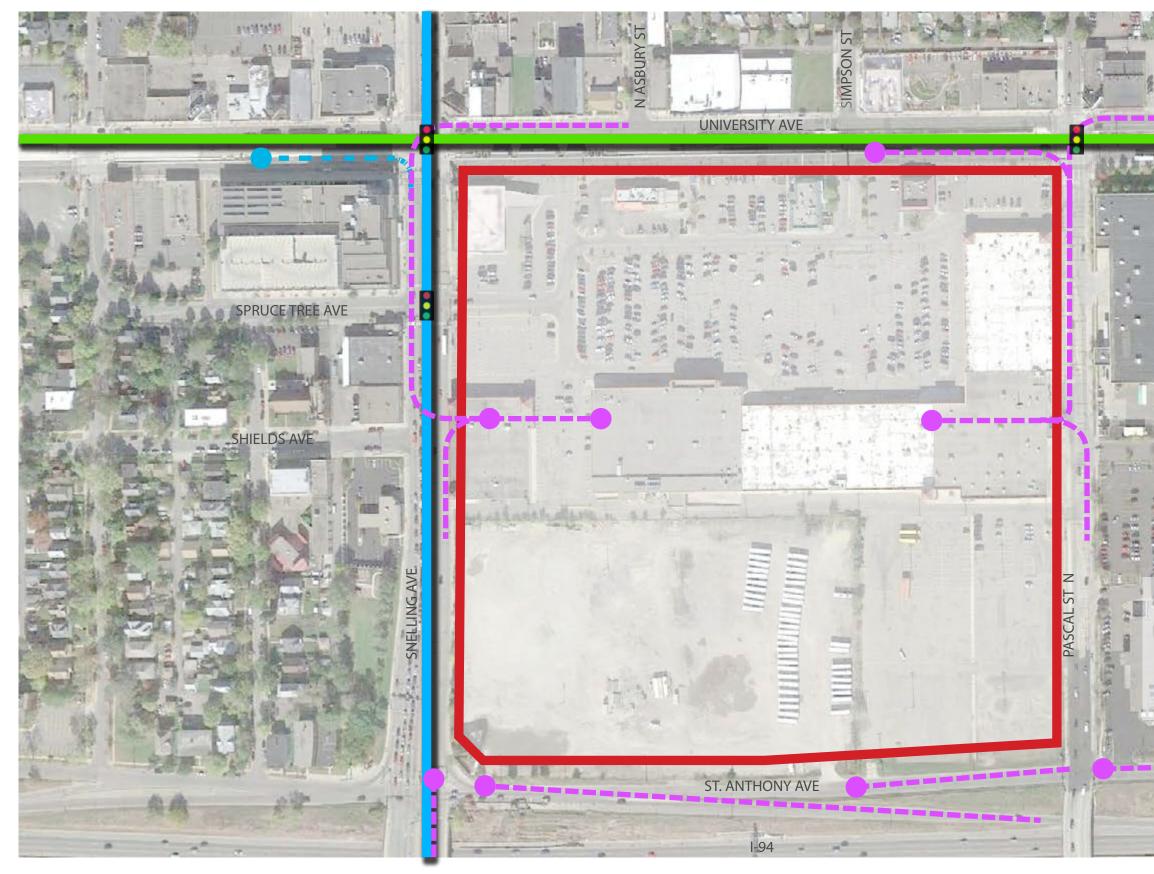




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## **PUBLIC TRANSIT & PRIMARY VEHICLE ACCESS ROUTES**



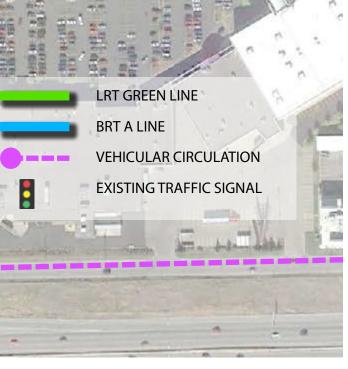




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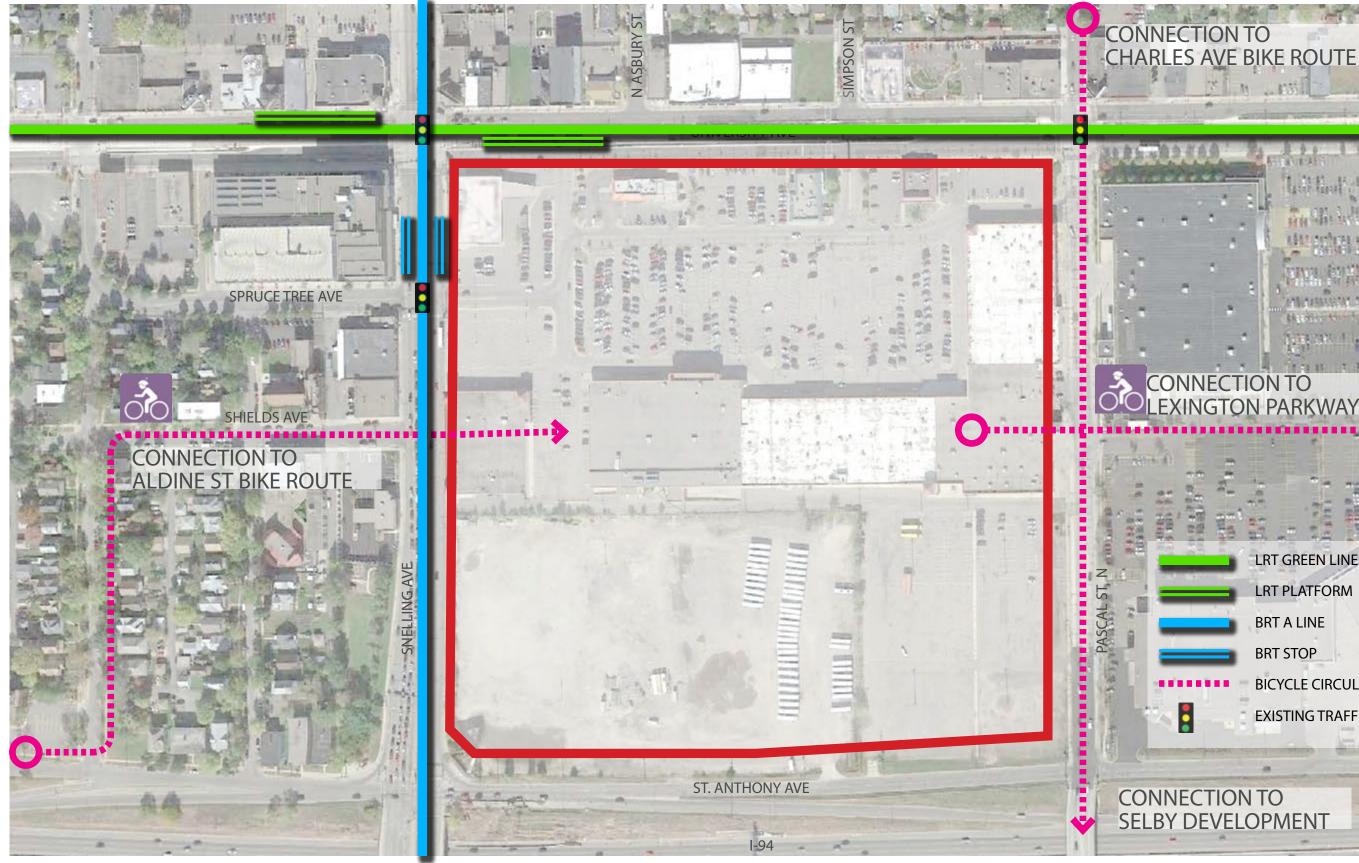
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#### **BIKE ROUTES**

