

# SNELLING-MIDWAY REDEVELOPMENT SITE

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**Public Open House – Concordia University**  
**June 7, 2016**

# Agenda for Tonight

- Welcome and Opening Remarks
- Process & Schedule
- Snelling-Midway Master Plan and Stadium Site Plan Overview
- AUAR (Environmental Review) Results
- Q & A
- Table Topics (Plans & AUAR)
- Comment Table

# Context: The Site Today



# Master Plan & Site Plan Process to Date

- Snelling-Midway site selected – October, 2015
- City, Minnesota United FC, RK Midway – stadium and superblock redevelopment
- Community Advisory Committee (CAC) – 21 community members plus owner and developer representatives
- December – May
  - 9 CAC meetings, 4 open houses, Open Saint Paul, 6 additional outreach meetings
  - Input to stadium and master plan development
- March 2<sup>nd</sup> – City Council/HRA approval of Ground Lease, Use, Development, Funding, Environmental Agreements



# Snelling-Midway Jobs Workgroup

## **Purpose:**

Retention and attraction of jobs and businesses on the Snelling Midway site and in the surrounding area.

## **Areas of focus:**

- Business and job retention
- Employment transitions
- Business and job attraction
- Local employment at all wage and skill levels
- Opportunities for locally owned and minority businesses

## **Schedule:**

- Met January – May
- Final report available soon

# Jobs Workgroup Members

- Saint Paul Area and Midway Chambers of Commerce
- GREATER MSP
- DEED
- St. Paul Building and Construction Trades Council, UFCW Local 1189, St. Paul Regional Labor Federation/AFLCIO, Unite Here Local 17
- Saint Paul Port Authority
- Ramsey County Workforce Solutions, Goodwill, Life Track, St Paul College
- Union Park & Hamline Midway District Councils
- Neighborhood Development Center, Asian Economic Development Assoc. (AEDA) & African Economic Development Solutions (AEDS)
- Wards 1 & 4, Mayor's Office and the MN House of Rep Districts 65 A and 67 A

# Process Upcoming

Tonight's meeting – review of plans submitted so community can comment to Planning Commission & City Council

May – early July

- Planning Commission review of master plan and stadium site plan
- **Public hearing on Friday, June 10**
- Planning Commission recommendations anticipated July 8

Mid July – August

- City Council review
- **Public hearing – Aug. 3 (tentative)**
- Final approval – Aug. 10 (tentative)



## SNELLING MIDWAY REDEVELOPMENT SITE MASTER PLAN

ST. PAUL, MN

APRIL 18, 2016 (REVISED MAY 24, 2016)

RK MIDWAY



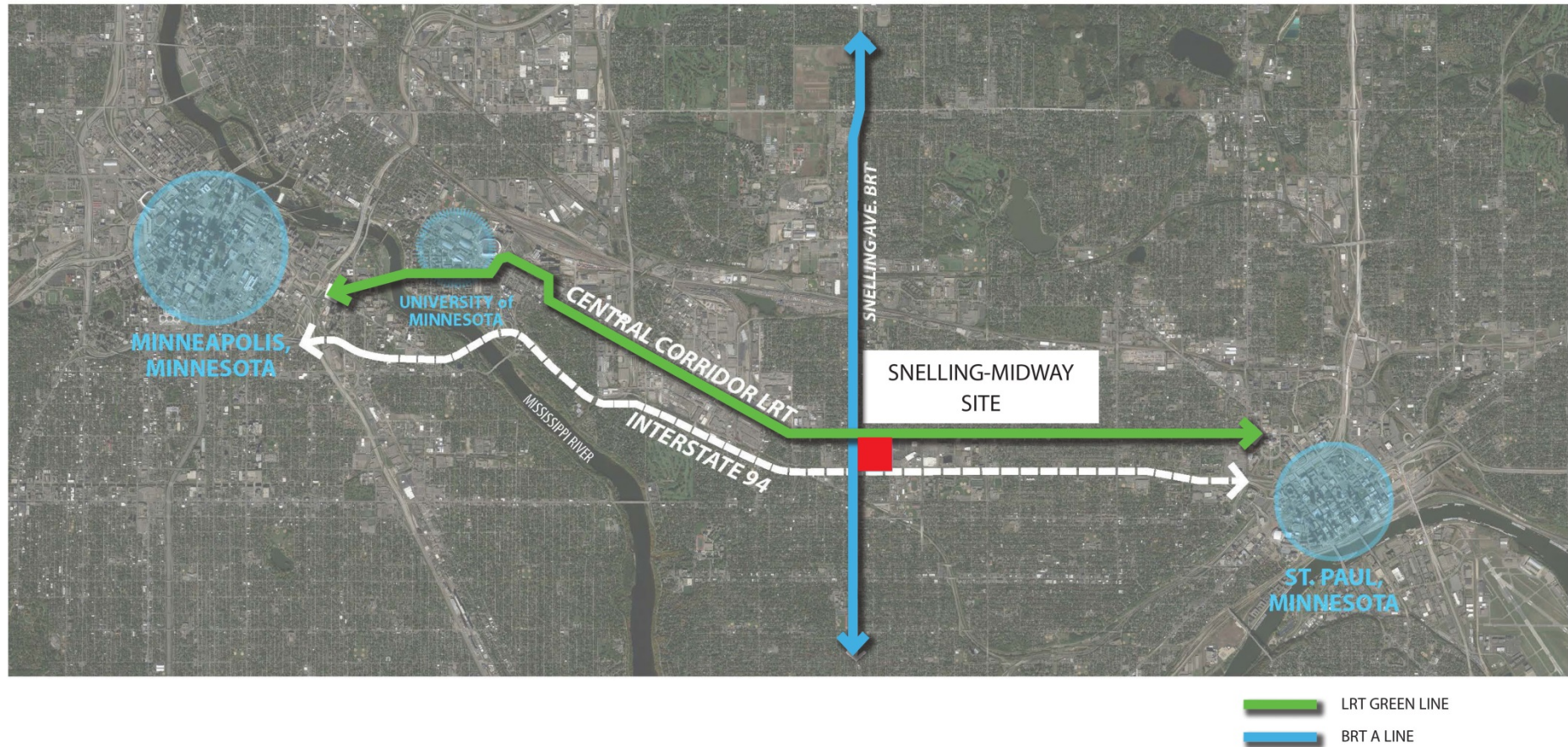
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POPULOUS

