



SNELLING MIDWAY REDEVELOPMENT SITE MASTER PLAN

ST. PAUL, MN

MARCH 3, 2016

RK MIDWAY



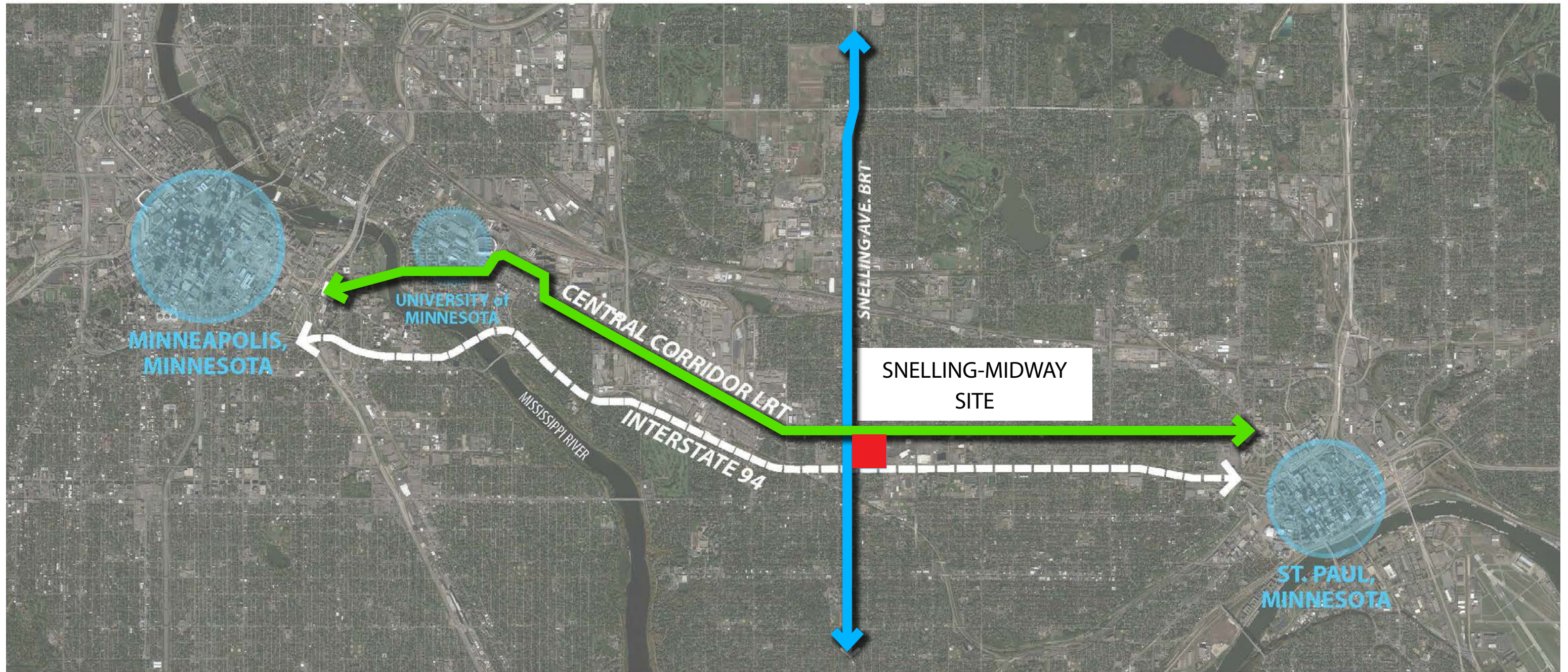
S9ARCHITECTURE



POPULOUS

REGIONAL CONTEXT

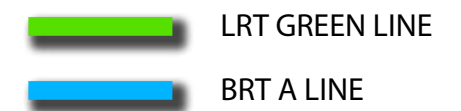
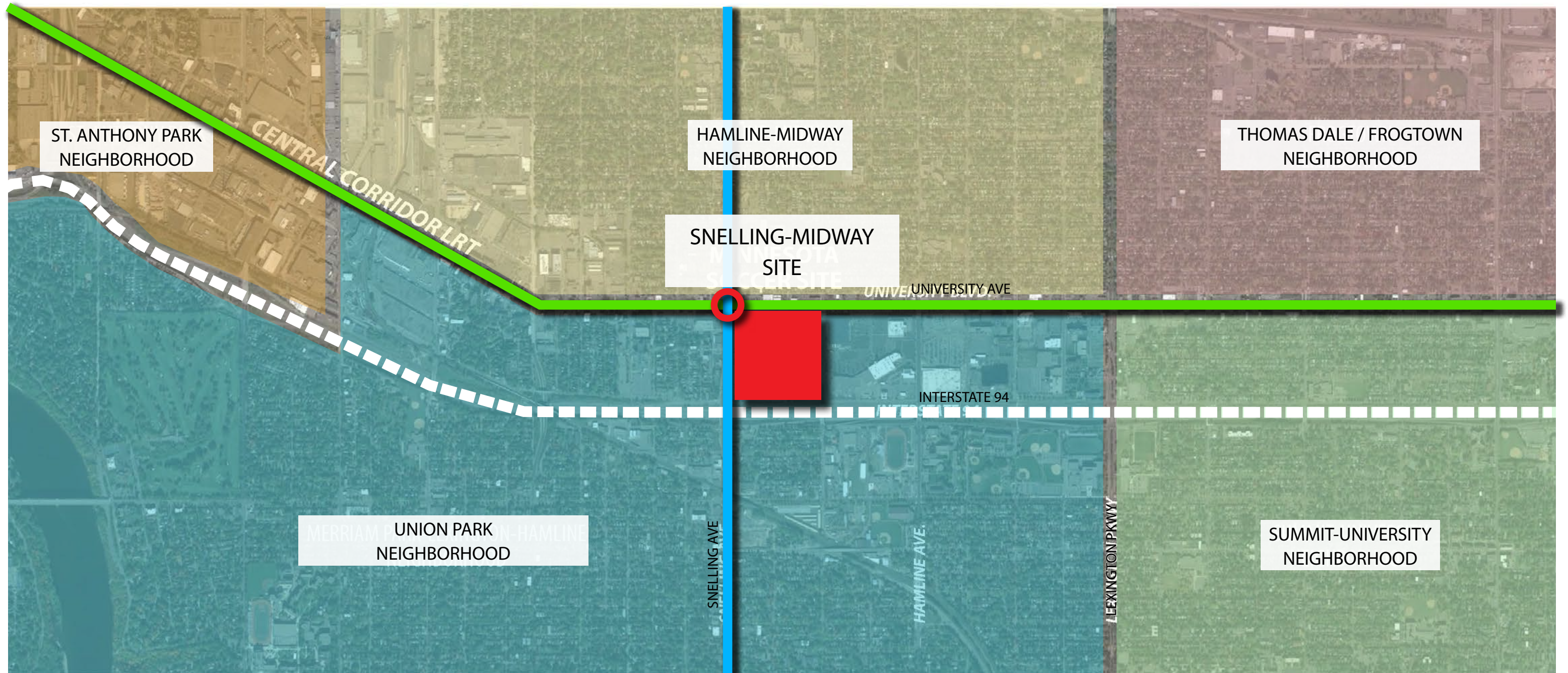