141 142

# CONNECTION TO LEXINGTON PARKWAY

LRT GREEN LINE LRT PLATFORM **BRT A LINE** 

BRT STOP

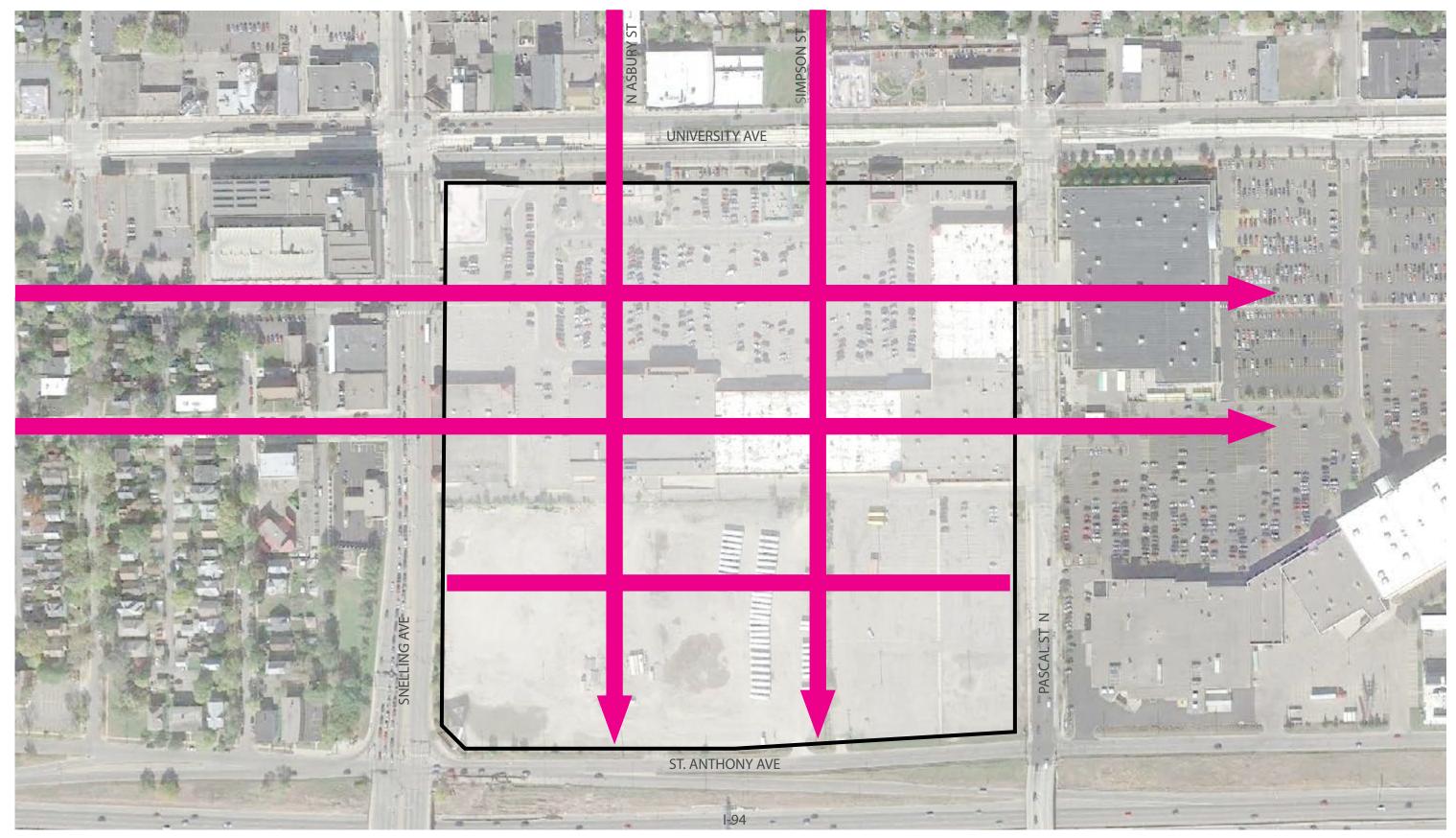
**BICYCLE CIRCULATION** 

**EXISTING TRAFFIC SIGNAL** 

**CONNECTION TO** SELBY DEVELOPMENT

2

# MENDING THE STREET GRID (CONNECTING NEIGHBORHOODS)



**RK MIDWAY** 

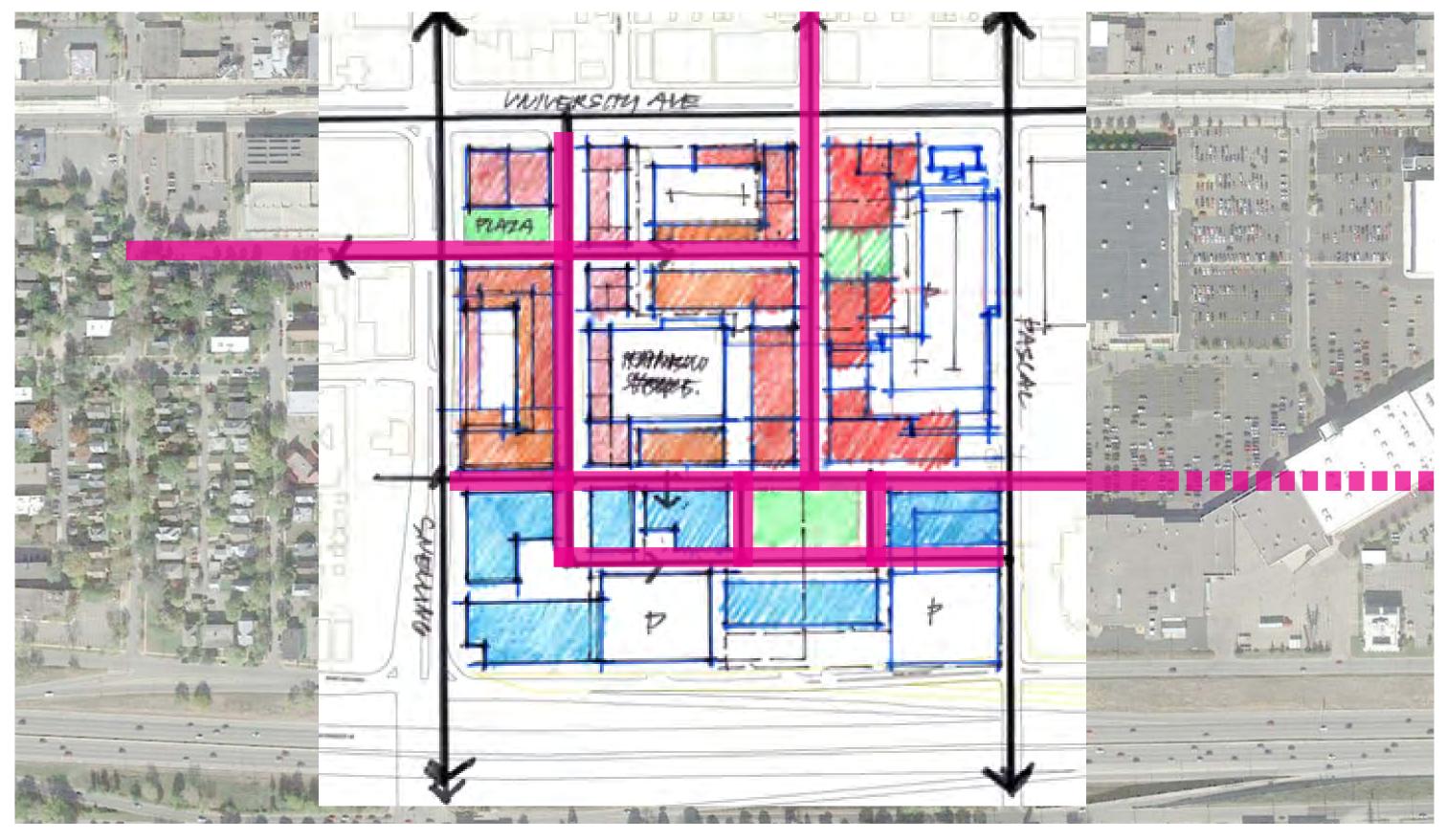


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#### "SNELLING-MIDWAY SMARTSITE"