TRANSPORTATION CORRIDORS

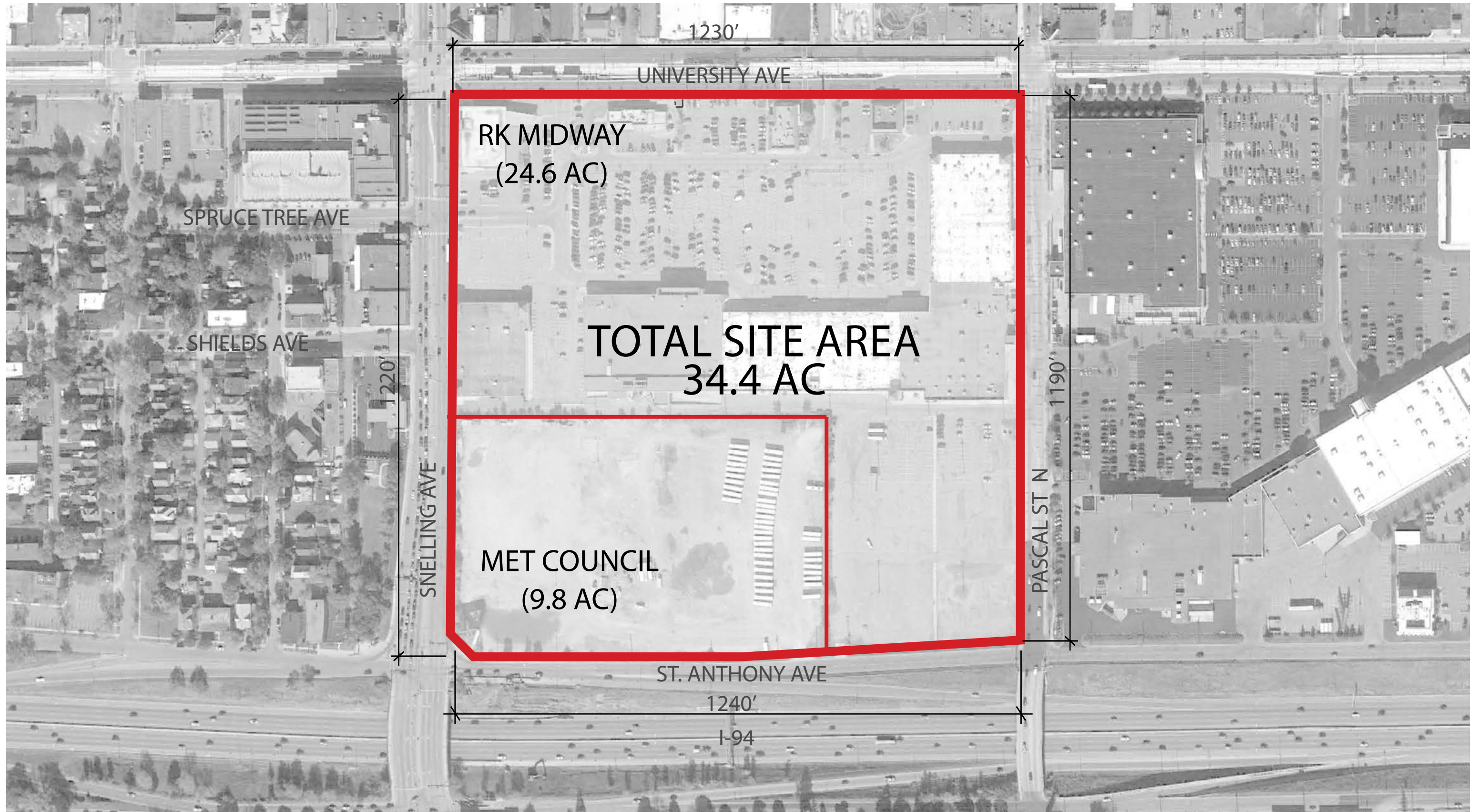


-  LRT GREEN LINE
-  BRT A LINE

NEIGHBORHOOD CONTEXT



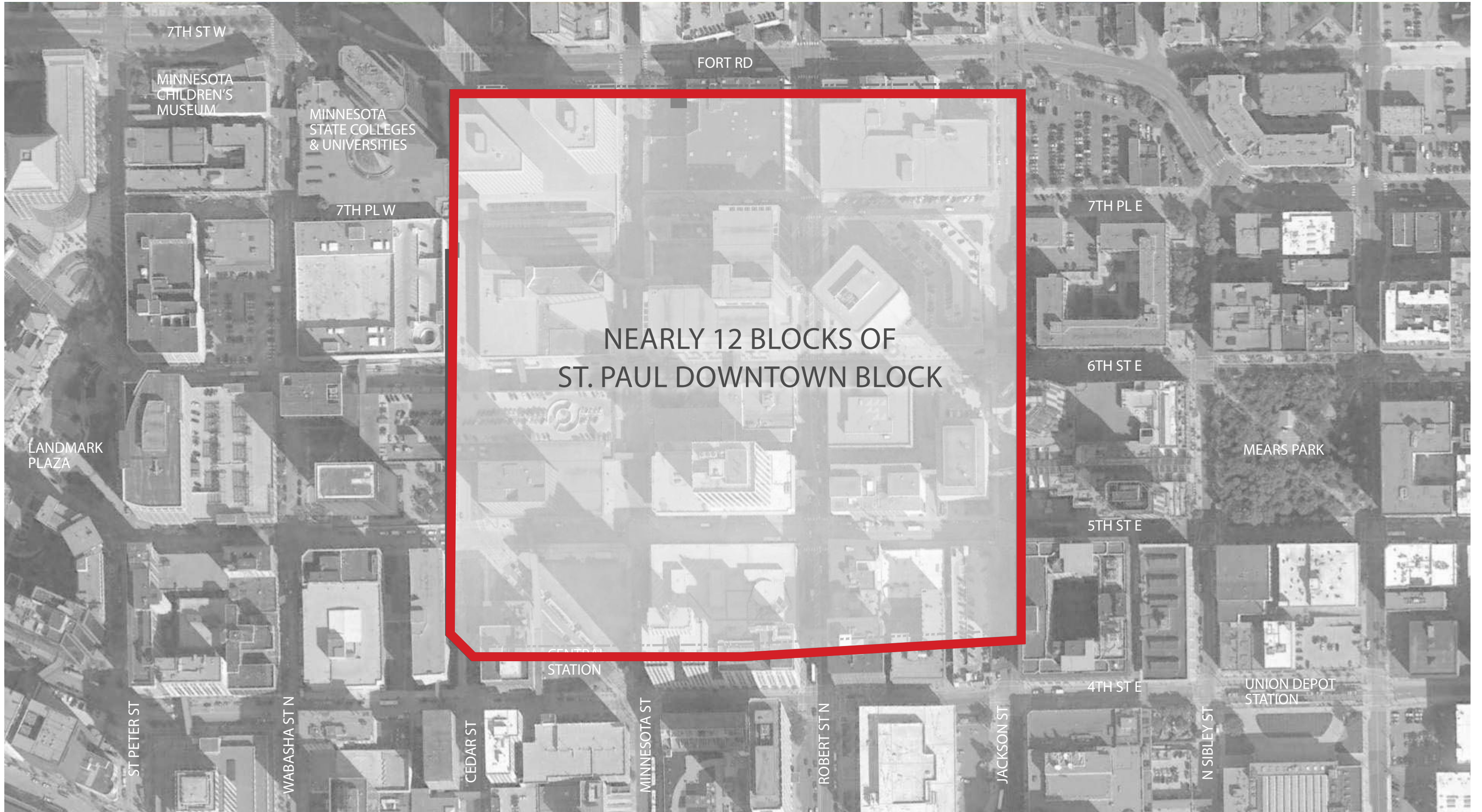
SITE AREA



EXISTING RETAIL & PARKING SPACES



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



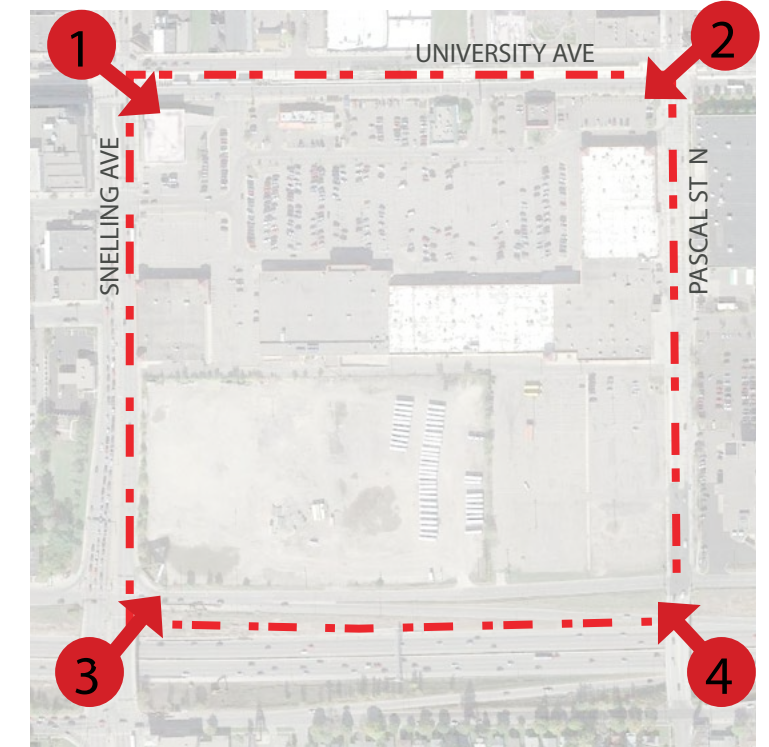
MONTRÉAL, CANADA

EXISTING SITE CONDITIONS

NORTHEAST CORNER



NORTHWEST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER

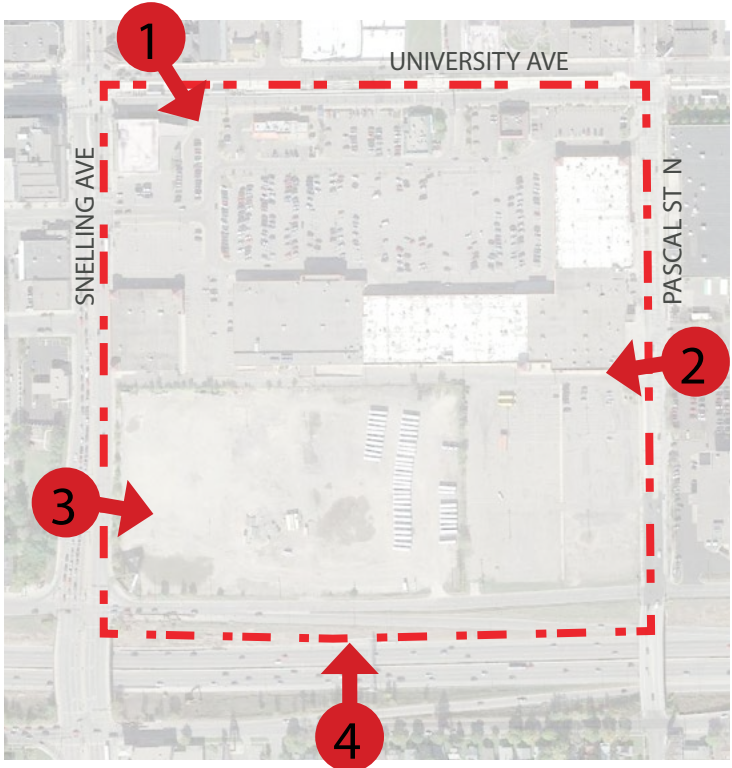


EXISTING SITE CONDITIONS

UNIVERSITY AVENUE



PASCAL STREET



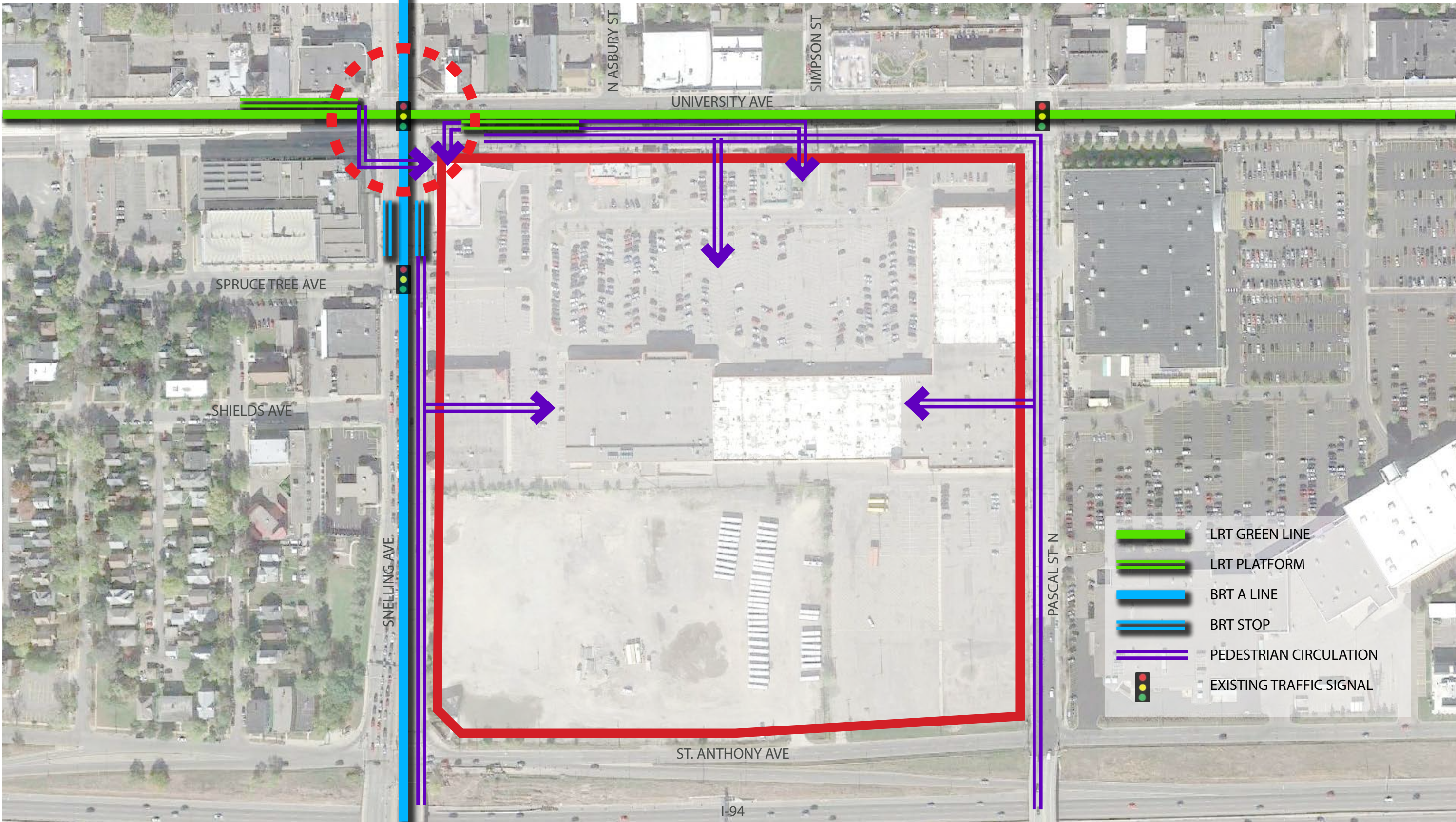
SNELLING AVENUE



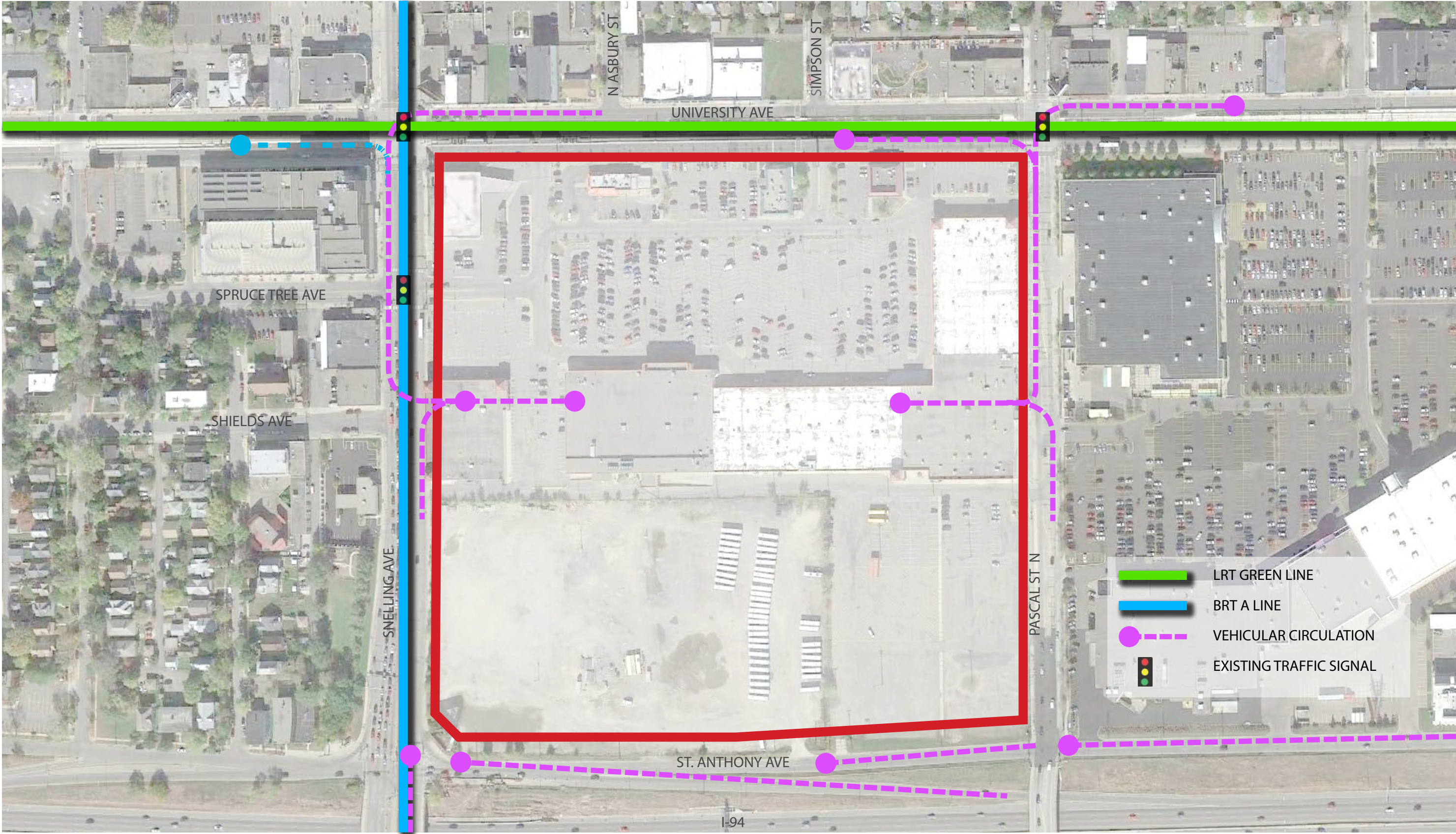
I-94



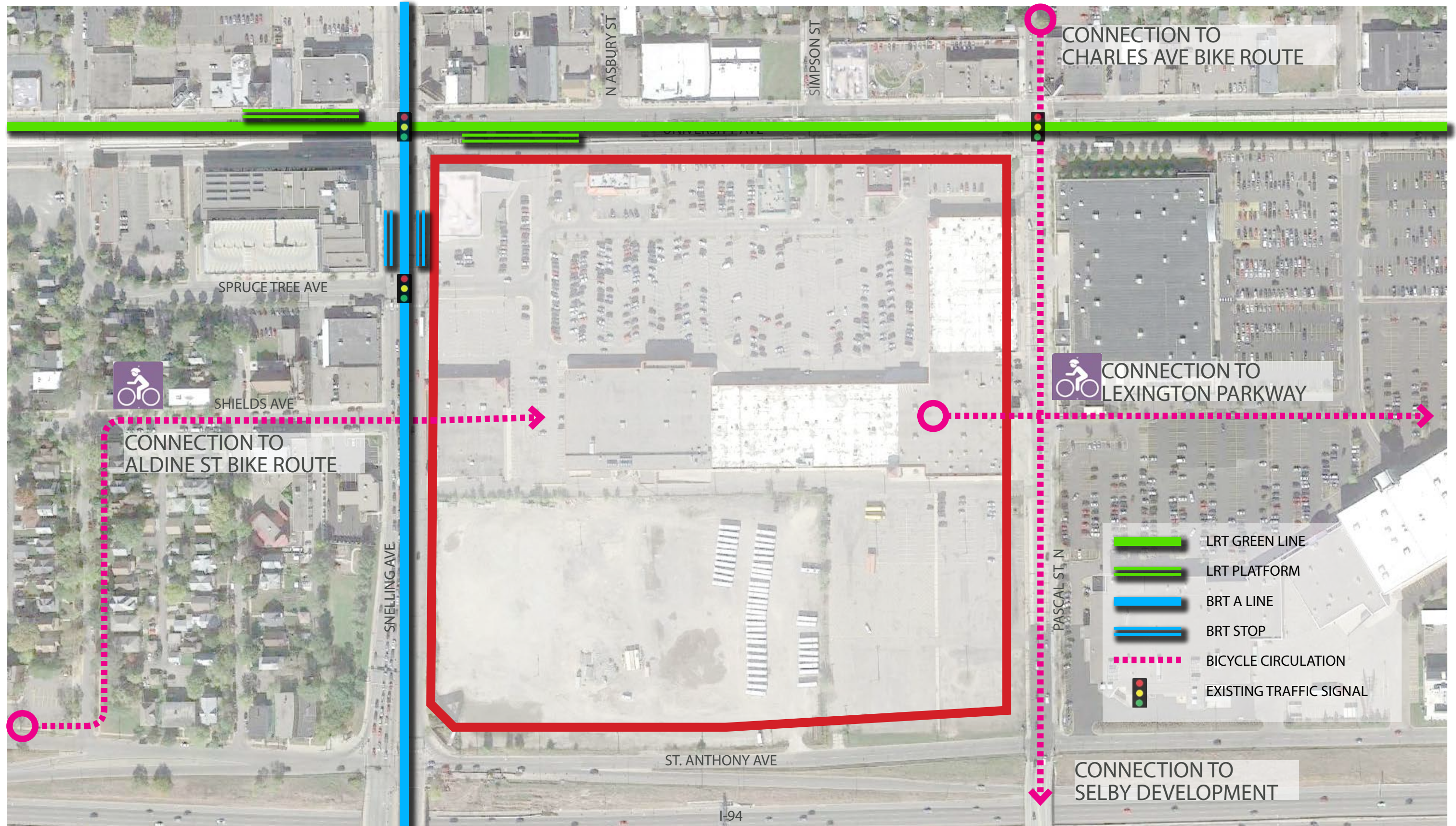
PUBLIC TRANSIT & PEDESTRIAN ENTRIES



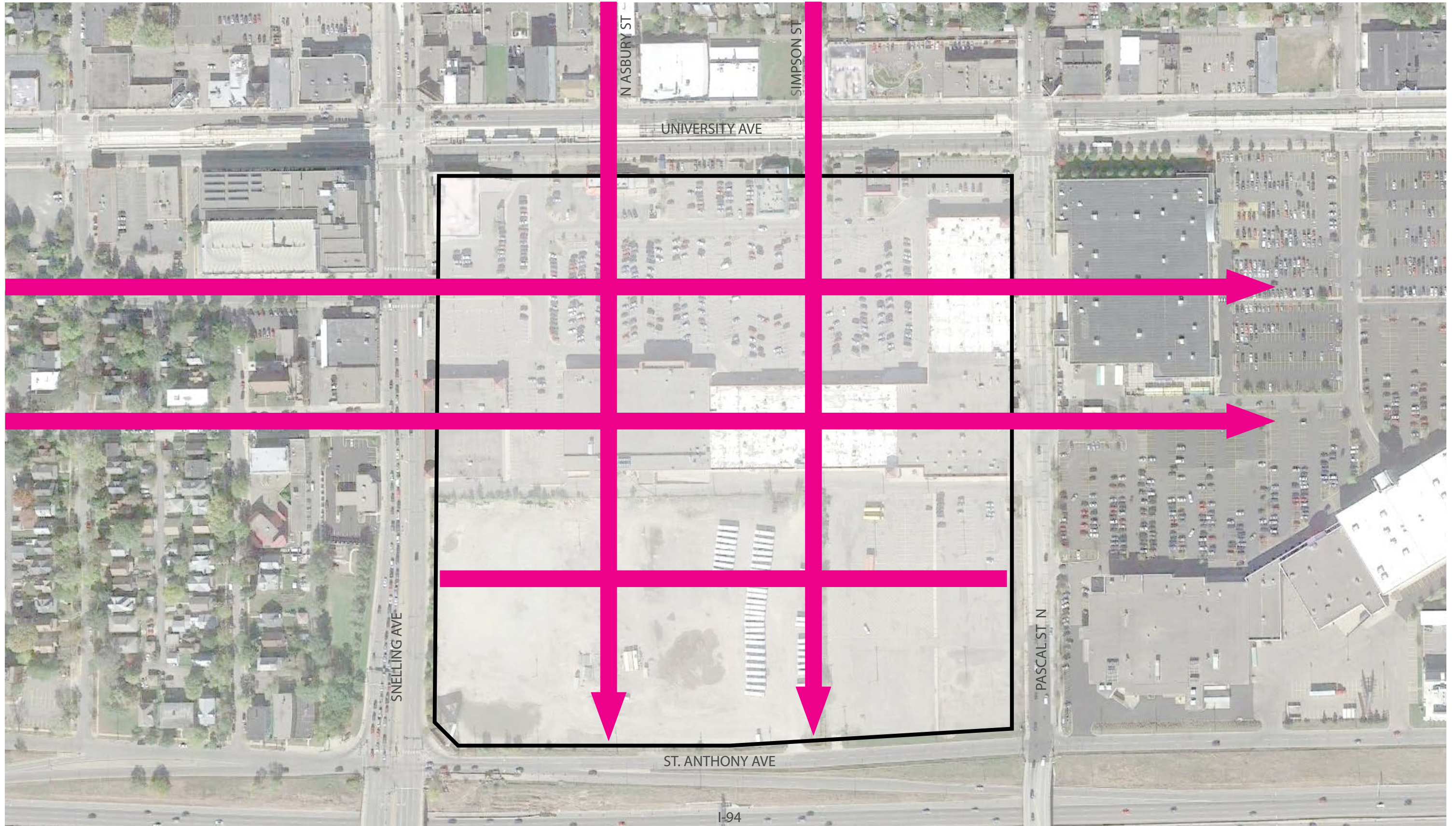
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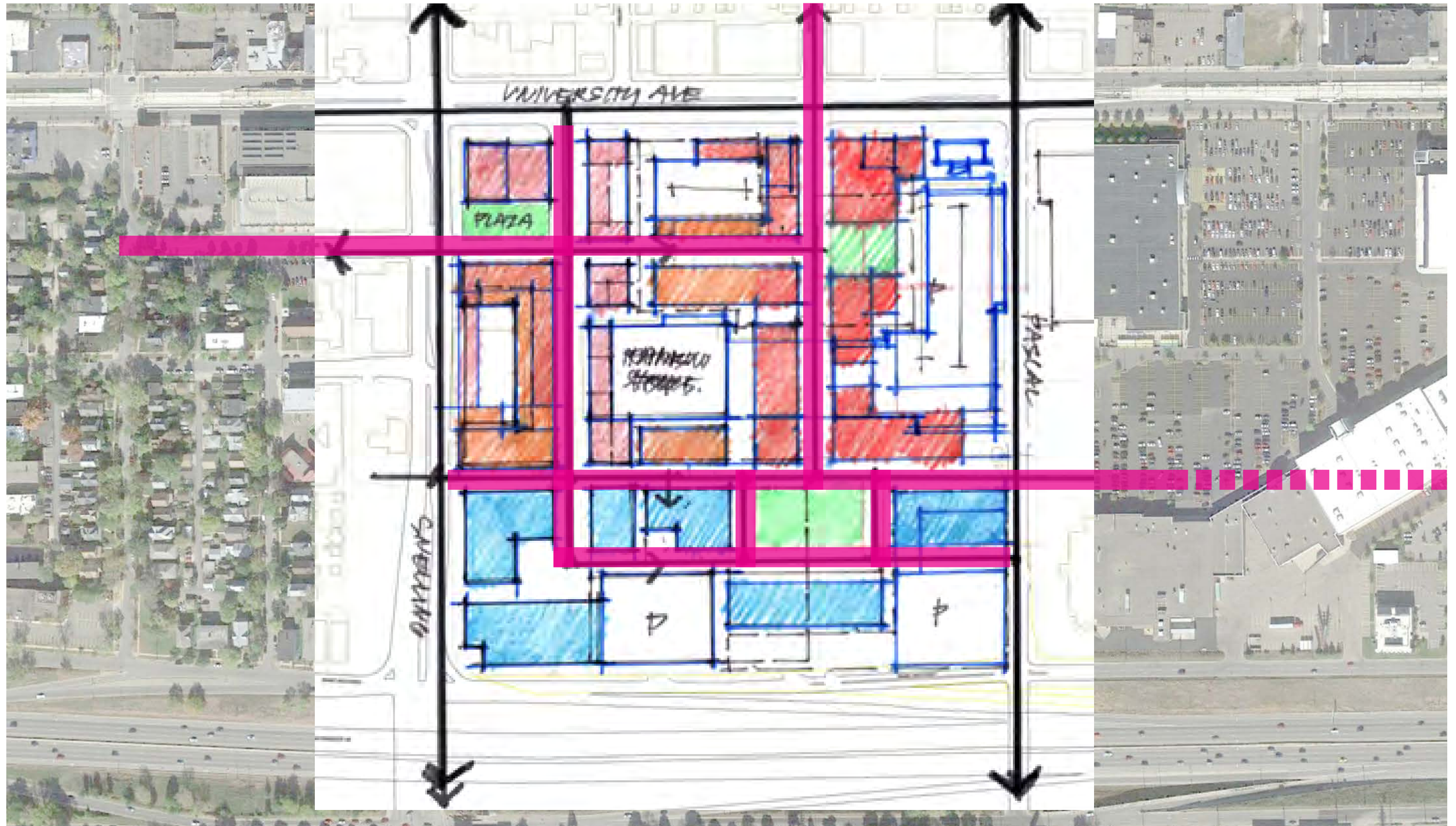
BIKE ROUTES



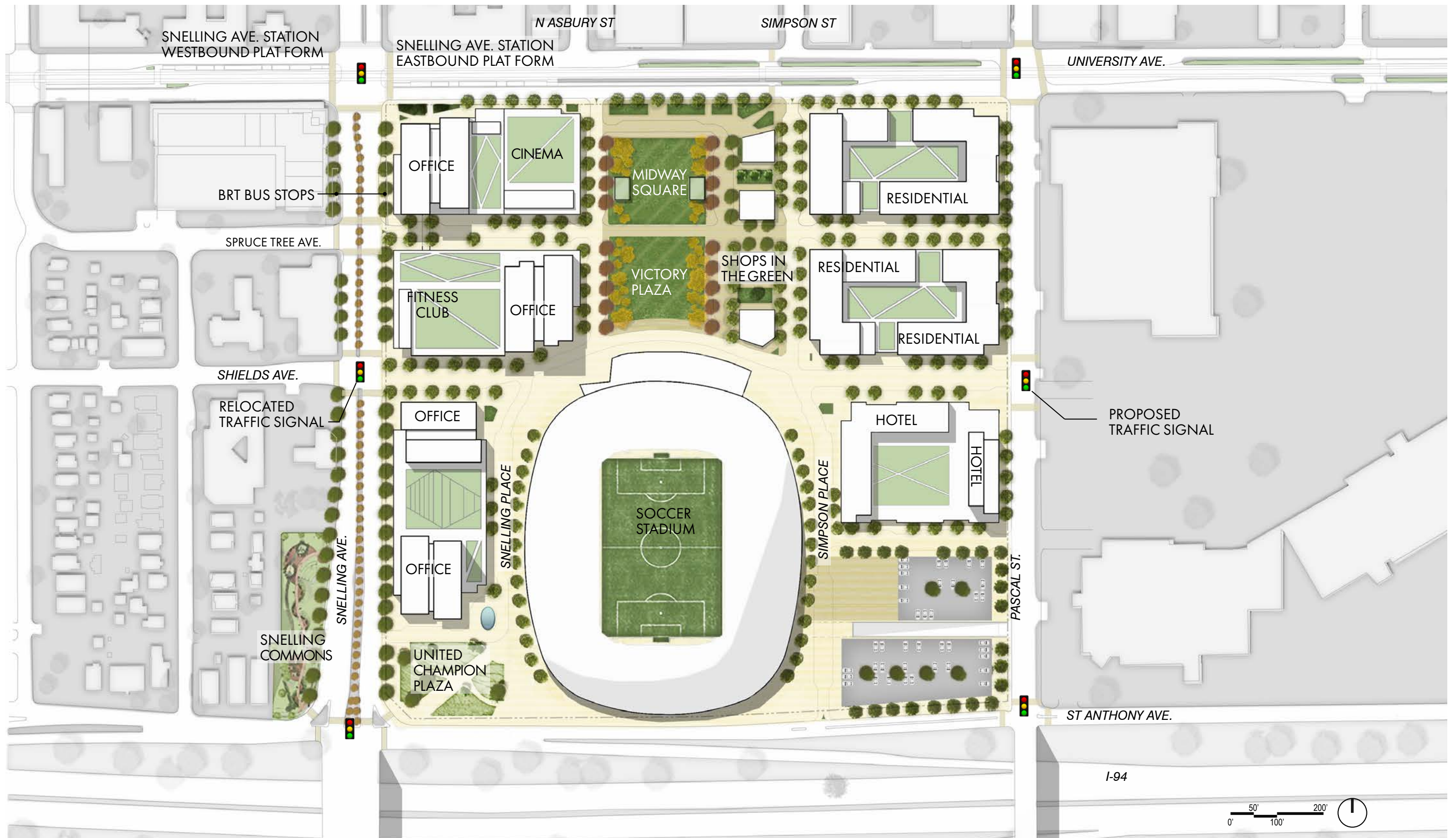
MENDING THE STREET GRID (CONNECTING NEIGHBORHOODS)



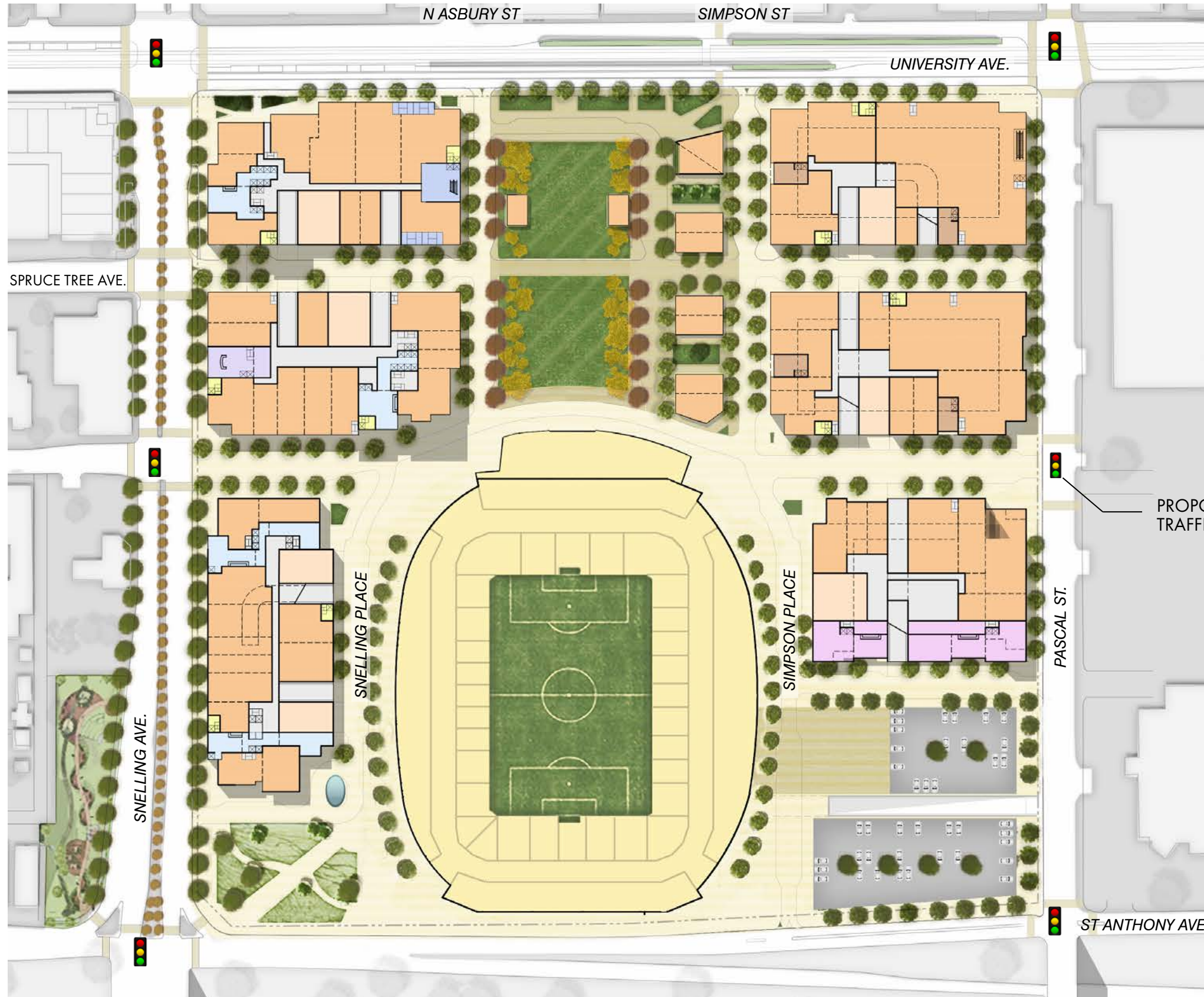
"SNELLING-MIDWAY SMARTSITE"