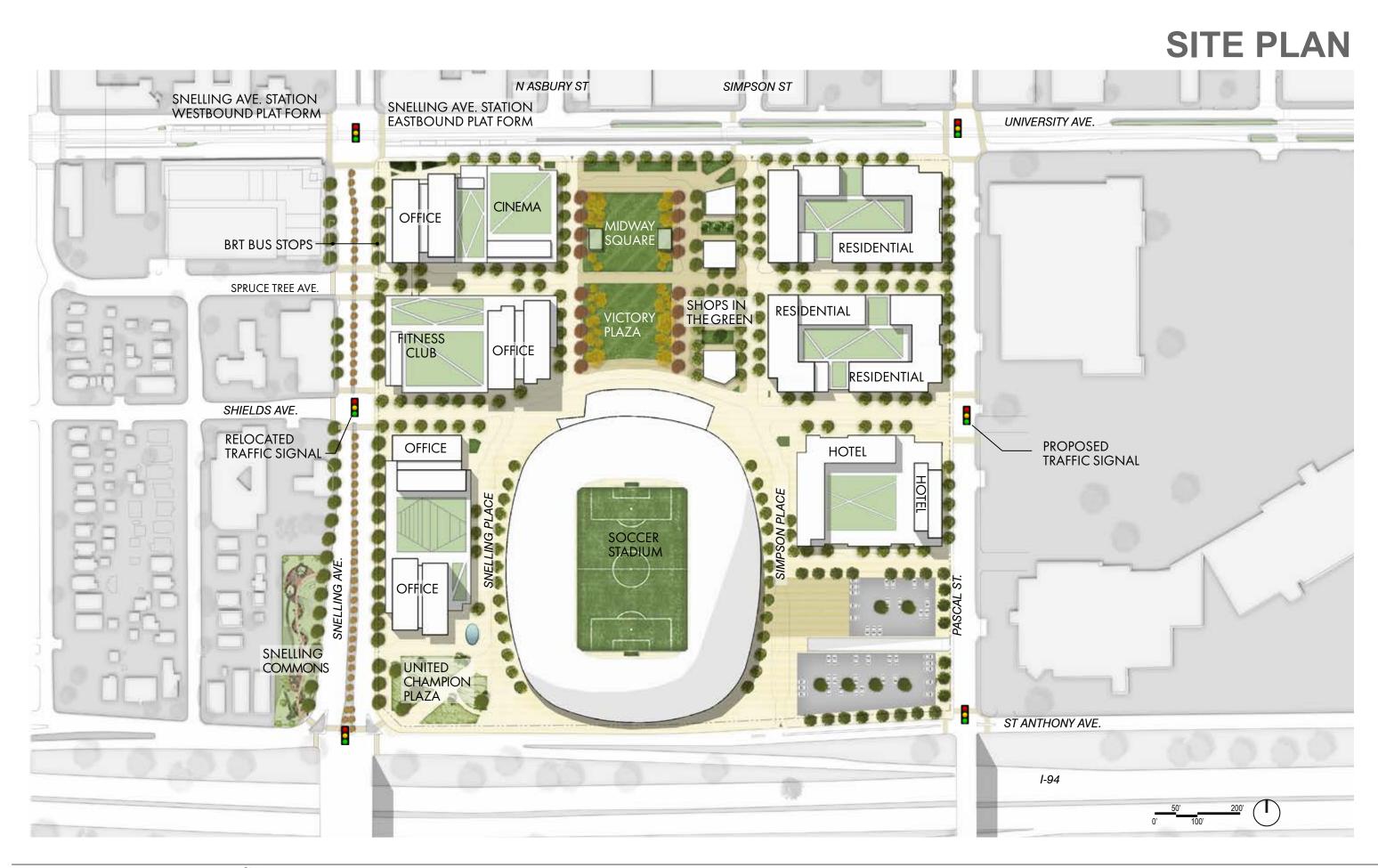


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## **GROUND FLOOR PLAN**



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OFFICE

RETAIL

RESIDENTIAL

HOTEL

CINEMA

FITNESS

loading

PARKING/SERVICE

CIRCULATION

STADIUM



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#### **CURRENT SITE**

MIDWAY, ST. PAUL, MN MARCH 3, 2016





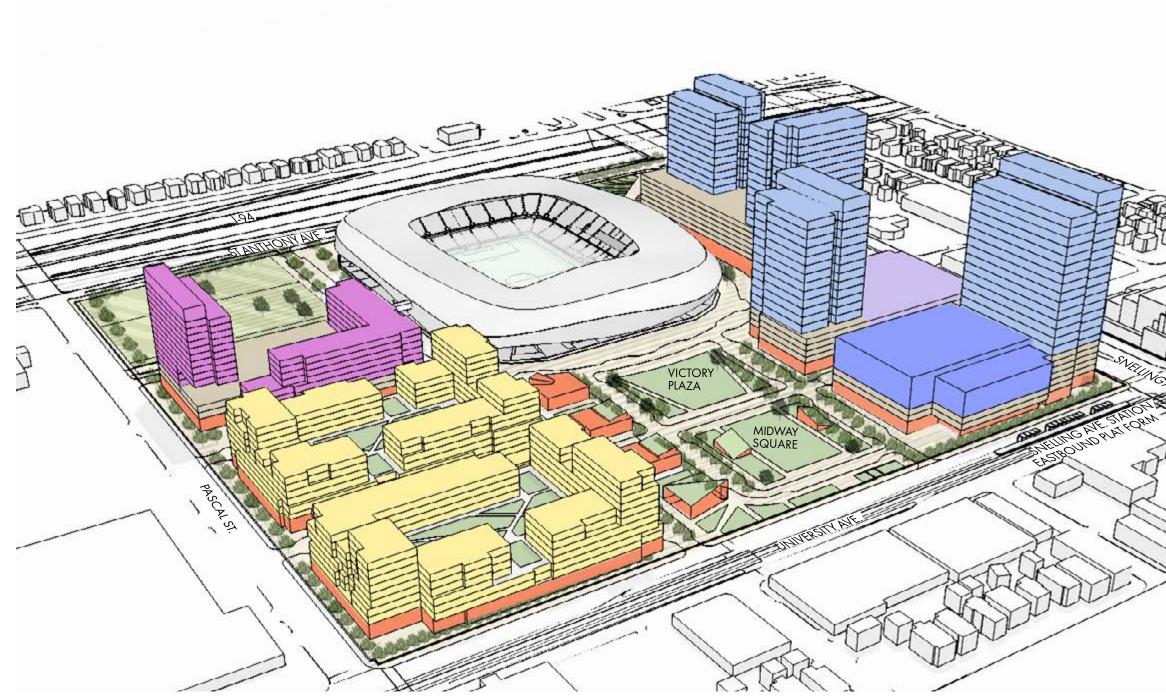


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#### **PROPOSED SITE**

MIDWAY, ST. PAUL, MN MARCH 3, 2016







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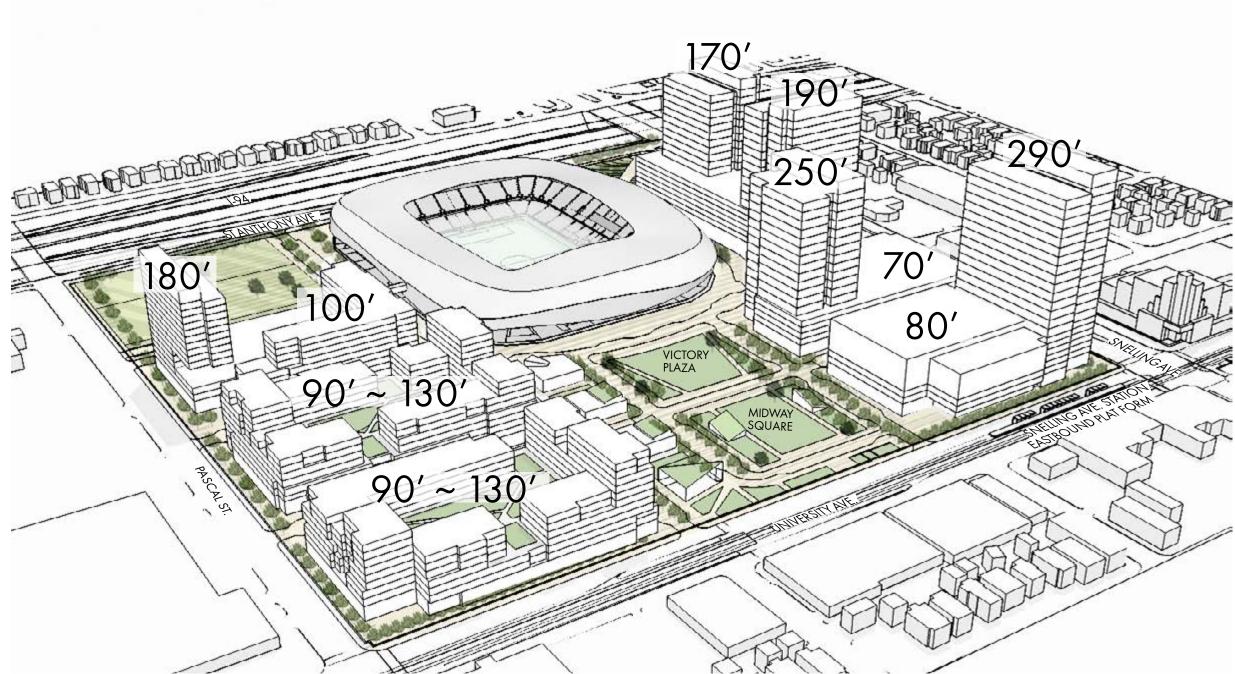
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## **PROGRAM DIAGRAM**





- OFFICE RETAIL RESIDENTIAL HOTEL CINEMA FITNESS
- SERVICE/PARKING







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#### **BUILDING HEIGHT**

#### **PROPOSED BLOCK PLAN**







DEVELOPABLE BLOCKS: 12.1 AC (35.2%)

CITY LAND

**RK MIDWAY** 



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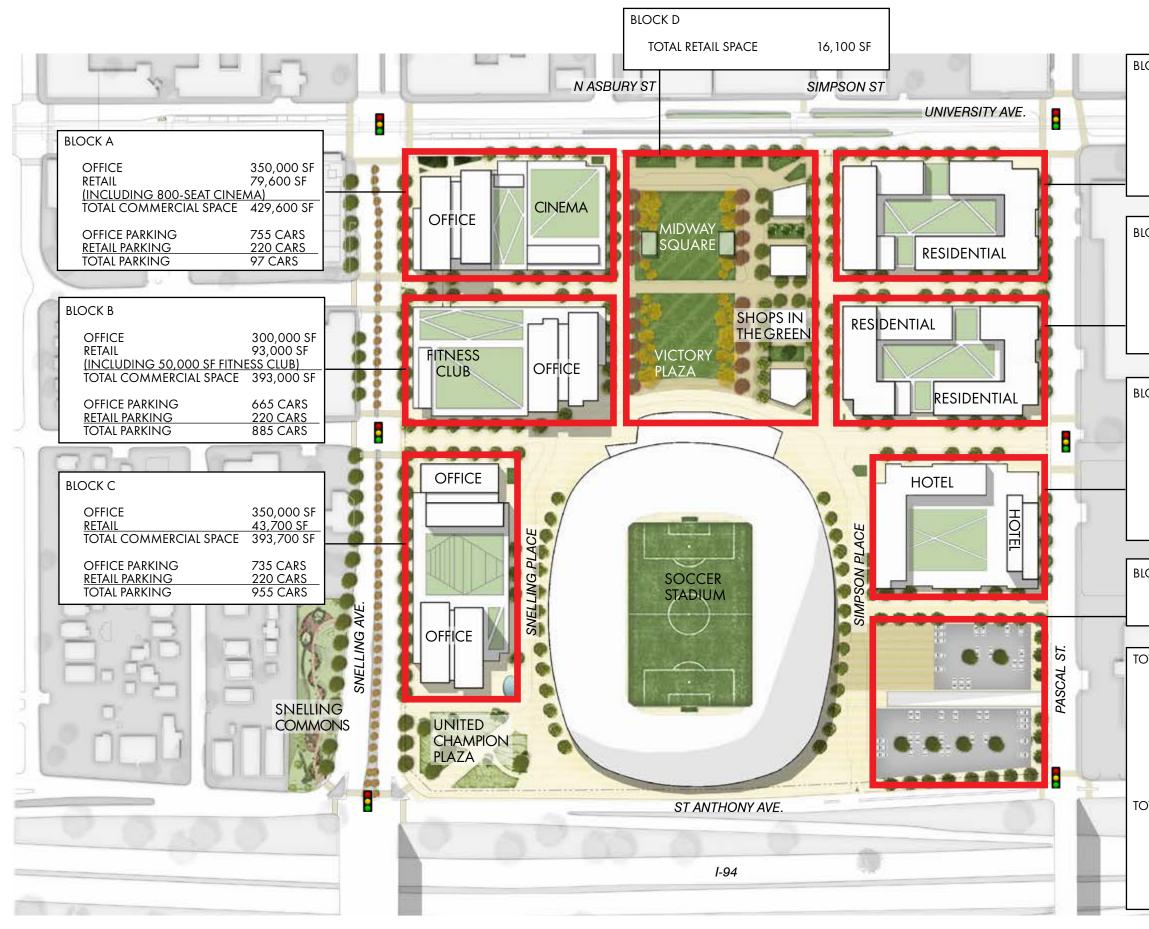
#### **PROPOSED LAND USAGE**

SPACES	4.2 AC
ET	8.3 AC
UM	7.9 AC
ACE PARKING	1.9 AC
L PUBLIC REALM	22.3 AC (64.8%)