SITE PLAN



GROUND FLOOR PLAN



PROPOSED TRAFFIC SIGNAL

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

CURRENT SITE



PROPOSED SITE



RK MIDWAY



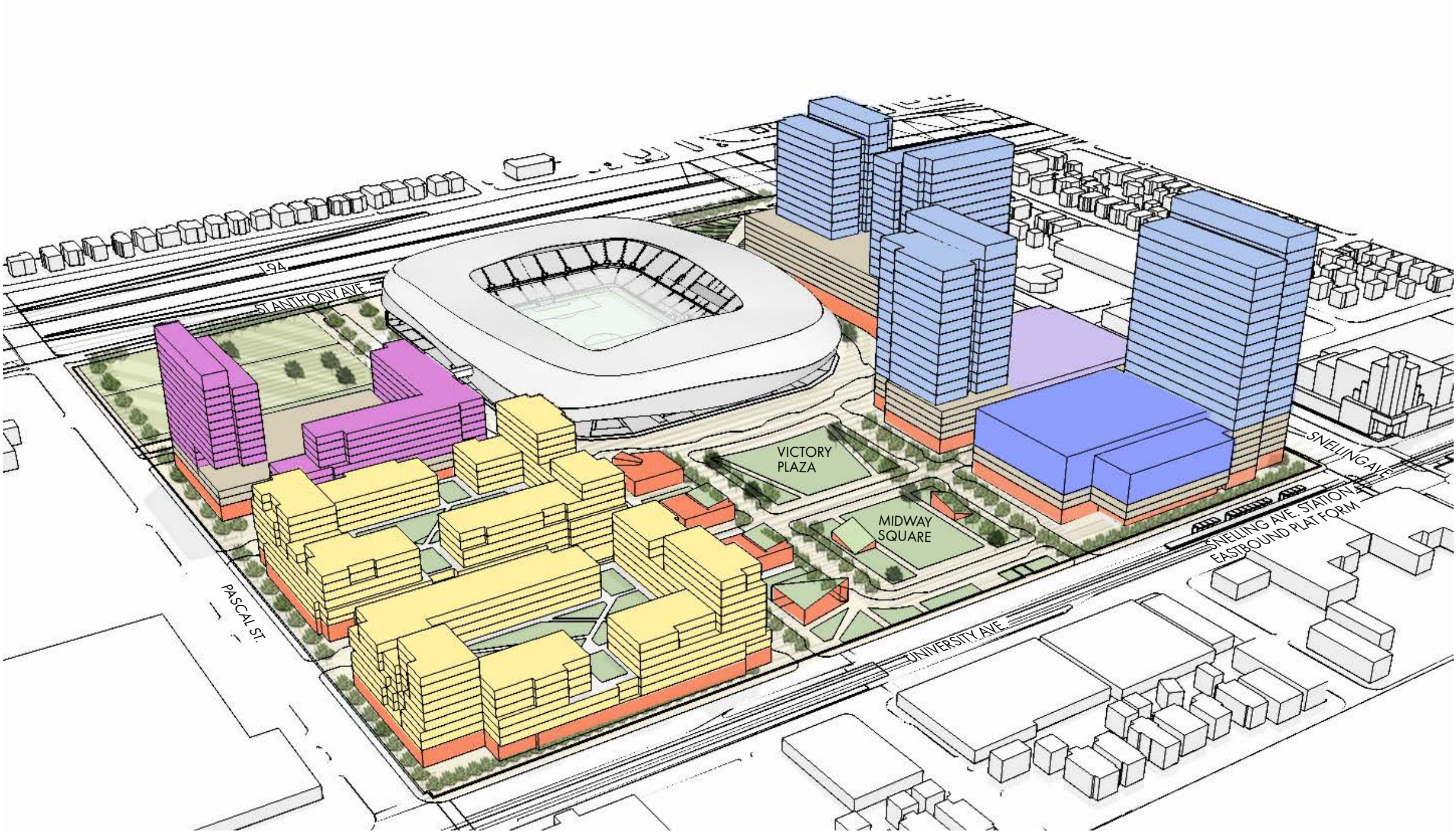
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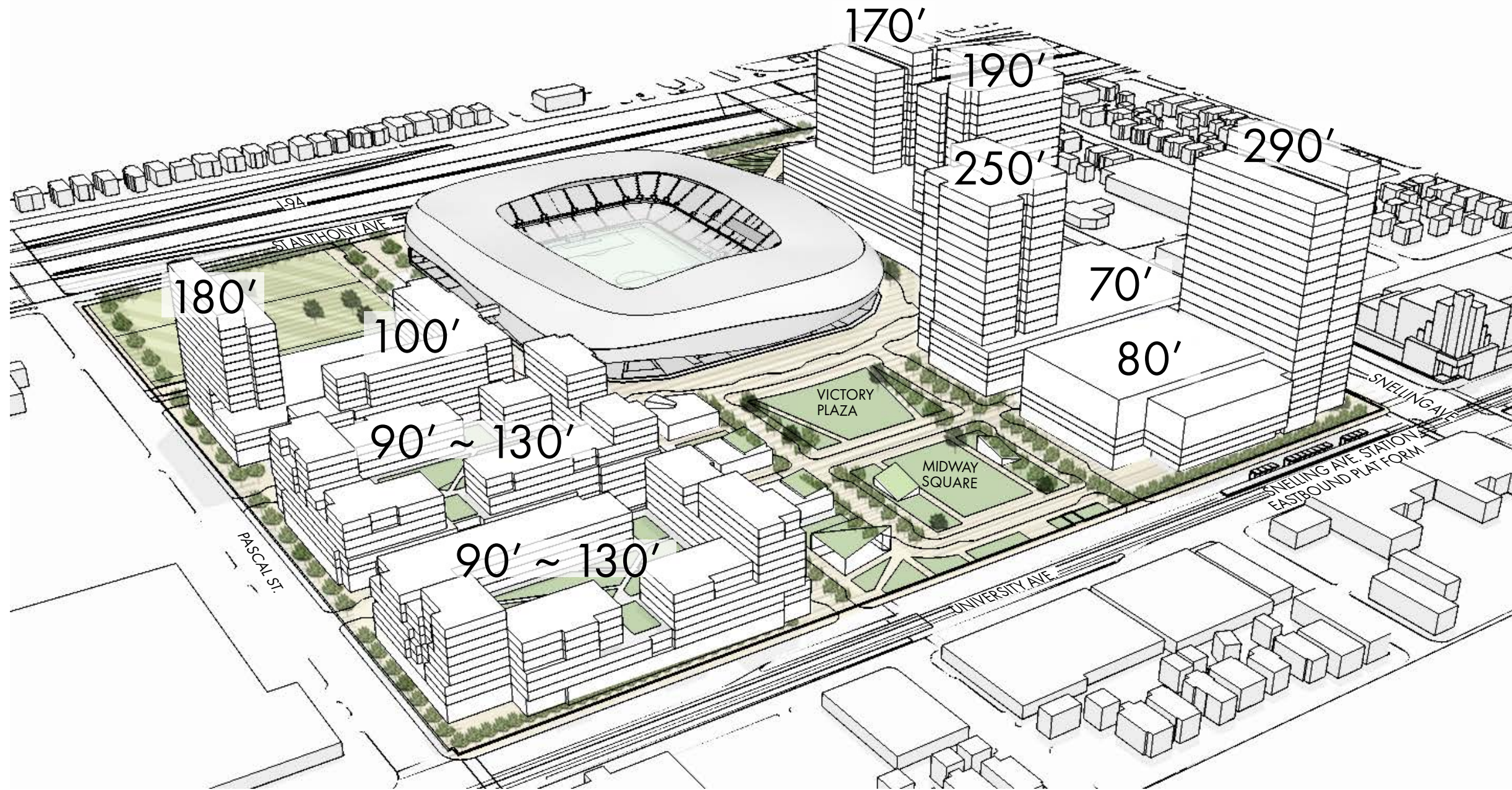
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PROGRAM DIAGRAM

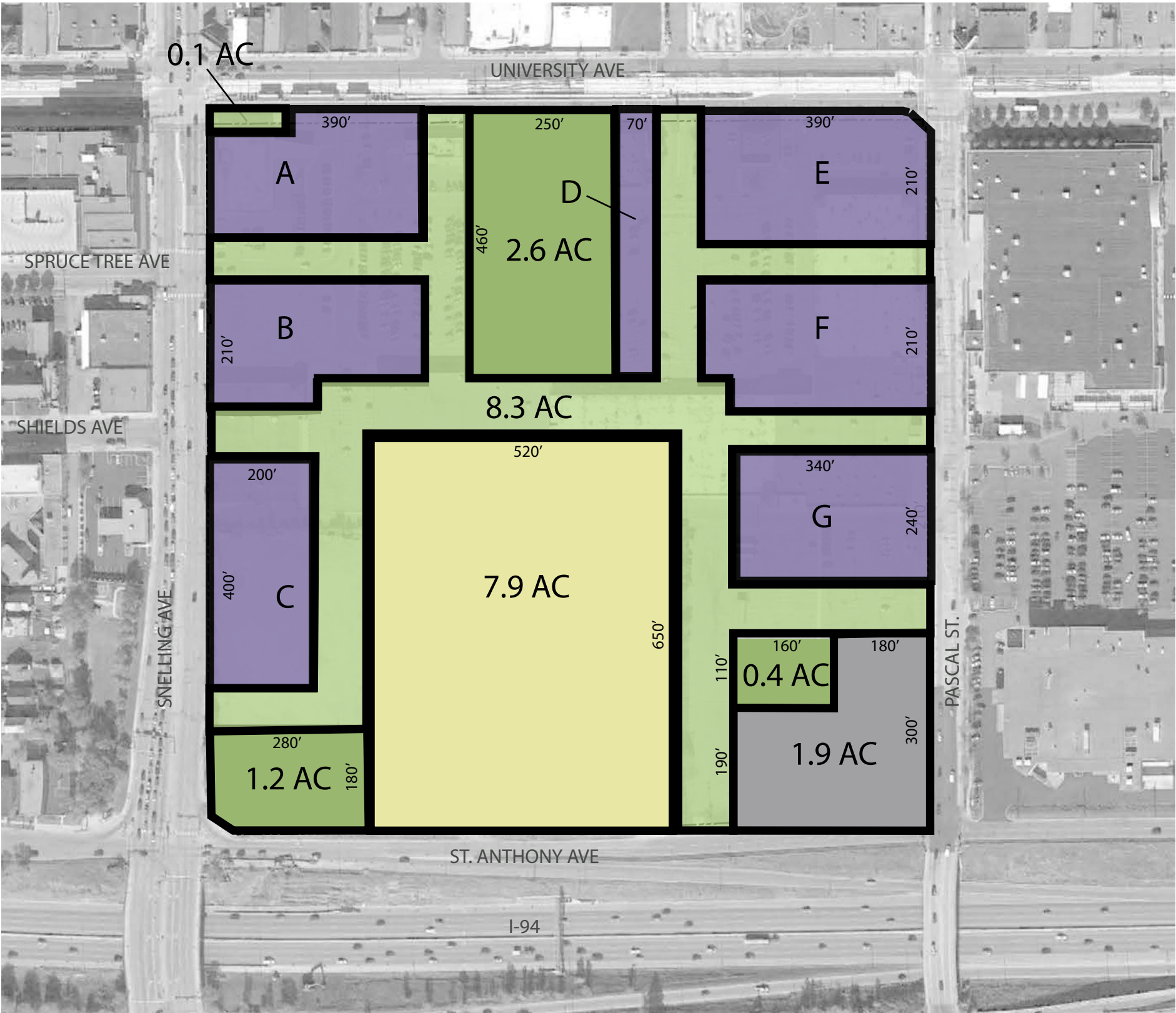


- OFFICE
- RETAIL
- RESIDENTIAL
- HOTEL
- CINEMA
- FITNESS
- SERVICE/PARKING

BUILDING HEIGHT



PROPOSED BLOCK PLAN



PROPOSED LAND USAGE

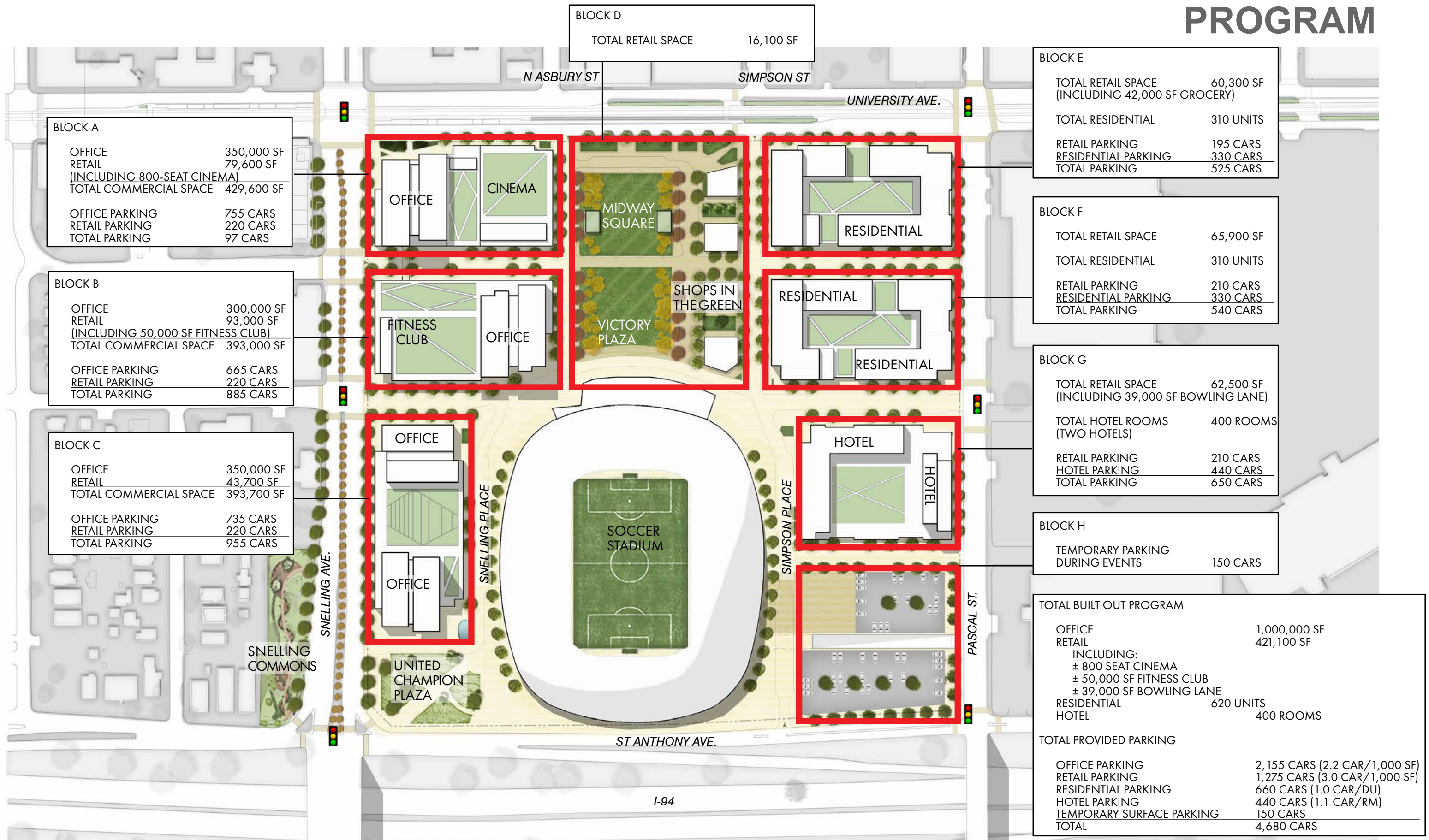
	OPEN SPACES	4.2 AC
	STREET	8.3 AC
	STADIUM	7.9 AC
	SURFACE PARKING	1.9 AC
TOTAL PUBLIC REALM		22.3 AC (64.8%)
	DEVELOPABLE BLOCKS:	12.1 AC (35.2%)

CURRENT OWNERSHIP

PRIVATE OWNERSHIP	24.6 AC
CITY LAND	9.8 AC

*ALL AREAS ARE APPROXIMATE

PROGRAM



BLOCK D	
TOTAL RETAIL SPACE	16,100 SF

BLOCK A	
OFFICE	350,000 SF
RETAIL	79,600 SF
(INCLUDING 800-SEAT CINEMA)	
TOTAL COMMERCIAL SPACE	429,600 SF
OFFICE PARKING	755 CARS
RETAIL PARKING	220 CARS
TOTAL PARKING	97 CARS

BLOCK B	
OFFICE	300,000 SF
RETAIL	93,000 SF
(INCLUDING 50,000 SF FITNESS CLUB)	
TOTAL COMMERCIAL SPACE	393,000 SF
OFFICE PARKING	665 CARS
RETAIL PARKING	220 CARS
TOTAL PARKING	885 CARS

BLOCK C	
OFFICE	350,000 SF
RETAIL	43,700 SF
TOTAL COMMERCIAL SPACE	393,700 SF
OFFICE PARKING	735 CARS
RETAIL PARKING	220 CARS
TOTAL PARKING	955 CARS

BLOCK E	
TOTAL RETAIL SPACE	60,300 SF
(INCLUDING 42,000 SF GROCERY)	
TOTAL RESIDENTIAL	310 UNITS
RETAIL PARKING	195 CARS
RESIDENTIAL PARKING	330 CARS
TOTAL PARKING	525 CARS

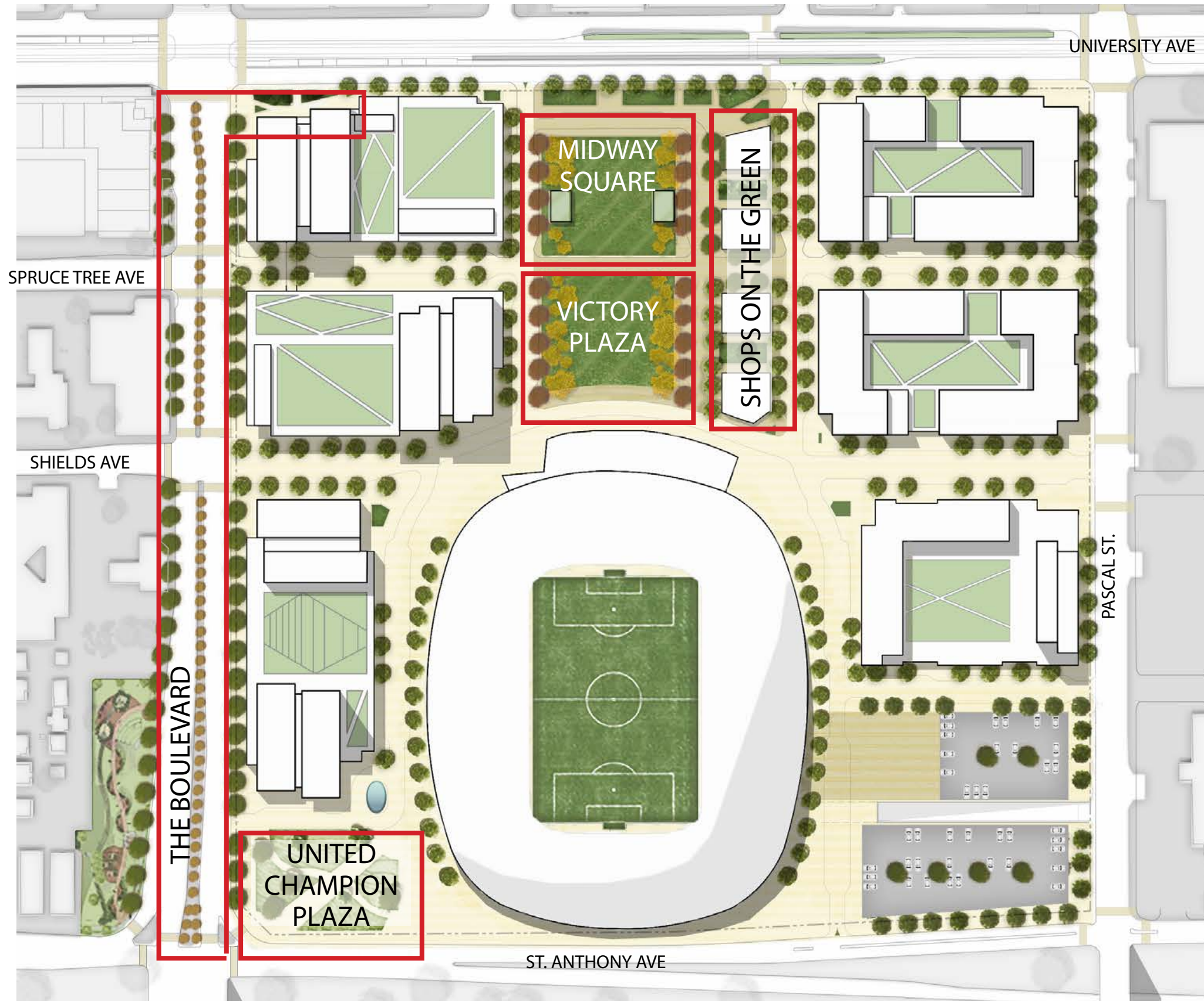
BLOCK F	
TOTAL RETAIL SPACE	65,900 SF
TOTAL RESIDENTIAL	310 UNITS
RETAIL PARKING	210 CARS
RESIDENTIAL PARKING	330 CARS
TOTAL PARKING	540 CARS

BLOCK G	
TOTAL RETAIL SPACE	62,500 SF
(INCLUDING 39,000 SF BOWLING LANE)	
TOTAL HOTEL ROOMS	400 ROOMS
(TWO HOTELS)	
RETAIL PARKING	210 CARS
HOTEL PARKING	440 CARS
TOTAL PARKING	650 CARS

BLOCK H	
TEMPORARY PARKING DURING EVENTS	150 CARS

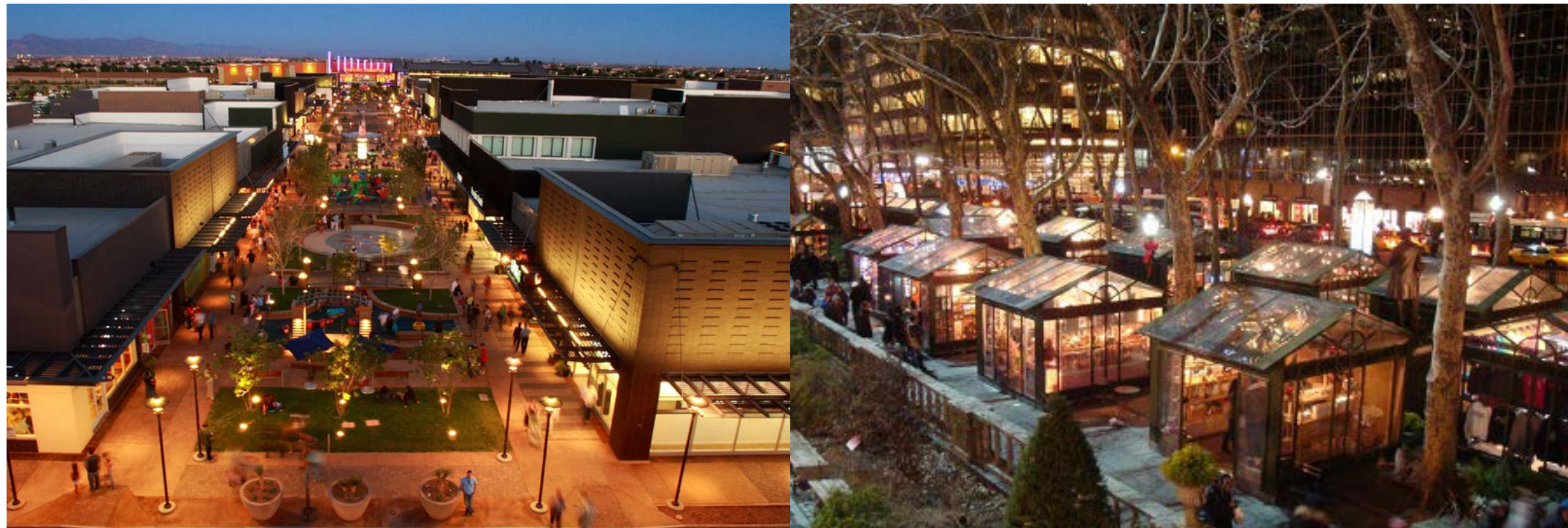
TOTAL BUILT OUT PROGRAM	
OFFICE	1,000,000 SF
RETAIL	421,100 SF
INCLUDING:	
± 800 SEAT CINEMA	
± 50,000 SF FITNESS CLUB	
± 39,000 SF BOWLING LANE	
RESIDENTIAL	620 UNITS
HOTEL	400 ROOMS
TOTAL PROVIDED PARKING	
OFFICE PARKING	2,155 CARS (2.2 CAR/1,000 SF)
RETAIL PARKING	1,275 CARS (3.0 CAR/1,000 SF)
RESIDENTIAL PARKING	660 CARS (1.0 CAR/DU)
HOTEL PARKING	440 CARS (1.1 CAR/RM)
TEMPORARY SURFACE PARKING	150 CARS
TOTAL	4,680 CARS

PUBLIC PLACES

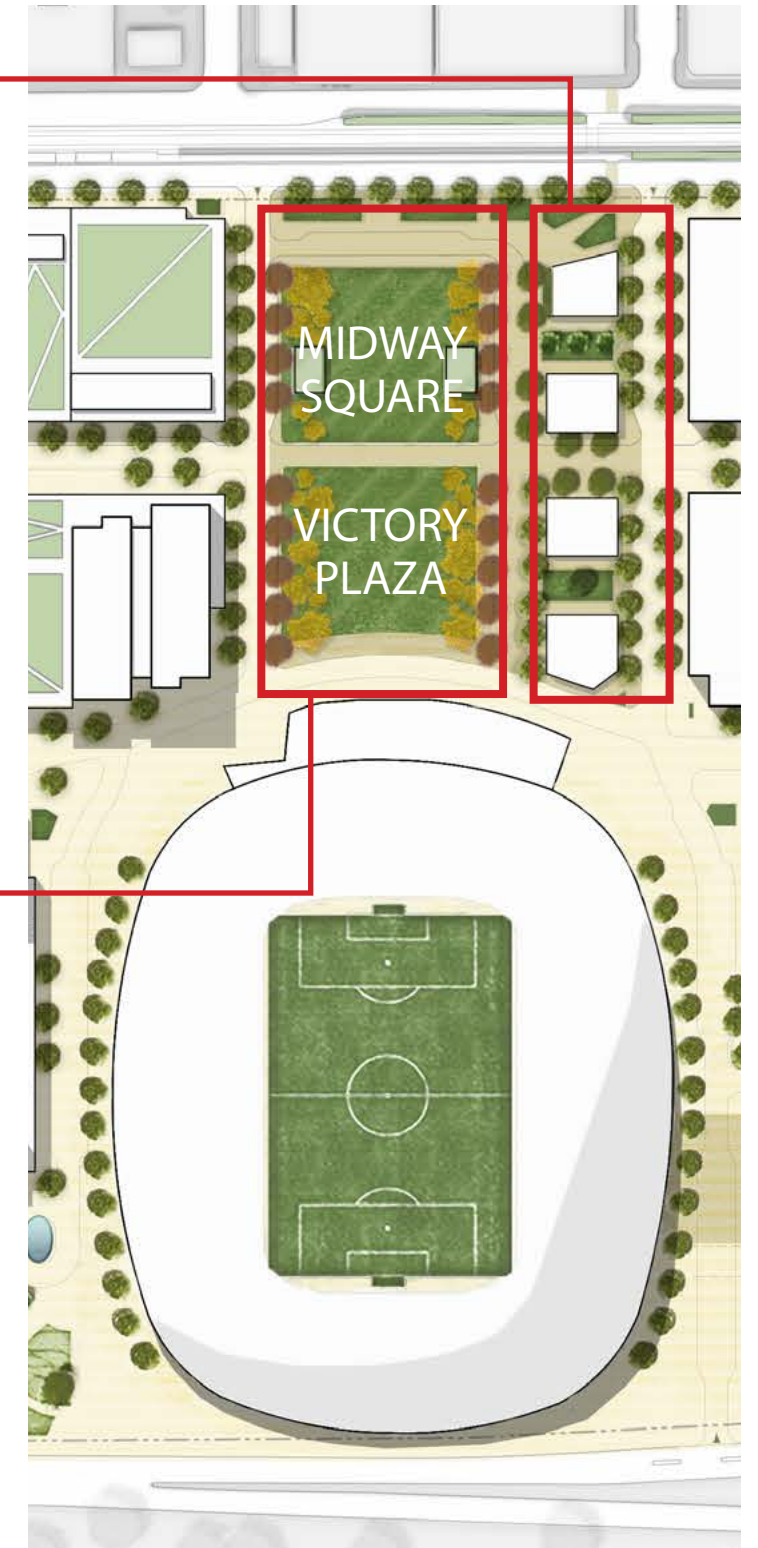


OBJECTIVE: CREATE A CIVIC SPACE THAT ENHANCES GAME DAY EXPERIENCE AND ADDS VITALITY TO THE VILLAGE DURING EVENTS AND NON-EVENT DAYS.

MIDWAY SQUARE AND VICTORY PLAZA



SHOPS ON THE GREEN PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA PRECEDENTS

MIDWAY SQUARE AND VICTORY PLAZA



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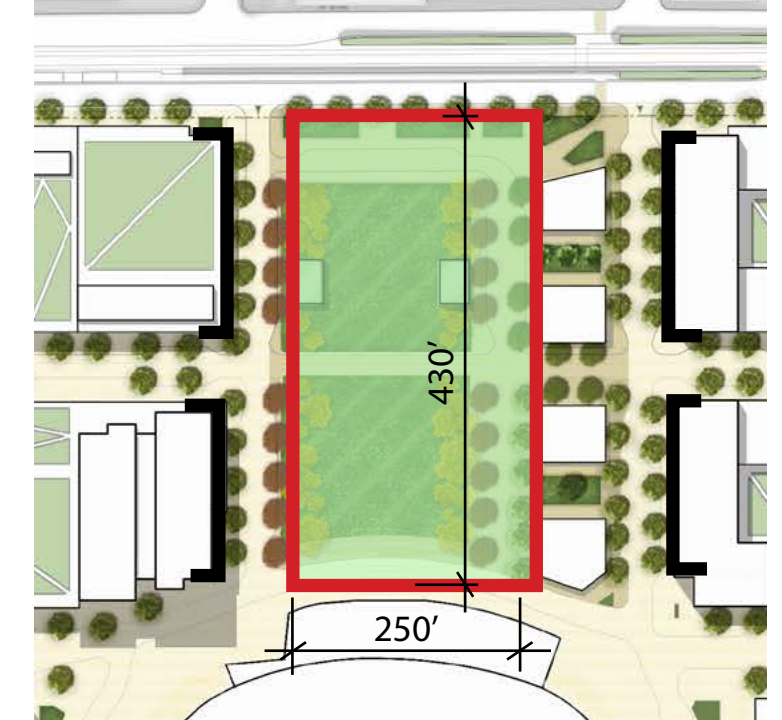
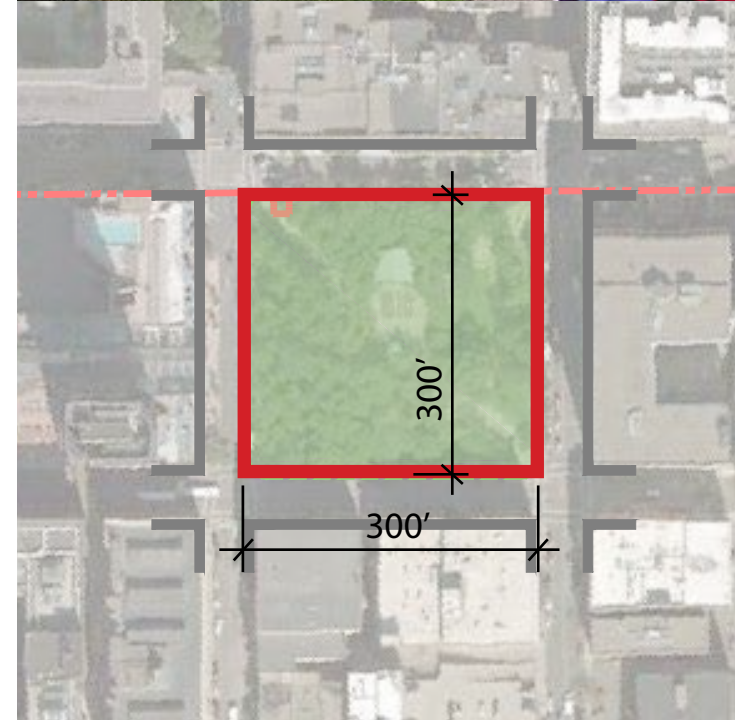
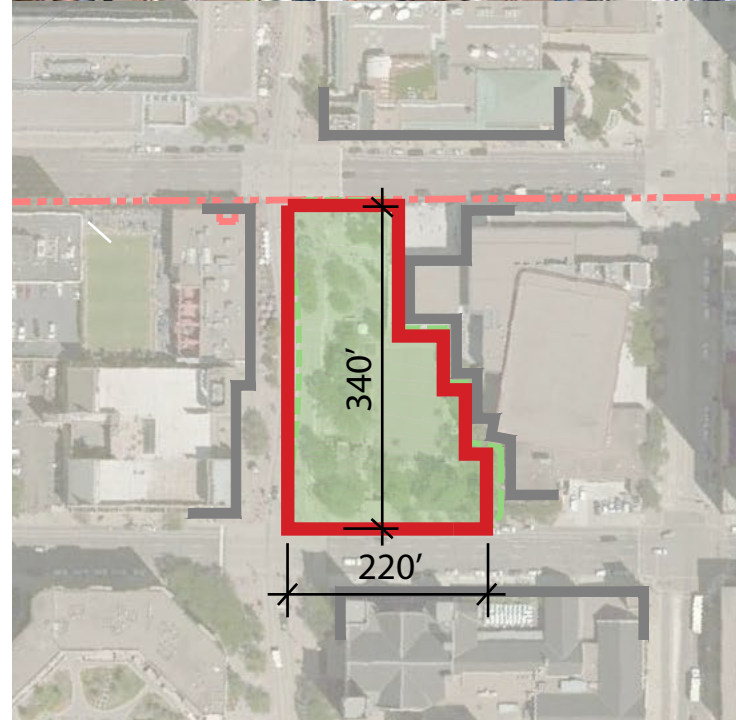
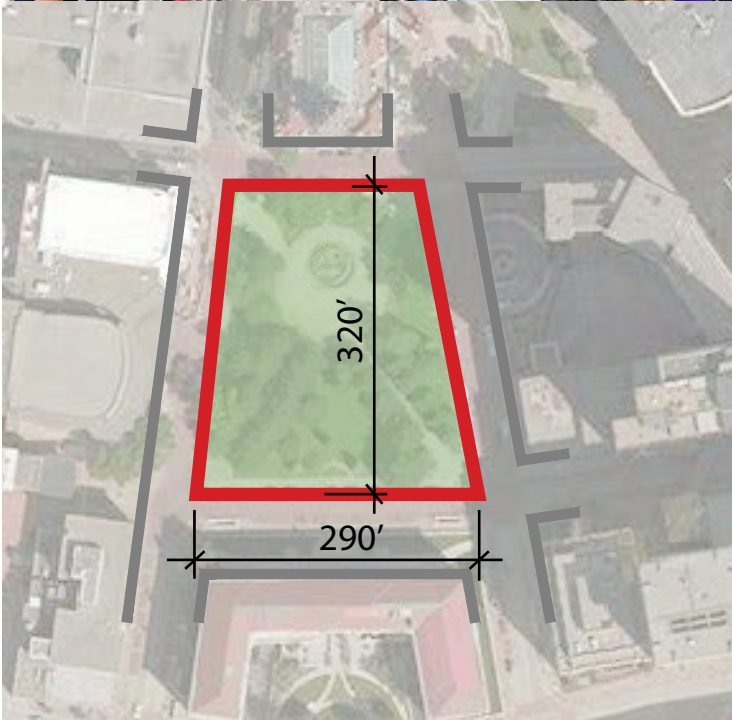
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SCALE COMPARISON



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)