#### **CURRENT OWNERSHIP**

24.6 AC **PRIVATE OWNERSHIP** 9.8 AC

\*ALL AREAS ARE APPROXIMATE



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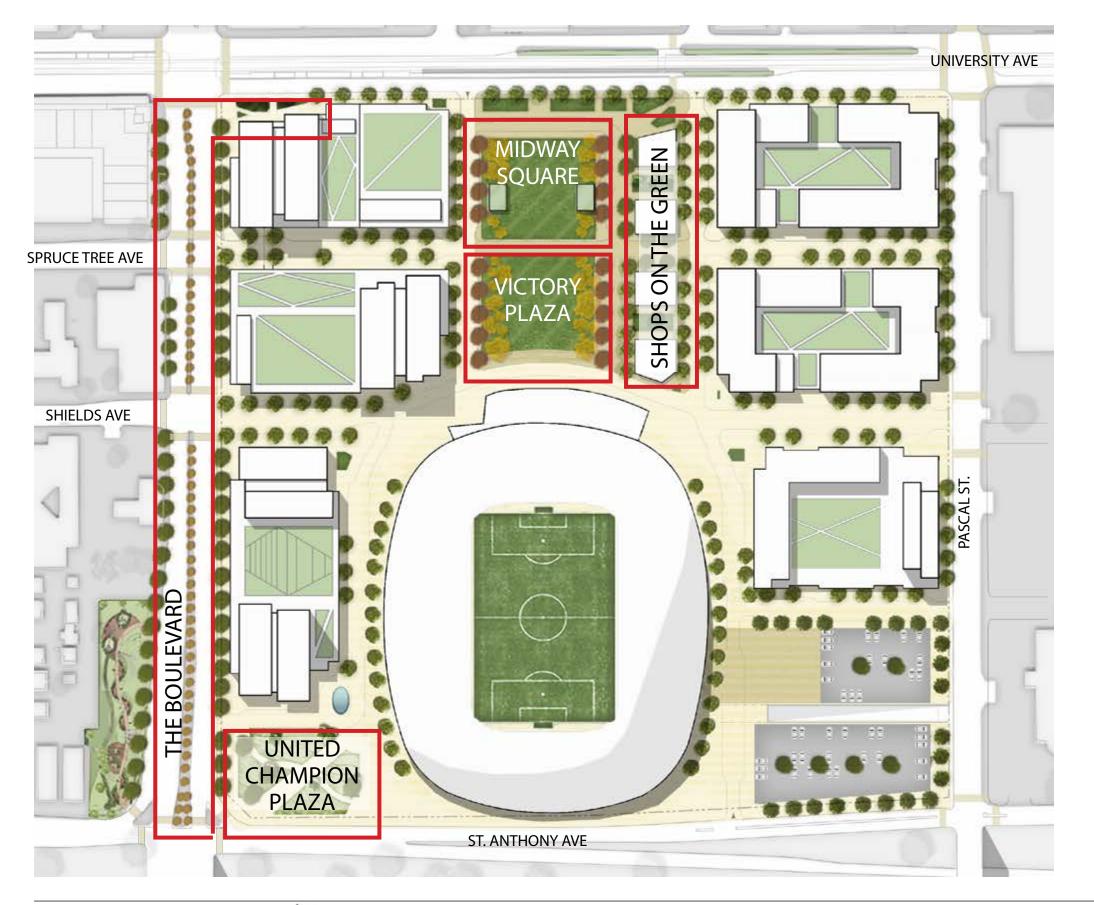
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.OCK E		C .
TOTAL RETAIL SPACE (INCLUDING 42,000 SF	60,300 SF GROCERY)	
TOTAL RESIDENTIAL	310 UNITS	
RETAIL PARKING <u>RESIDENTIAL PARKING</u> TOTAL PARKING	195 CARS 330 CARS 525 CARS	
.OCK F		
TOTAL RETAIL SPACE	65,900 SF	
TOTAL RESIDENTIAL	310 UNITS	
RETAIL PARKING <u>RESIDENTIAL PARKING</u> TOTAL PARKING	210 CARS 330 CARS 540 CARS	
	0	
.OCK G		
TOTAL RETAIL SPACE (INCLUDING 39,000 SF		
TOTAL HOTEL ROOMS (TWO HOTELS)	400 ROOMS	
RETAIL PARKING HOTEL PARKING TOTAL PARKING	210 CARS <u>440 CARS</u> 650 CARS	S
		5
ОСК Н		
TEMPORARY PARKING DURING EVENTS	150 CARS	
		A V
DTAL BUILT OUT PROGRAM	٨	
OFFICE RETAIL	1,000,000 SF 421,100 SF	
INCLUDING:± 800 SEAT CINEMA± 50,000 SF FITNESS CLUB± 39,000 SF BOWLING LANERESIDENTIAL620 UNITSHOTEL400 ROOMS		
DTAL PROVIDED PARKING		
OFFICE PARKING RETAIL PARKING RESIDENTIAL PARKING HOTEL PARKING <u>TEMPORARY SURFACE P</u> TOTAL	1,27: 660 440 ARKING 150	5 CARS (2.2 CAR/1,000 SF) 5 CARS (3.0 CAR/1,000 SF) CARS (1.0 CAR/DU) CARS (1.1 CAR/RM) <u>CARS</u> 0 CARS
		MIDWAY ST DALIL MN

200'

26



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#### **PUBLIC PLACES**

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

## MIDWAY SQUARE AND VICTORY PLAZA



SHOPS ON THE GREEN PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA PRECEDENTS

**RK MIDWAY** 

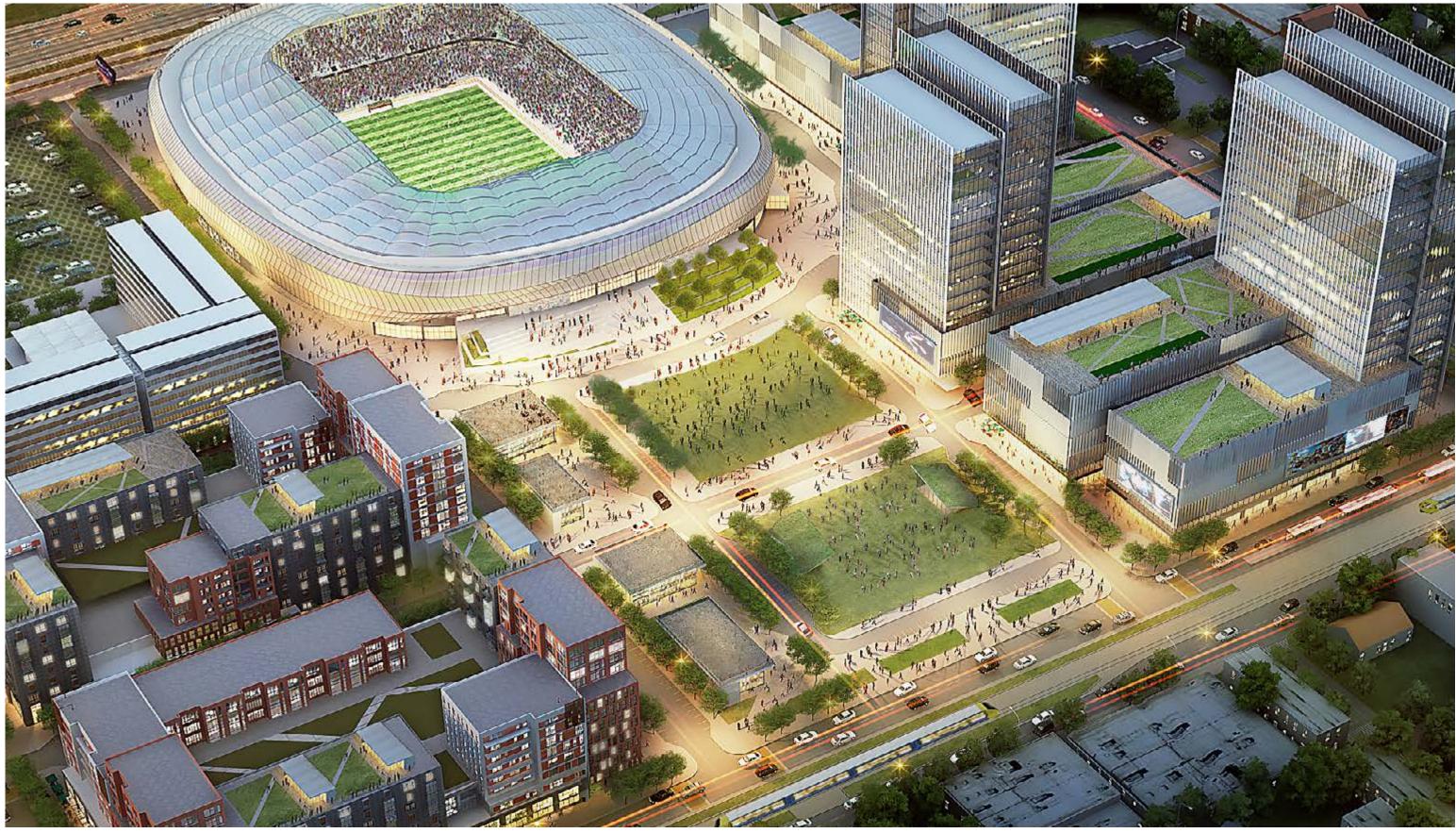


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# MIDWAY SQUARE AND VICTORY PLAZA



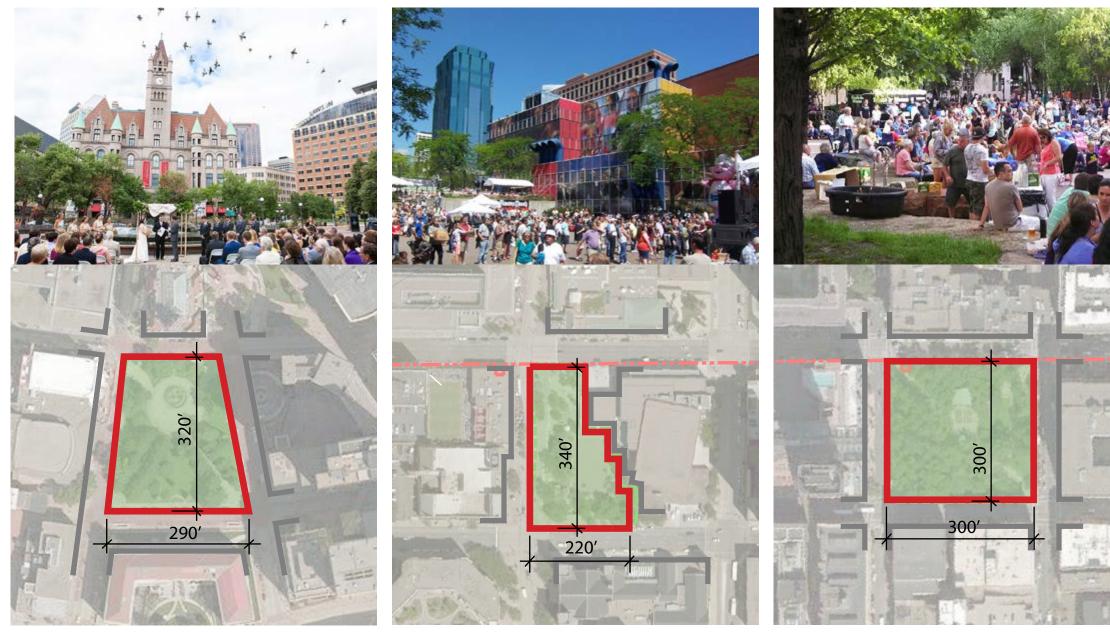
**RK MIDWAY** 



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MIDWAY, ST. PAUL, MN MARCH 3, 2016