RICE PARK, ST. PAUL

PEAVEY PLAZA, MINNEAPOLIS

MEARS PARK, ST. PAUL

MIDWAY, ST. PAUL

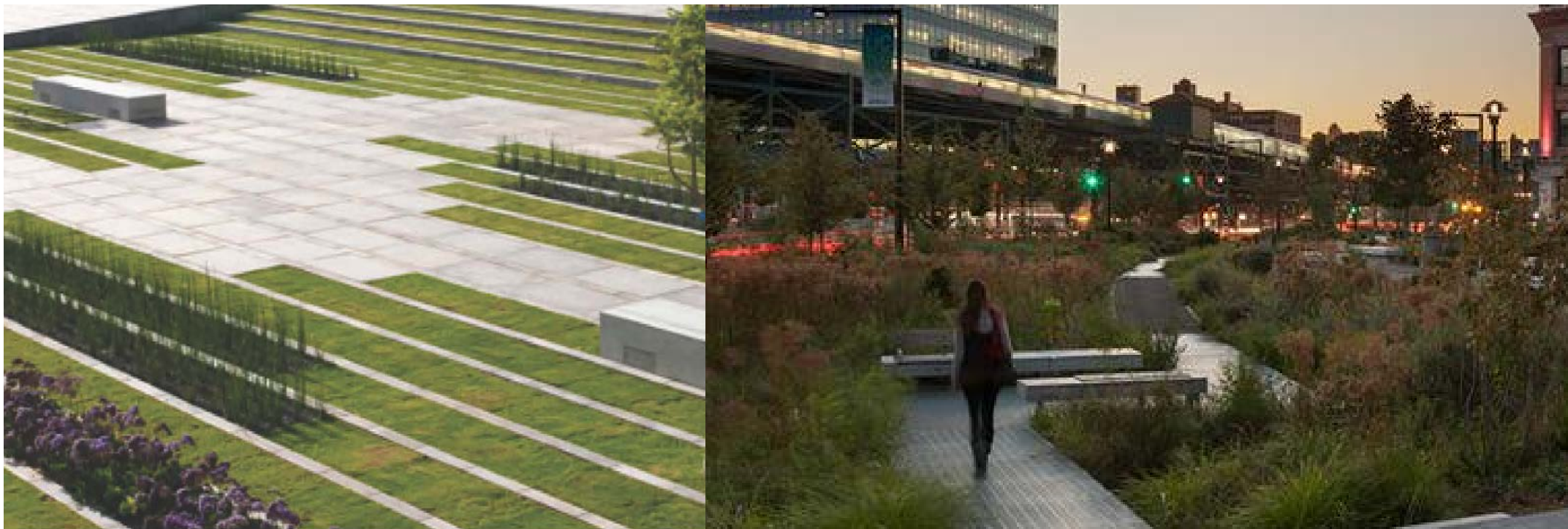
PROJECT COMPARISON - LANSDOWNE PARK, OTTAWA



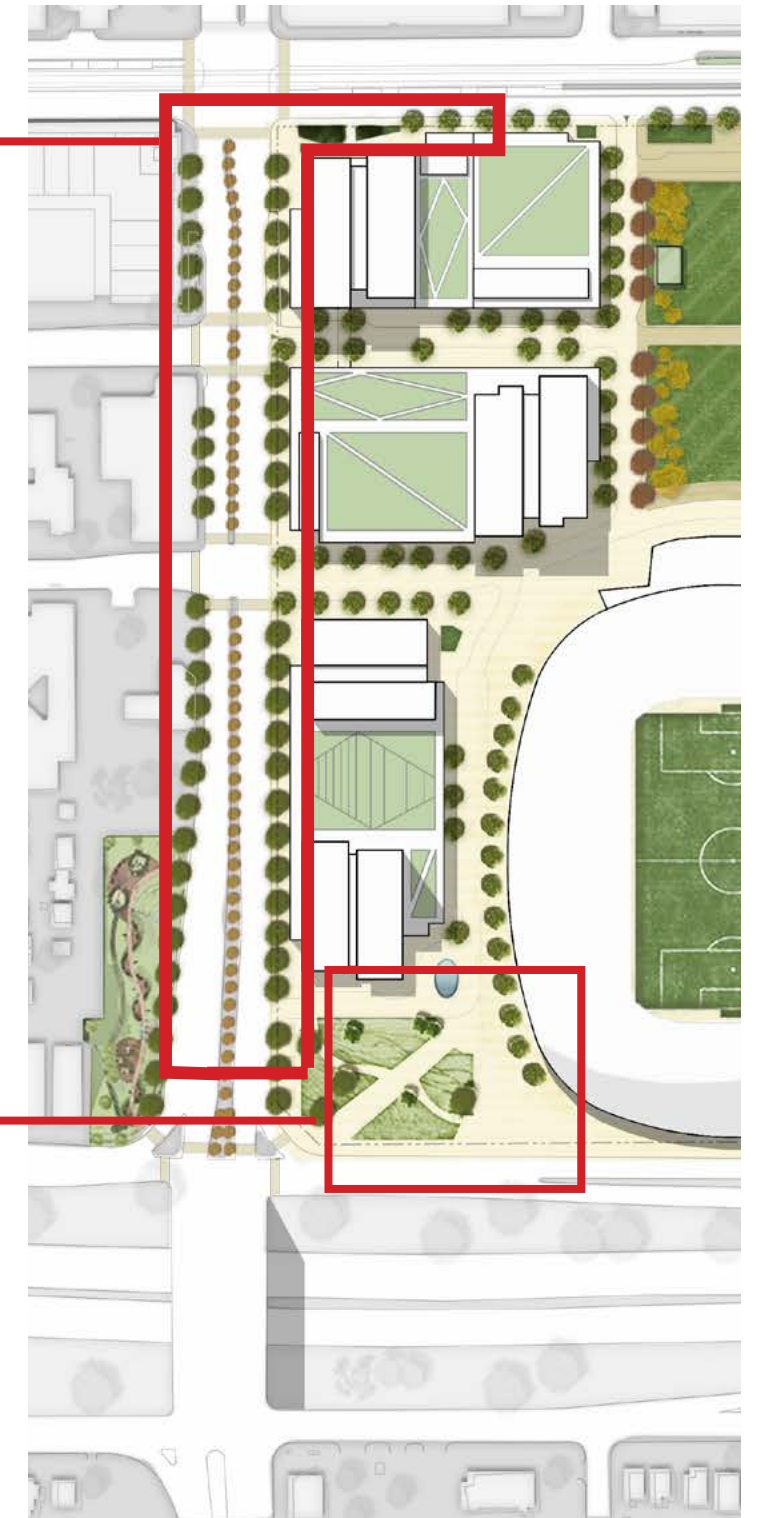
THE BOULEVARD



THE BOULEVARD PRECEDENTS



UNITED CHAMPION PLAZA PRECEDENTS



EXISTING: UNIVERSITY AVE



NEW URBAN FABRIC: UNIVERSITY AVE



EXISTING: SNELLING AVE



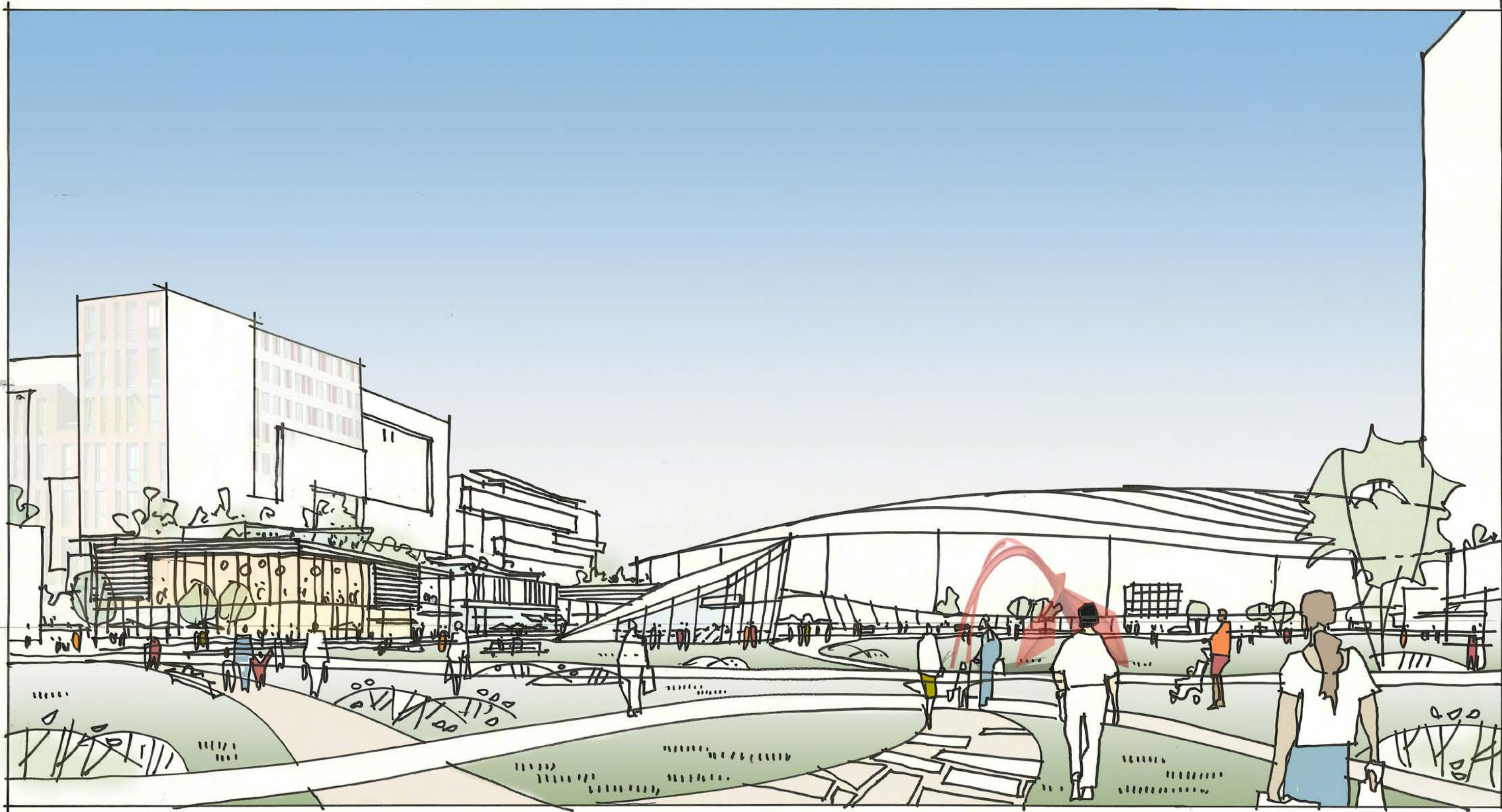
NEW URBAN FABRIC: SNELLING AVE



EXISTING: MIDWAY SQUARE