RICE PARK, ST. PAUL

PEAVEY PLAZA, MINNEAPOLIS

MEARS PARK, ST. PAUL





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## **SCALE COMPARISON**

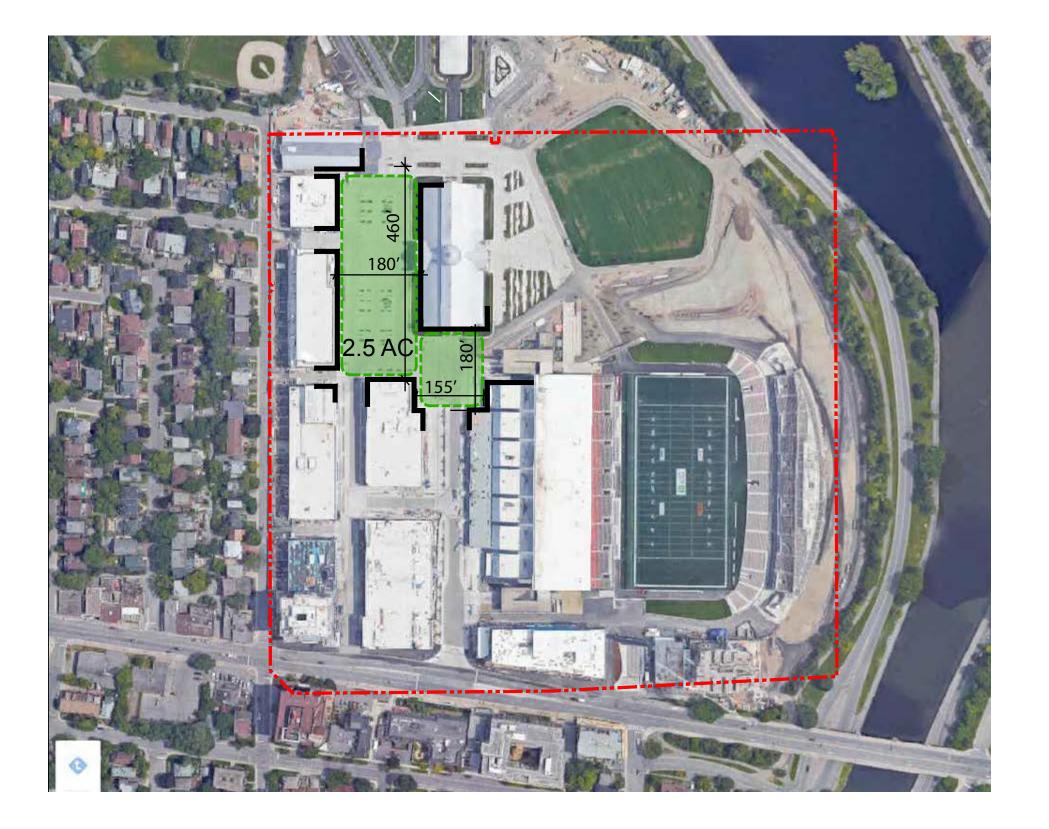
RICE PARK 1.8 AC PEAVEY PLAZA 1.2 AC MEARS PARK 2.1 AC

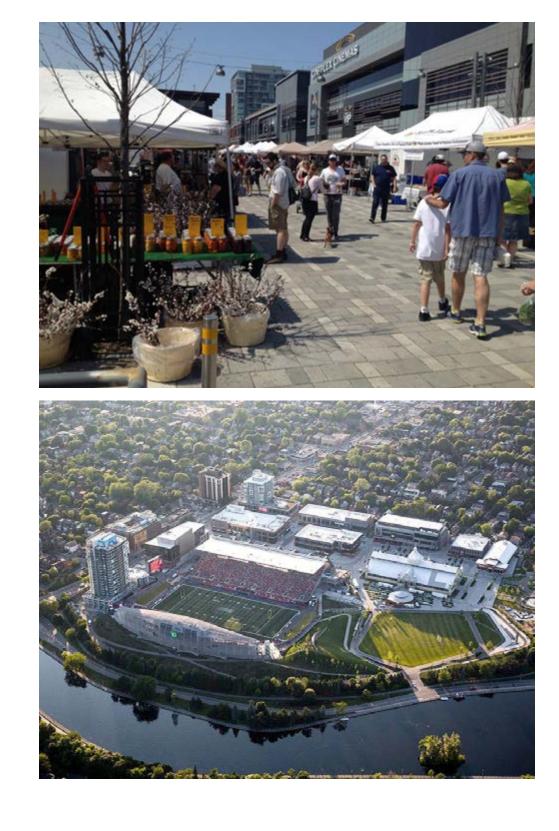
MIDWAY 2.6 AC (INCLUDES 1.8 AC OF **GREEN SPACE**)

430' 250'

#### MIDWAY, ST. PAUL

# PROJECT COMPARISON - LANSDOWNE PARK, OTTAWA









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THE BOULEVARD PRECEDENTS



#### UNITED CHAMPION PLAZA PRECEDENTS

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## THE BOULEVARD



# **EXISTING: UNIVERSITY AVE**







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## **NEW URBAN FABRIC: UNIVERSITY AVE**



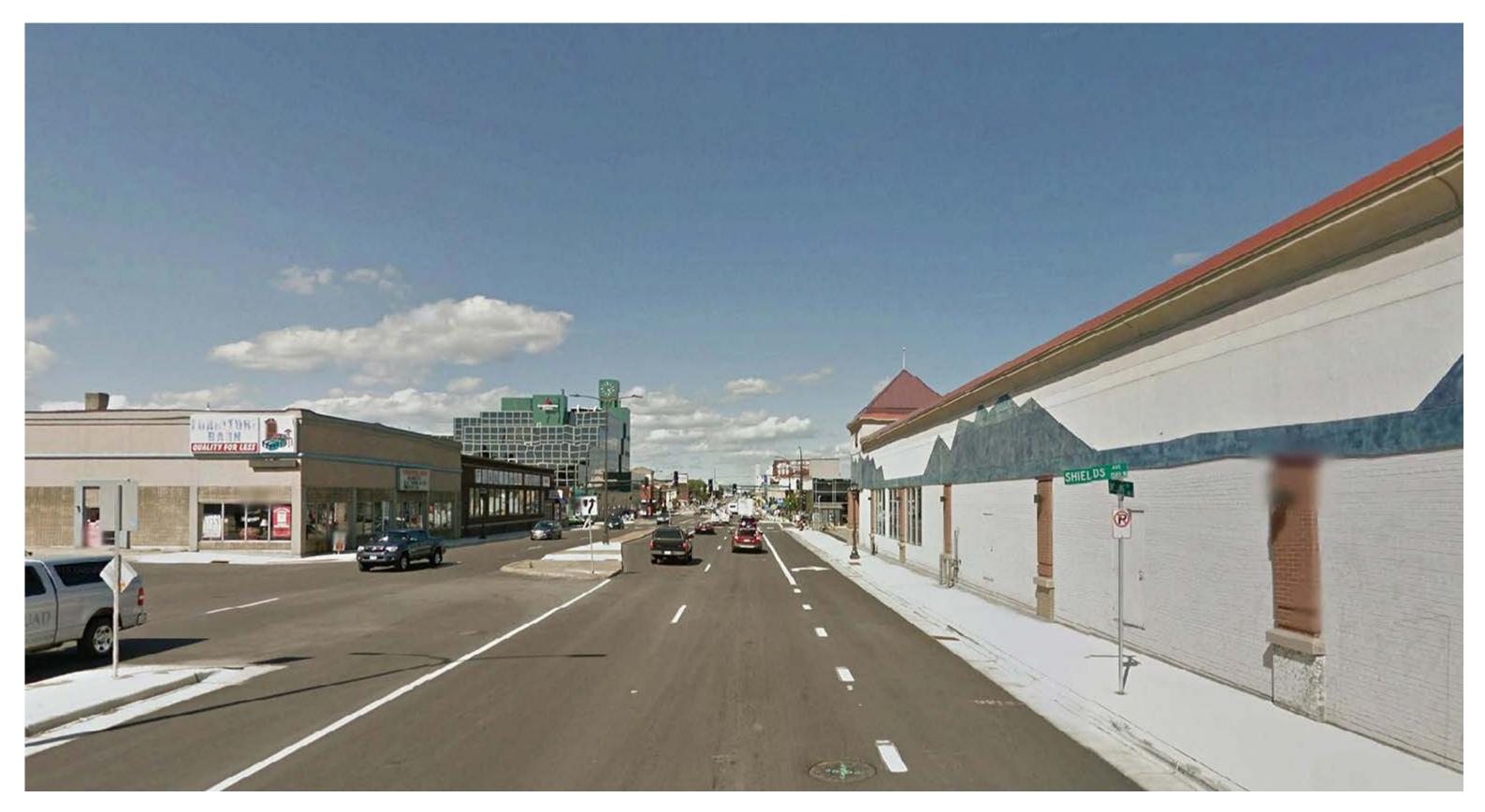
**RK MIDWAY** 



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# **EXISTING: SNELLING AVE**

# **NEW URBAN FABRIC: SNELLING AVE**







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## **EXISTING: MIDWAY SQUARE**



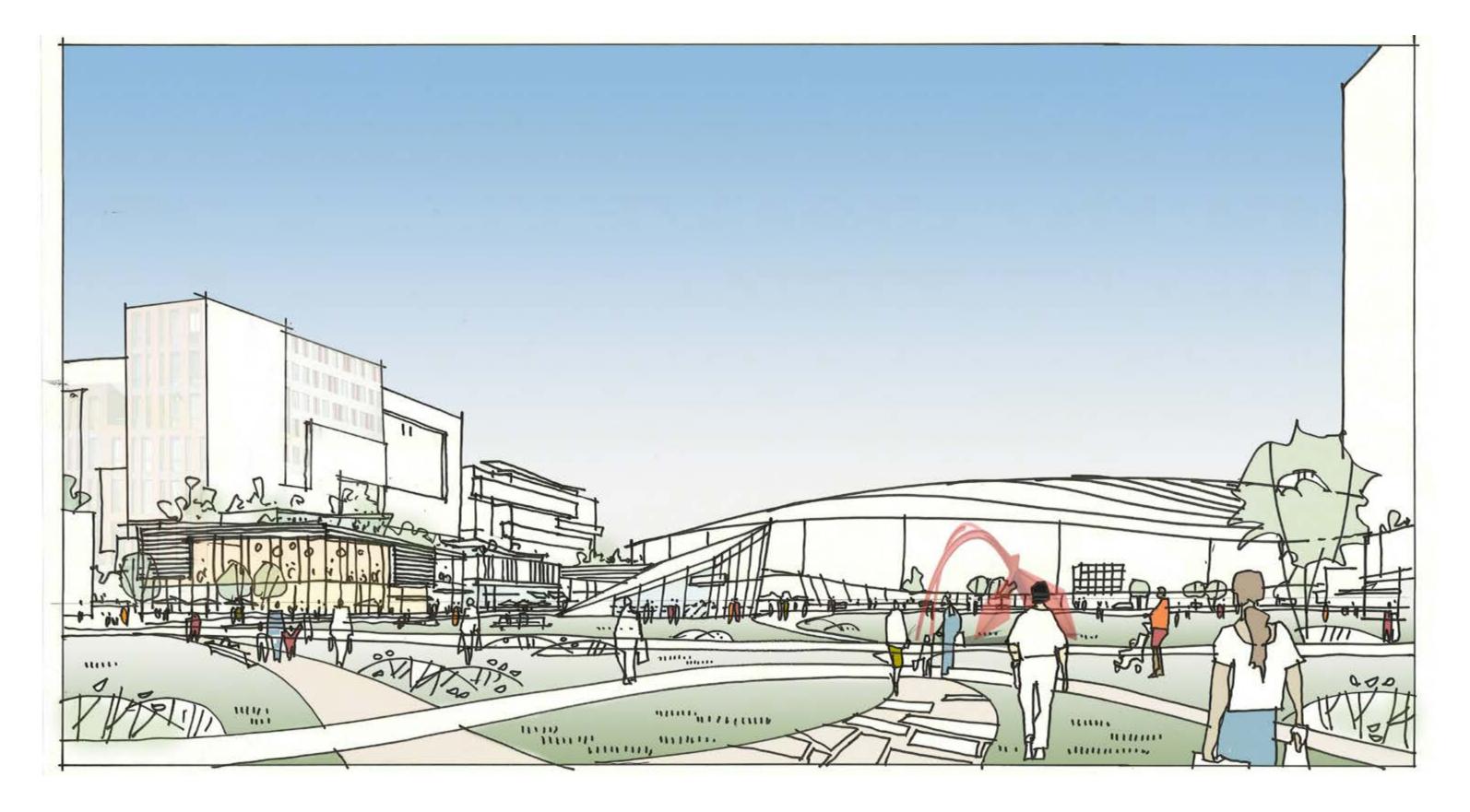




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# **NEW URBAN FABRIC: MIDWAY SQUARE**



**RK MIDWAY** 



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# EXISTING: VICTORY PLAZA



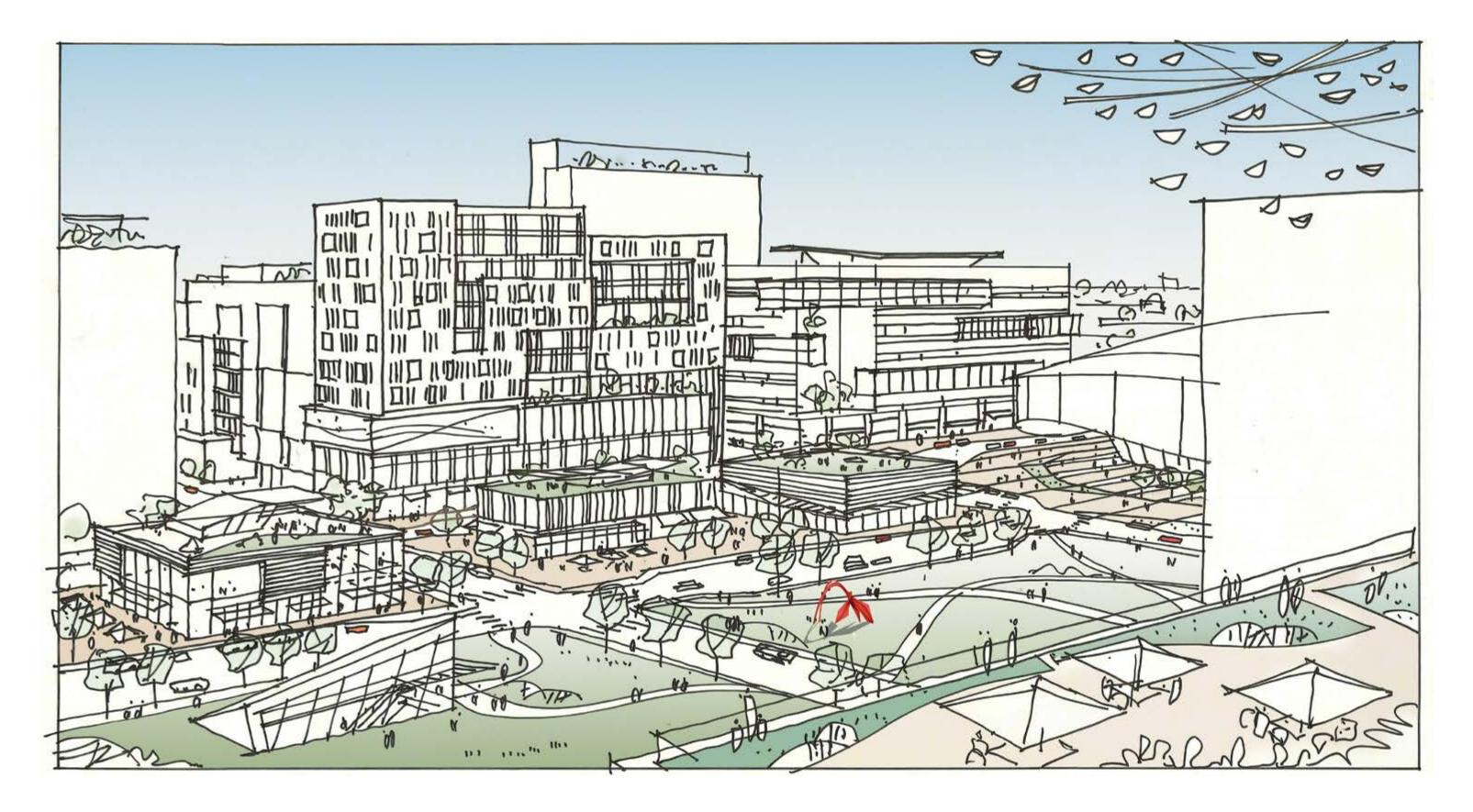




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## NEW URBAN FABRIC: VICTORY PLAZA



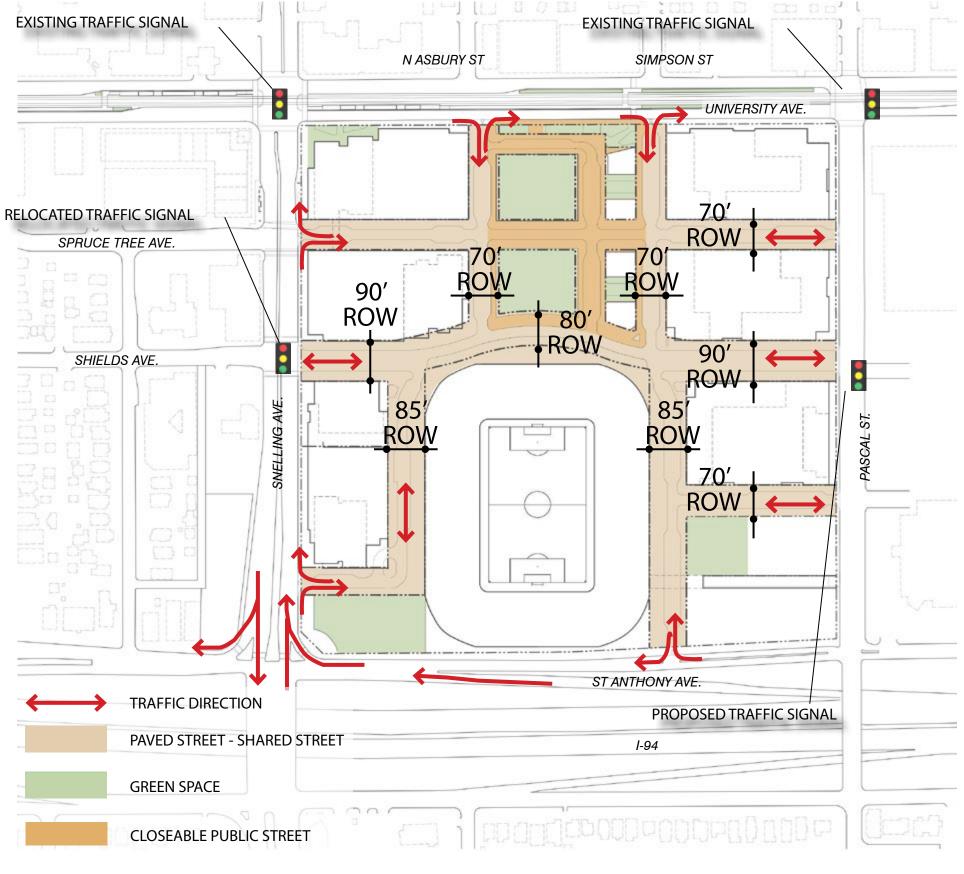
**RK MIDWAY** 



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## **STREET GRID AND DIRECTIONS**



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CURBLESS STREET - SHARED STREET





CLOSED PUBLIC STREET

MIDWAY, ST. PAUL, MN MARCH 3, 2016





### **RK MIDWAY**

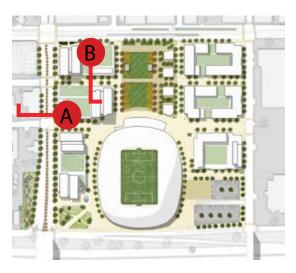


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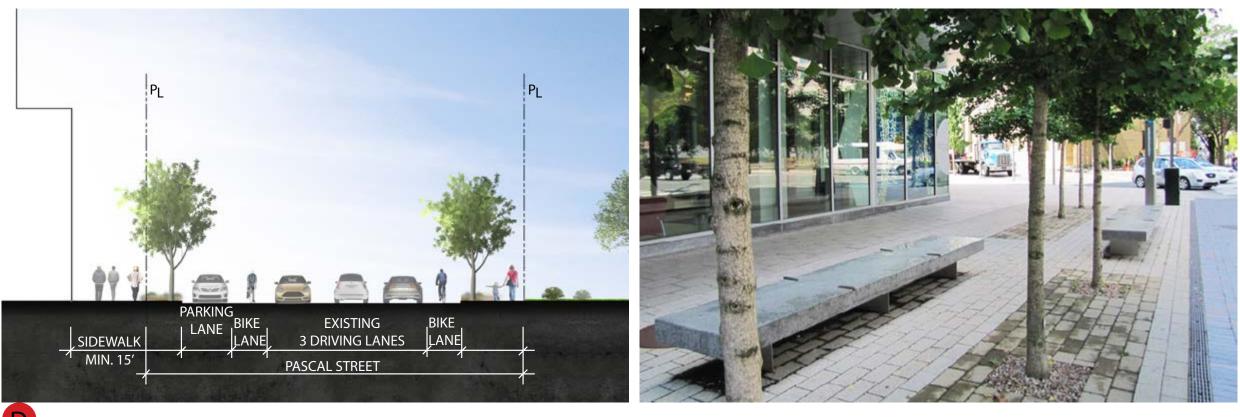
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### **STREET SECTIONS**