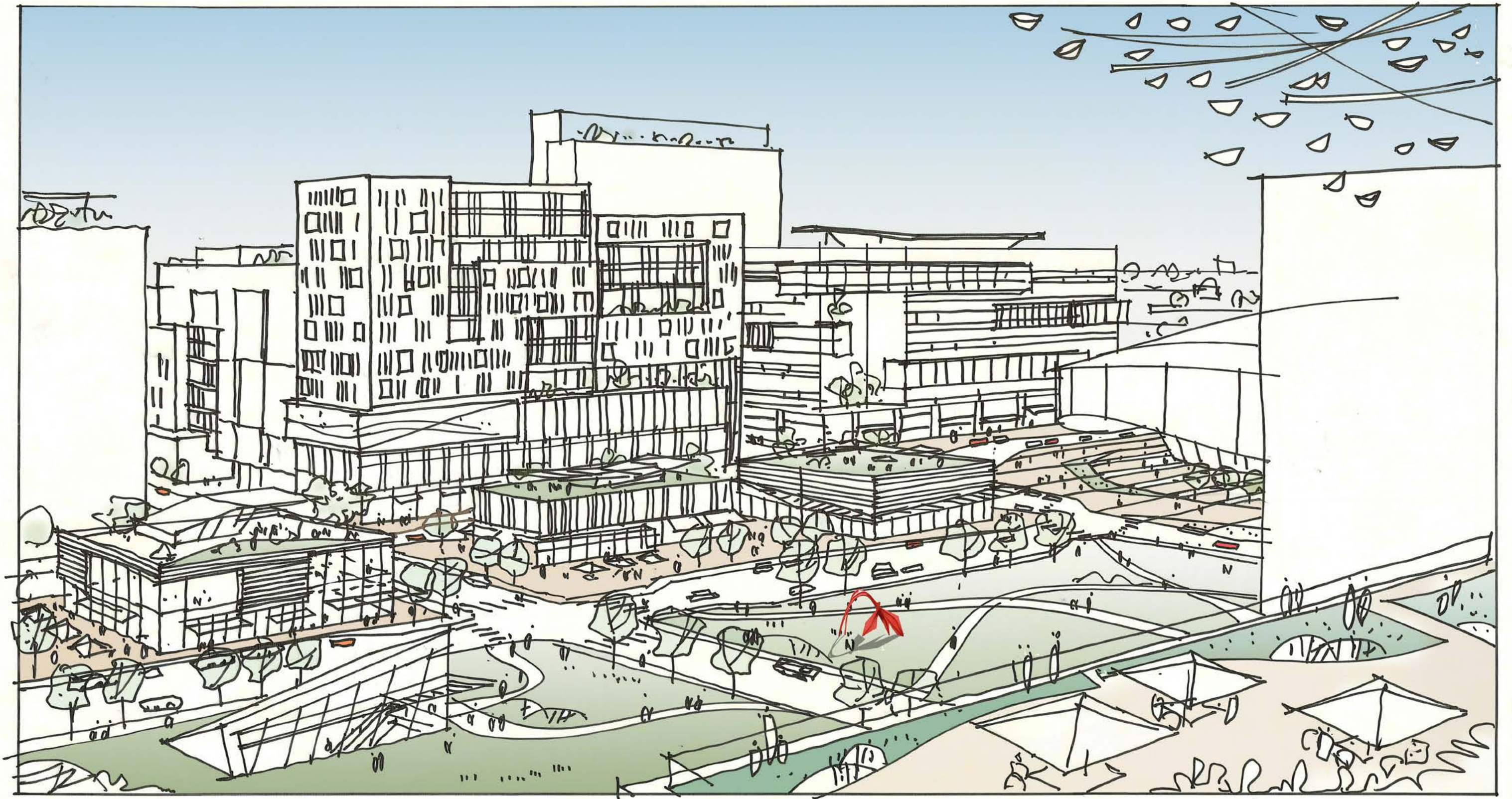
NEW URBAN FABRIC: MIDWAY SQUARE



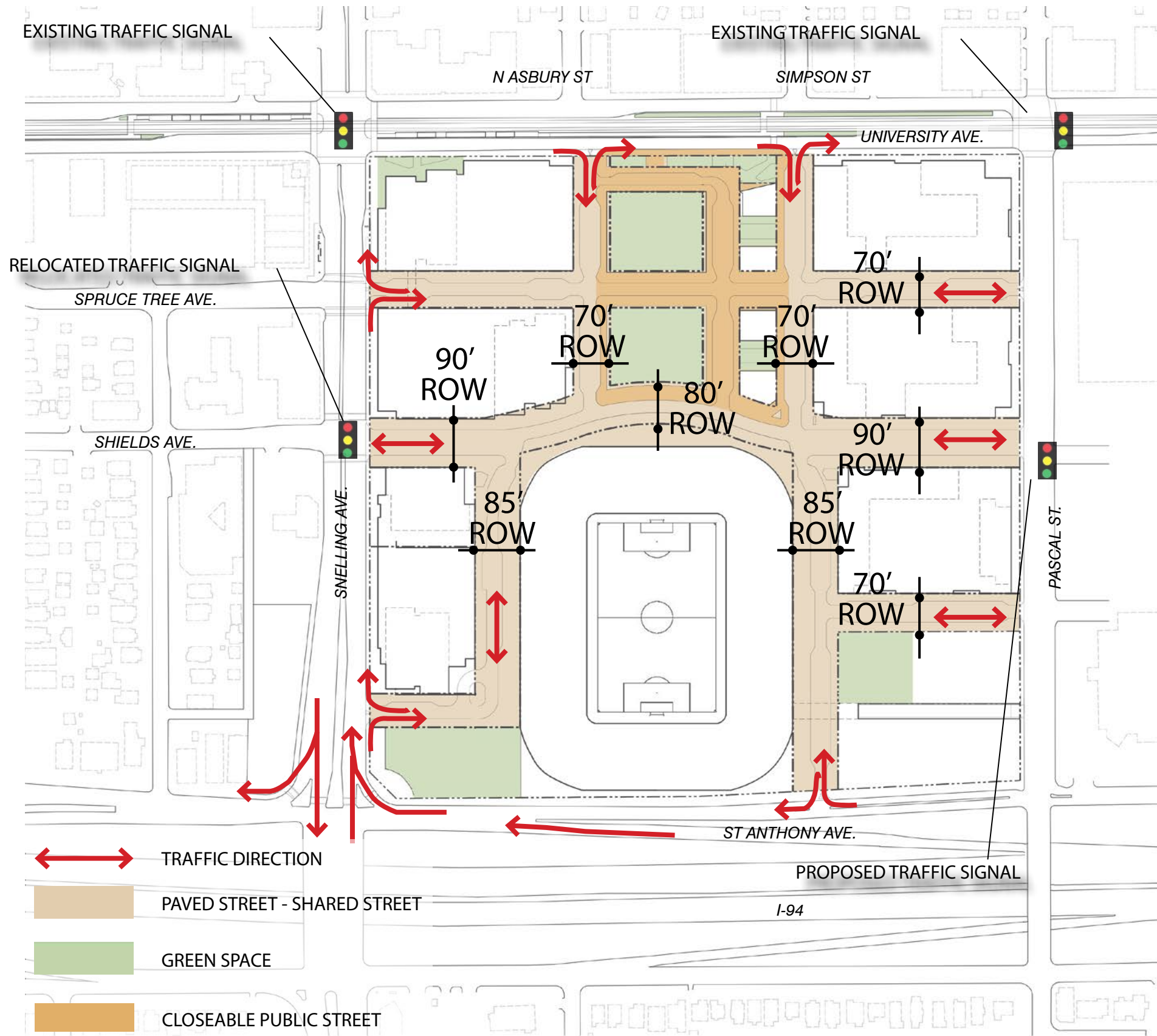
EXISTING: VICTORY PLAZA



NEW URBAN FABRIC: VICTORY PLAZA



STREET GRID AND DIRECTIONS

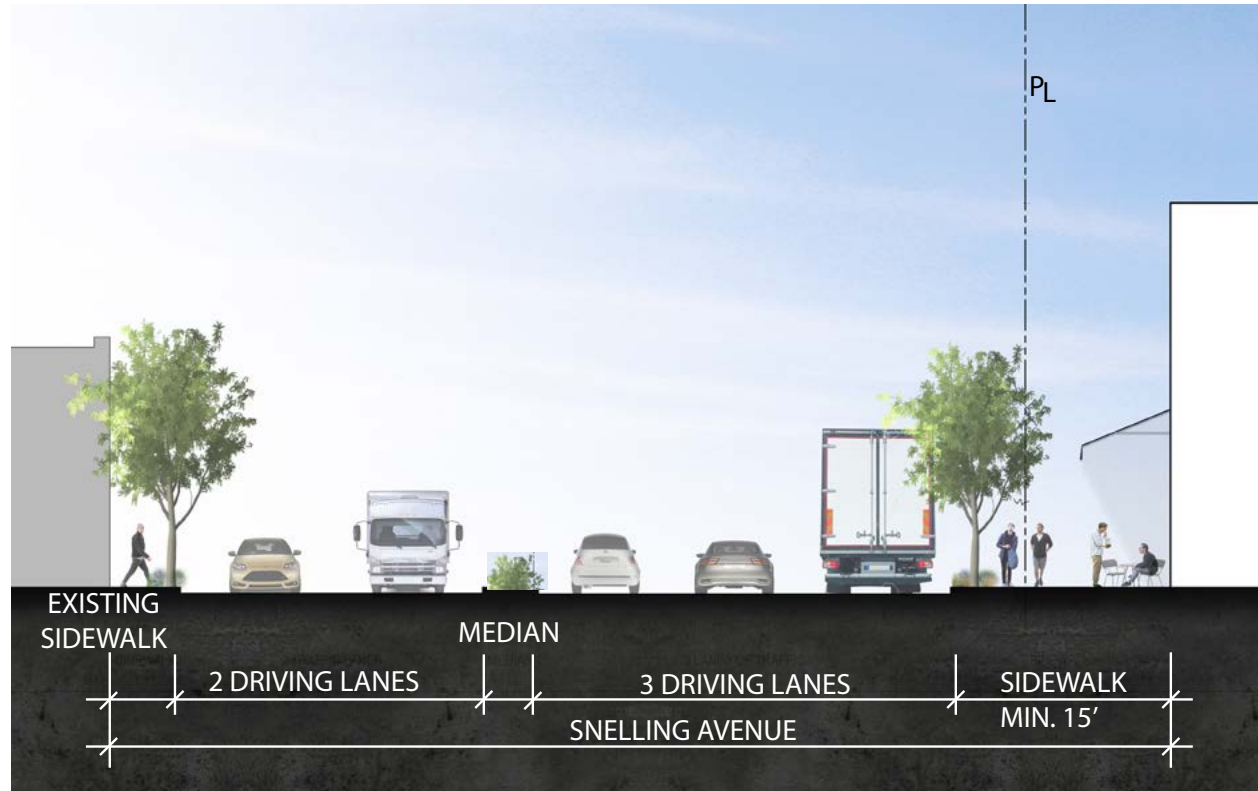


CURBLESS STREET - SHARED STREET

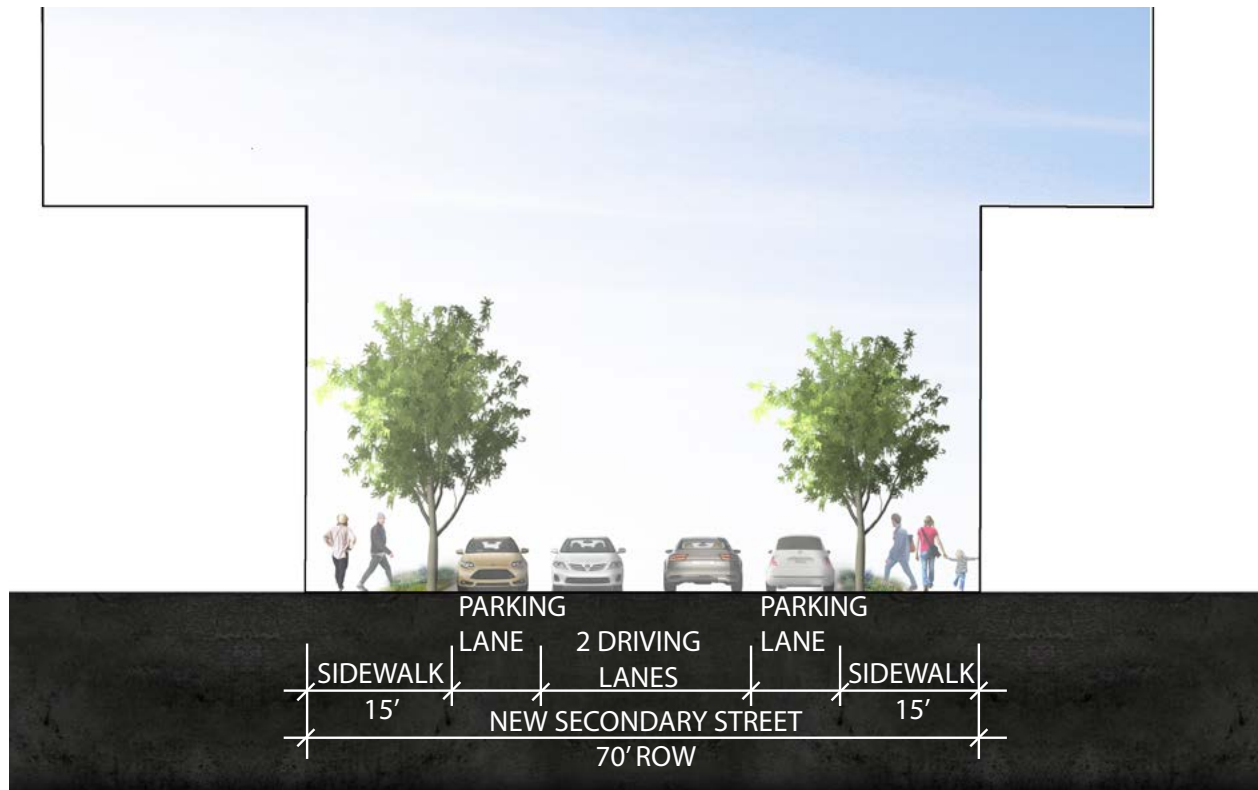
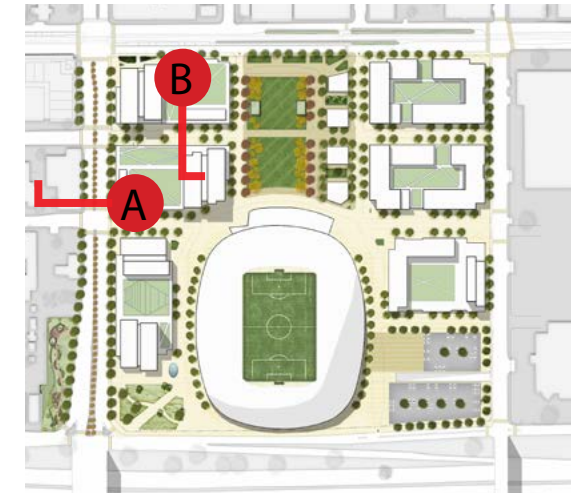


CLOSED PUBLIC STREET

STREET SECTIONS



A



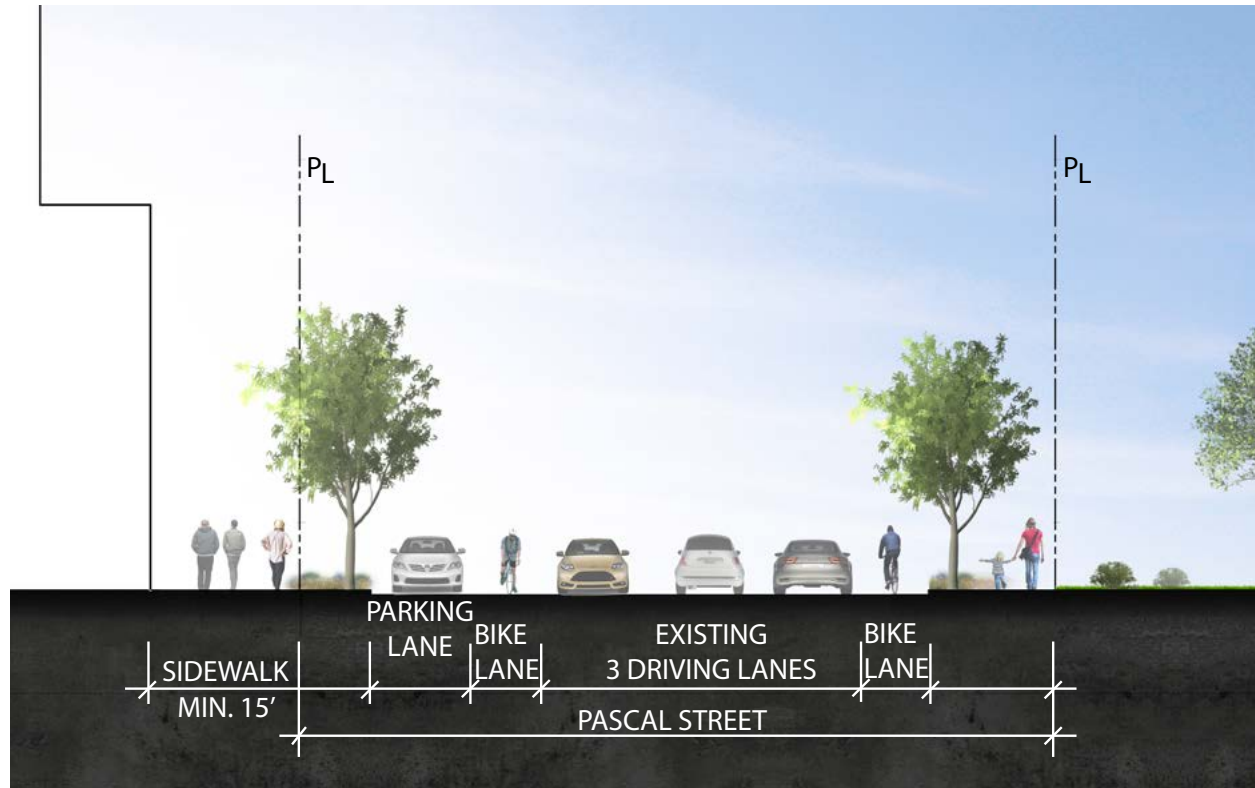
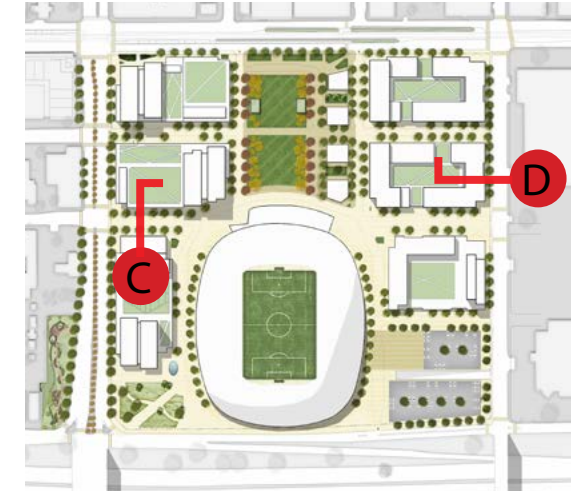
B