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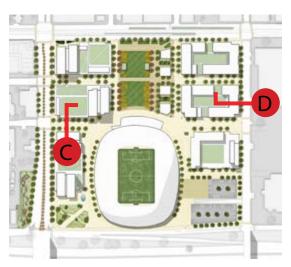


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### **STREET SECTIONS**



**DIRECTOR PARK** 

MARIAHILFER STRAßE



VIENNA, AUSTRIA



PORTLAND, OREGON

**RK MIDWAY** 



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### **CURBLESS STREETS**

### SCHADOWSTRAßE



DUSSELDORF, GERMANY



**RK MIDWAY** 



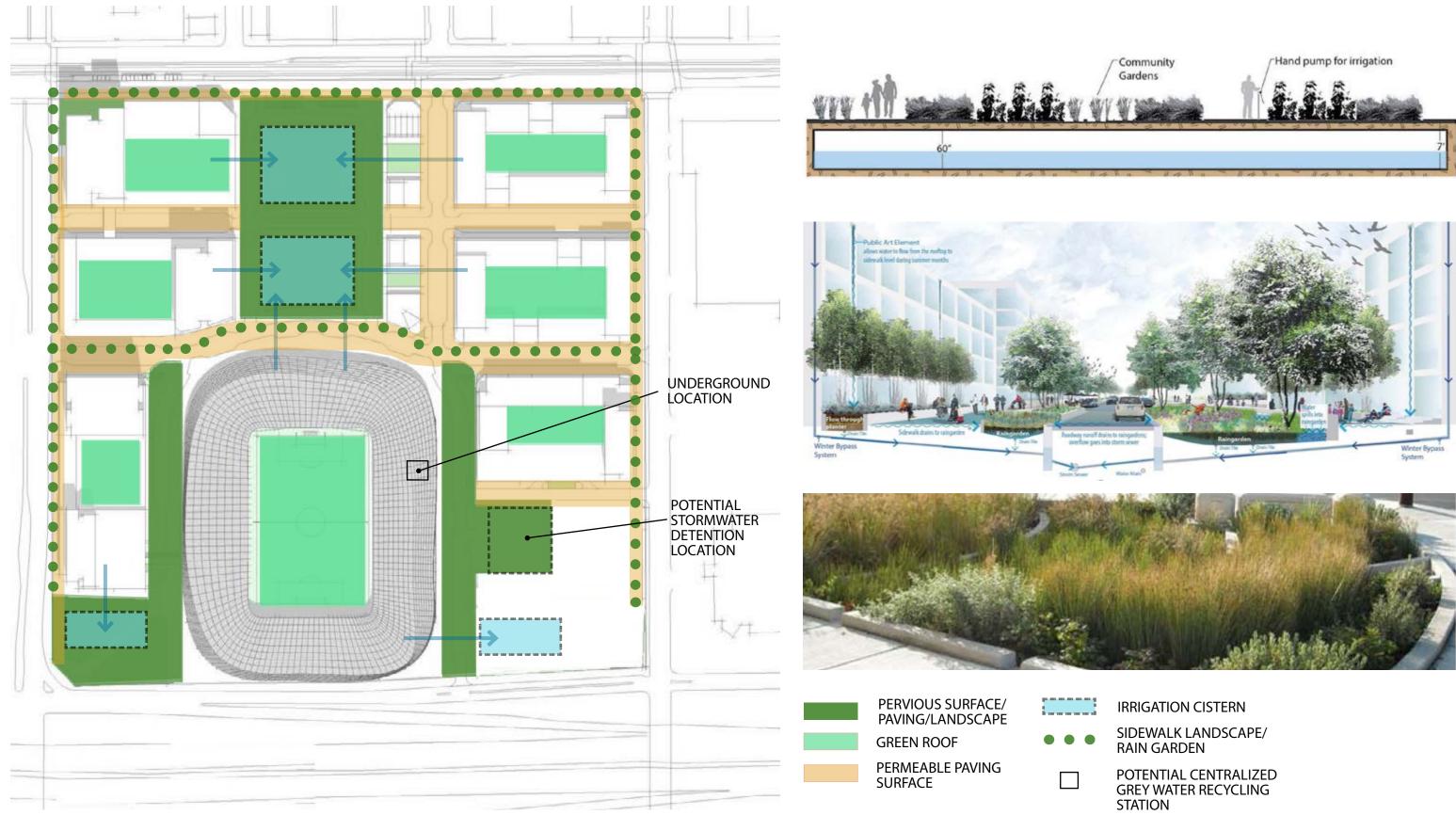
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## **BIKE ROUTES**

### LANDSCAPE: SUSTAINABILITY AND STORMWATER INITIATIVES



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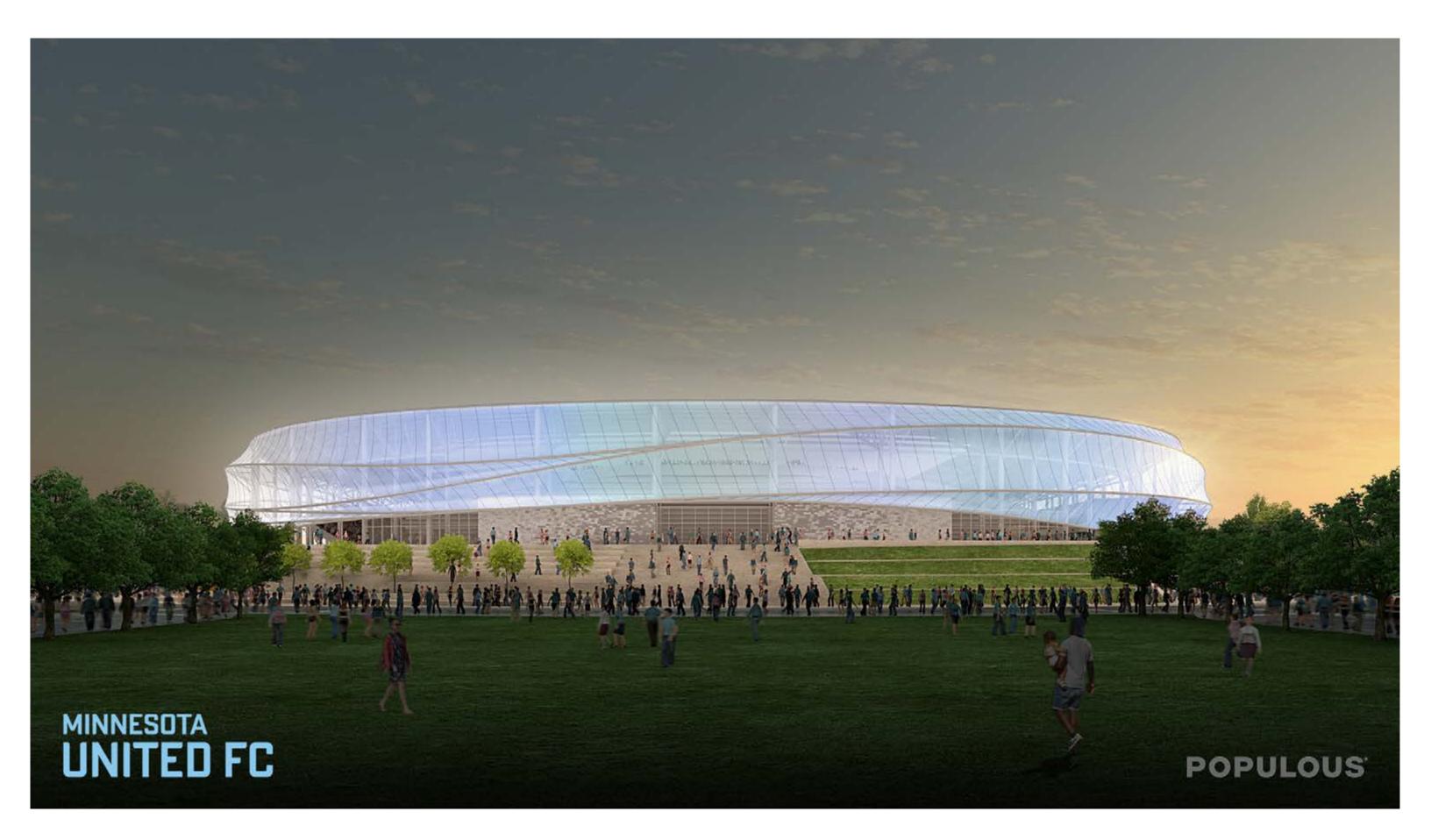
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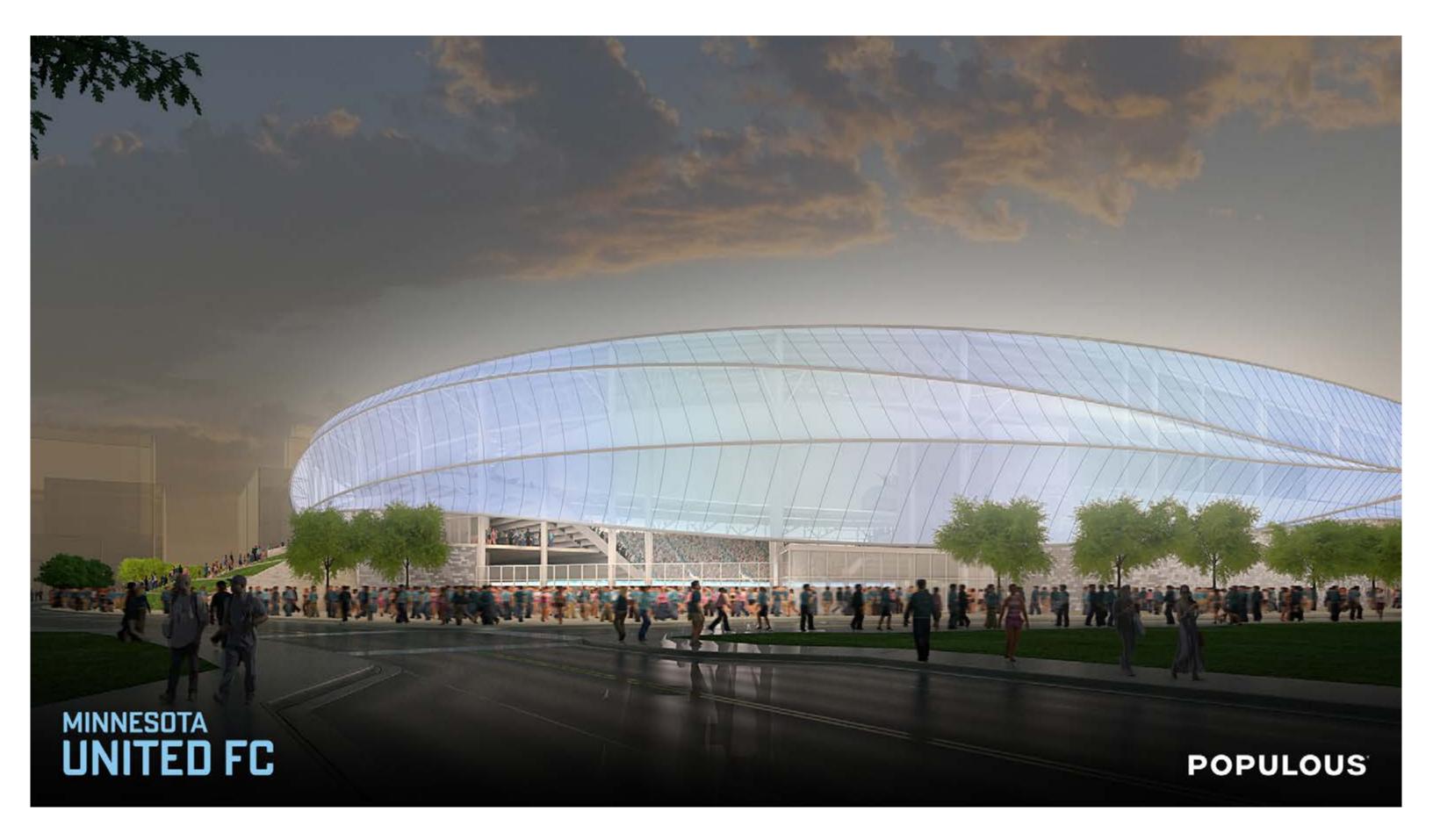
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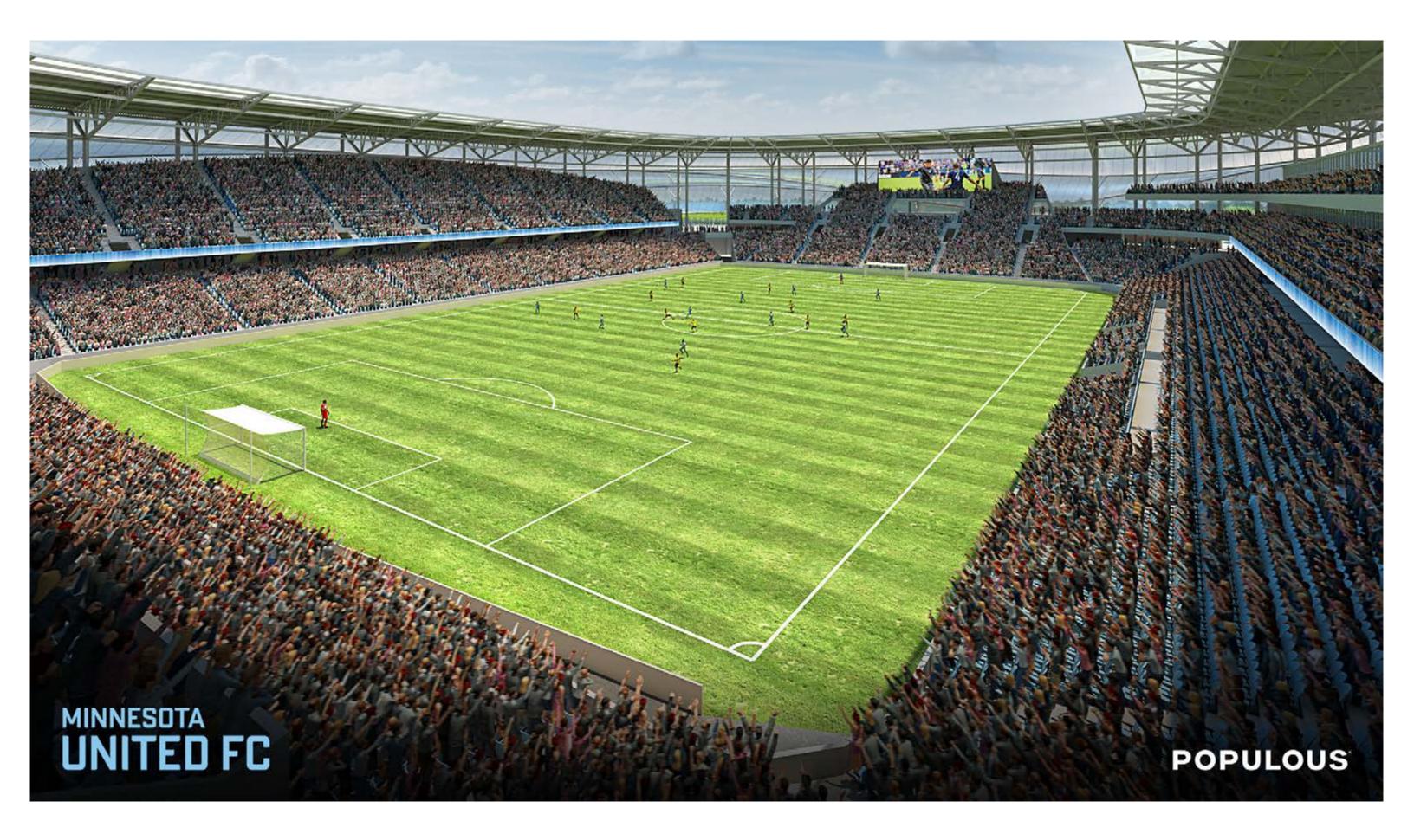
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### MINNESOTA UNITED FC

**RK MIDWAY** 



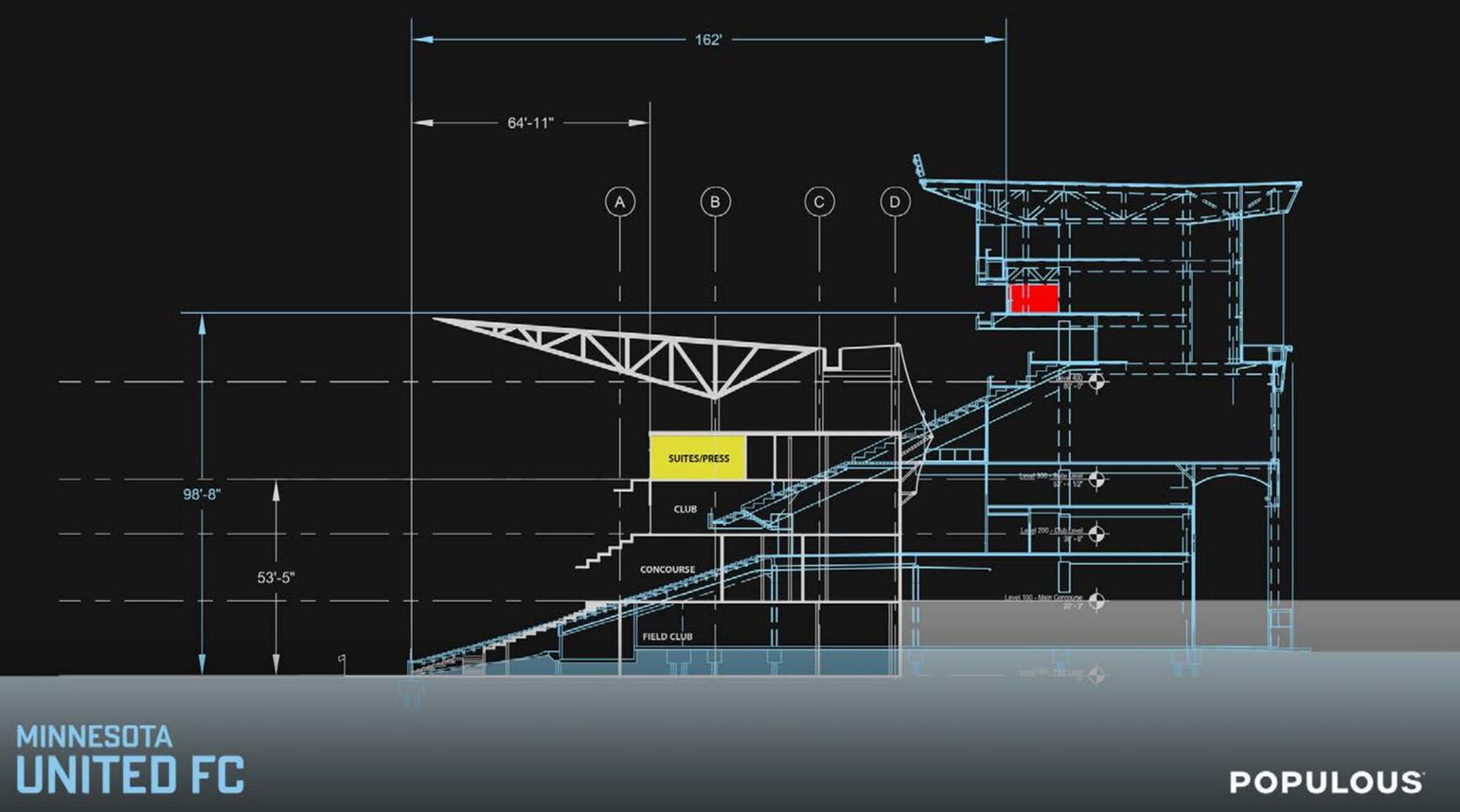
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### **PROPOSED SITE**

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