STREET SECTIONS



C



D



CURBLESS STREETS

DIRECTOR PARK



PORTLAND, OREGON

MARIAHILFER STRAÙE



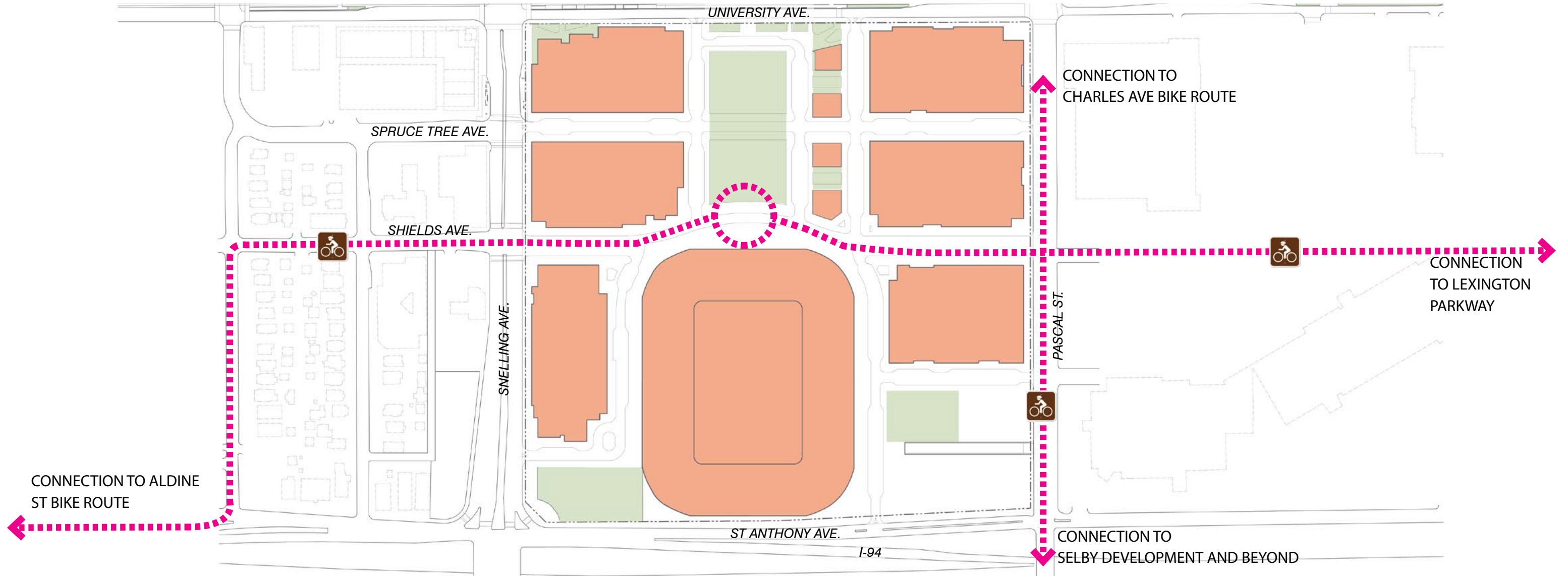
VIENNA, AUSTRIA

SCHADOWSTRASSE

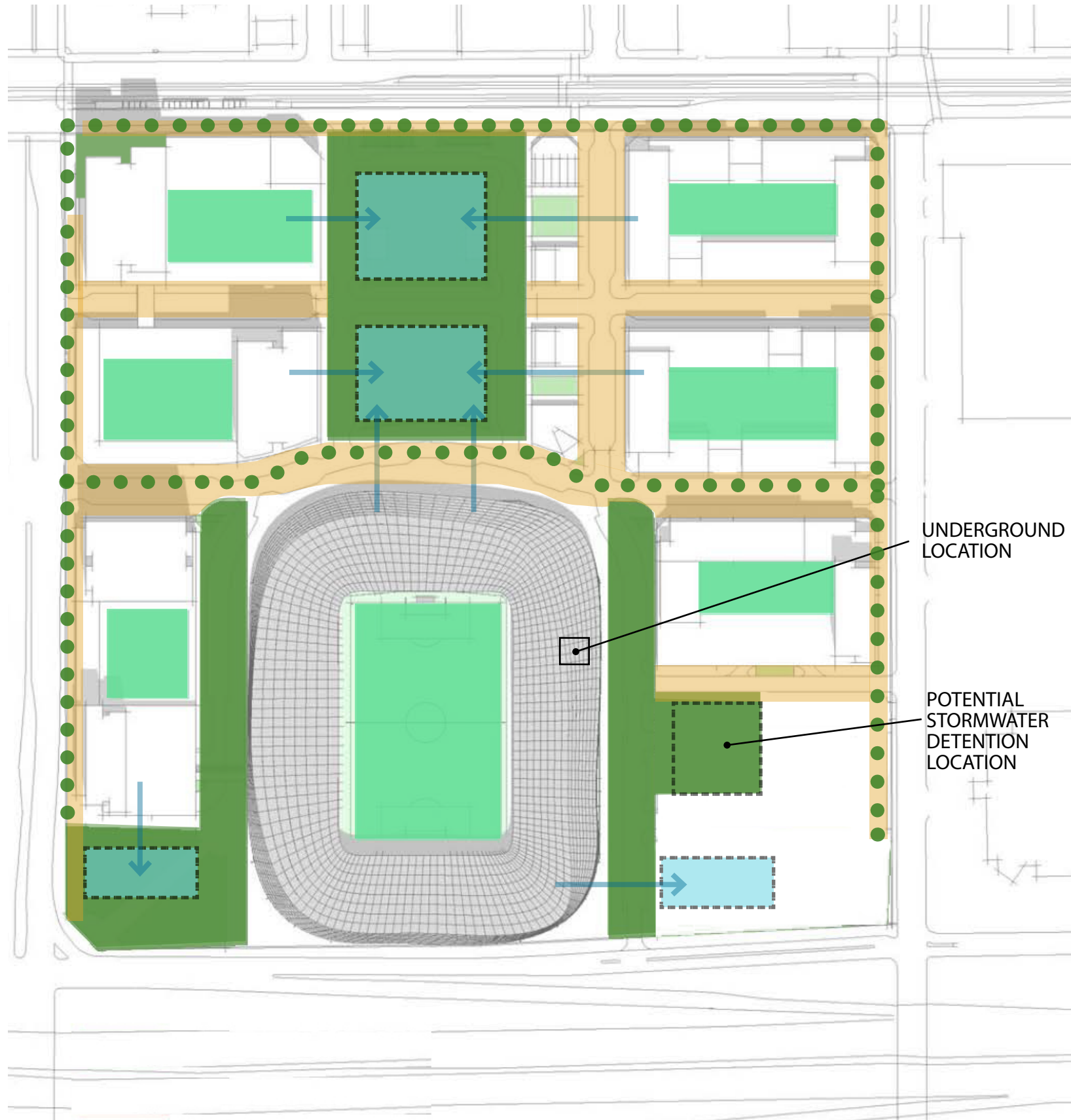


DUSSELDORF, GERMANY

BIKE ROUTES

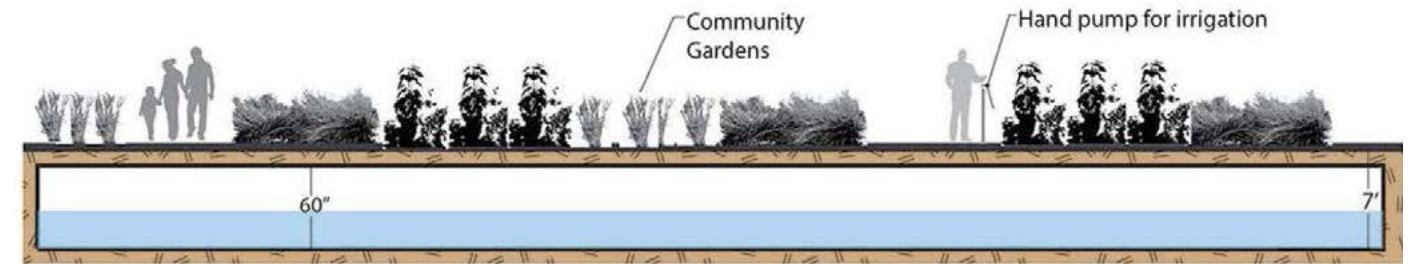


LANDSCAPE: SUSTAINABILITY AND STORMWATER INITIATIVES



UNDERGROUND LOCATION

POTENTIAL STORMWATER DETENTION LOCATION



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





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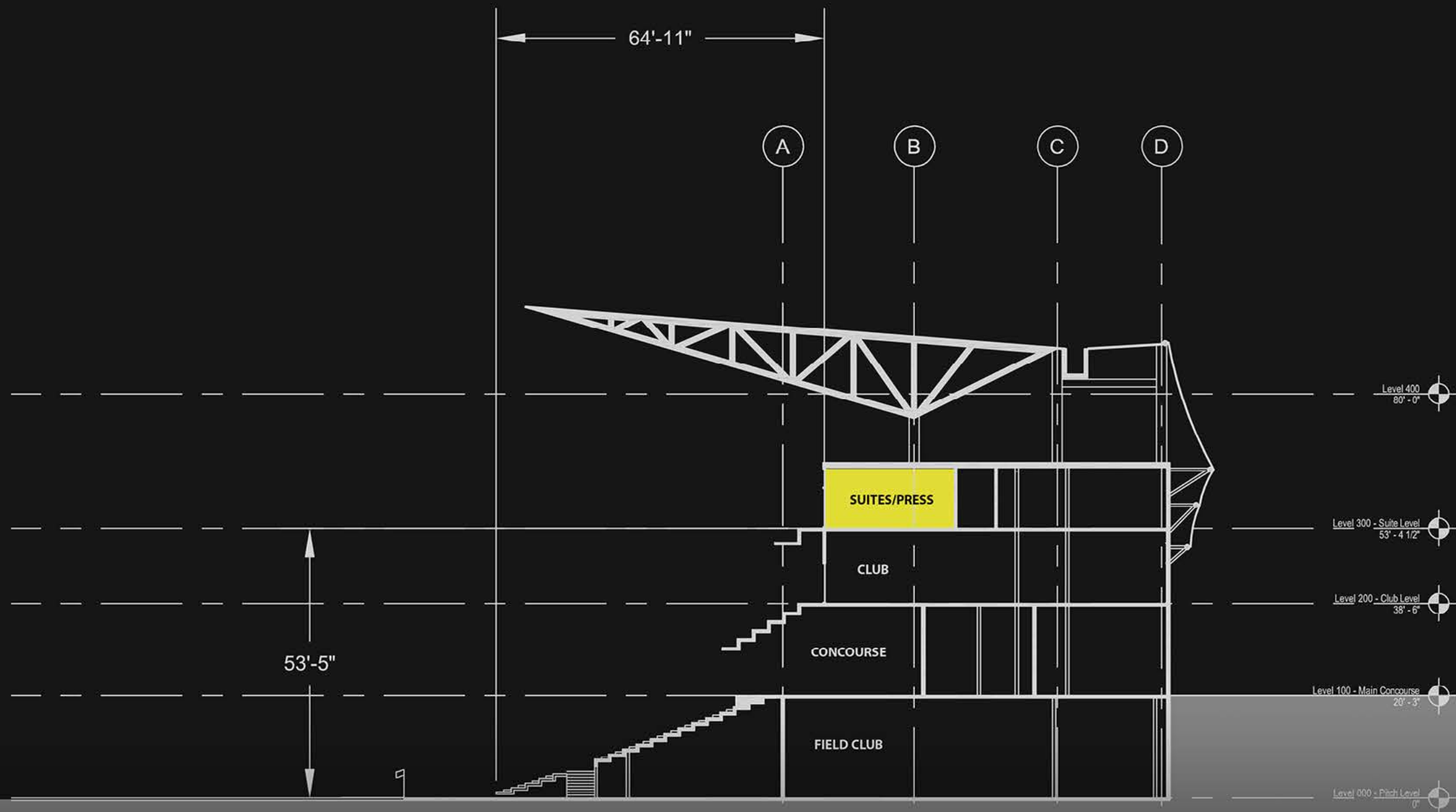


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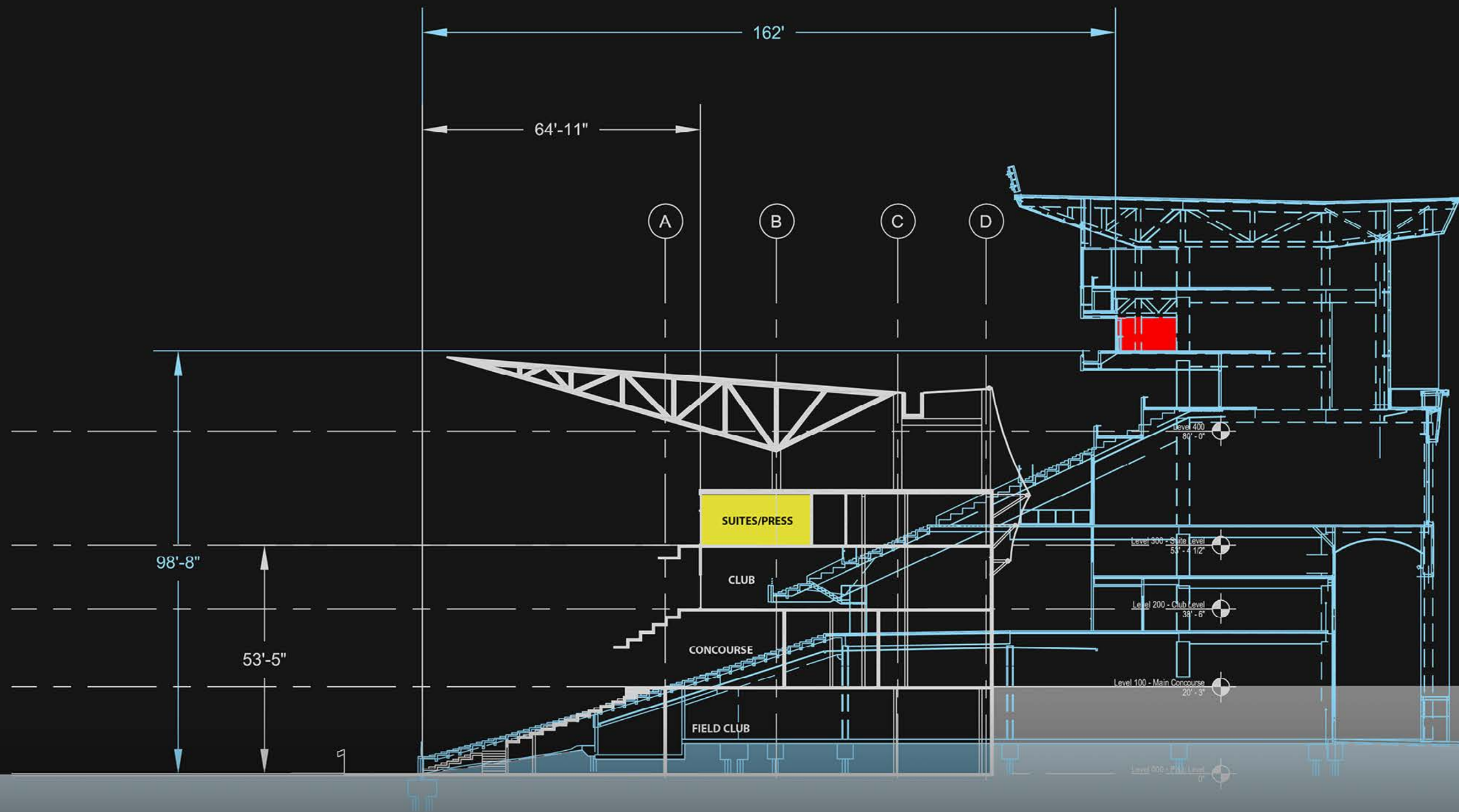
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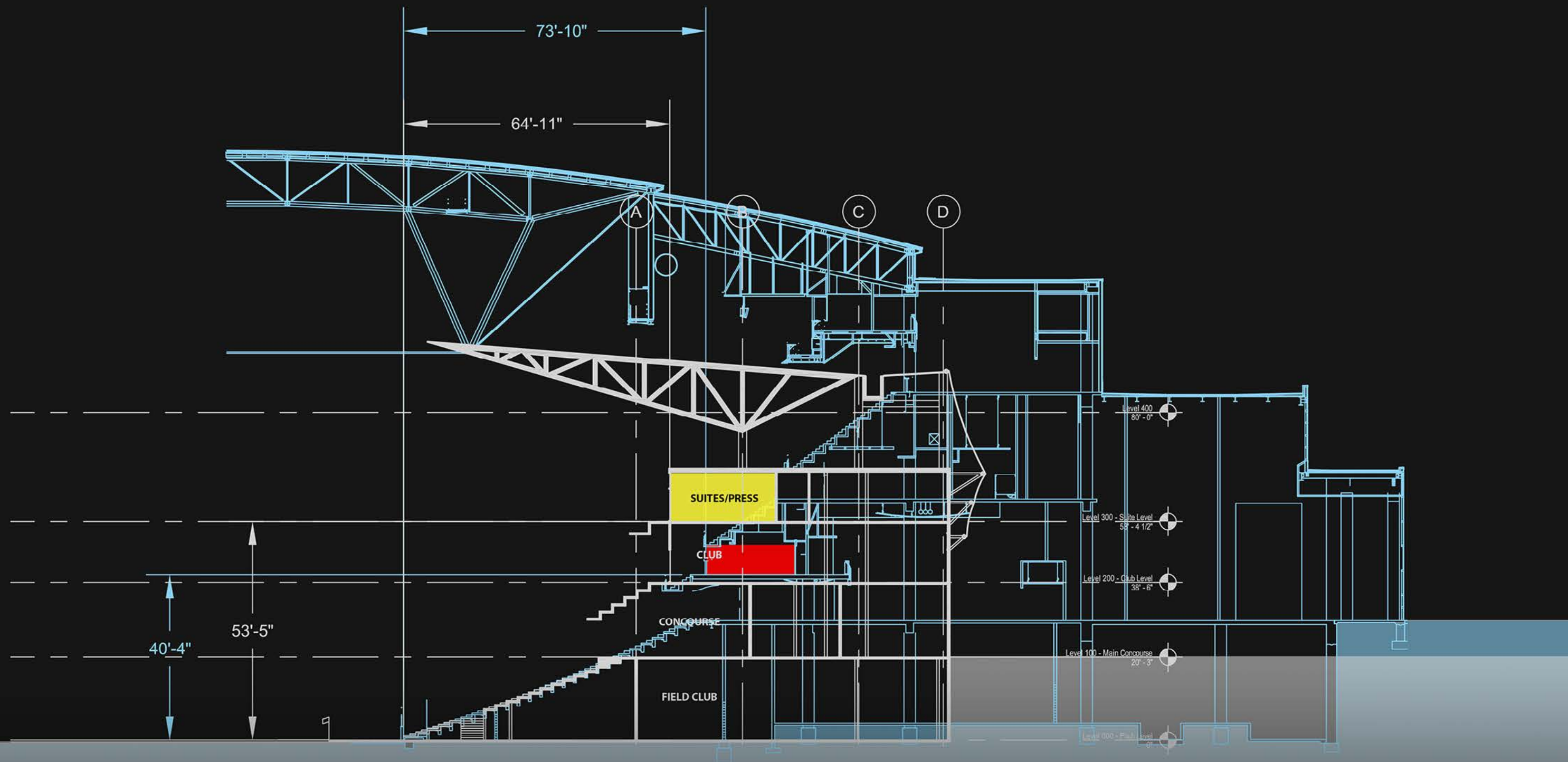
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PROPOSED SITE



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