NOTE: ACTUAL PHASING BOUNDARY IS TBD

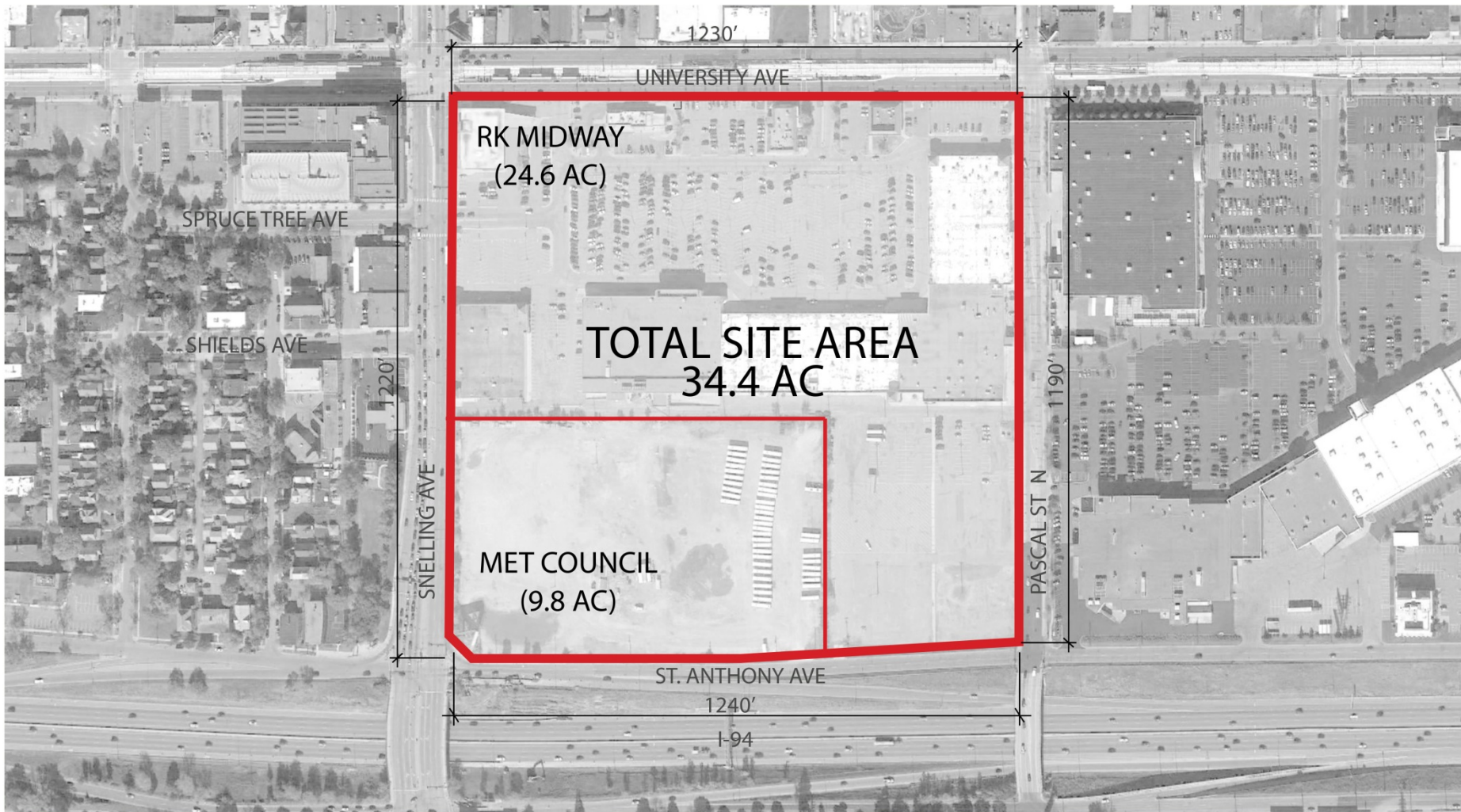


# TRANSPORTATION CORRIDORS





# SITE AREA



RK MIDWAY

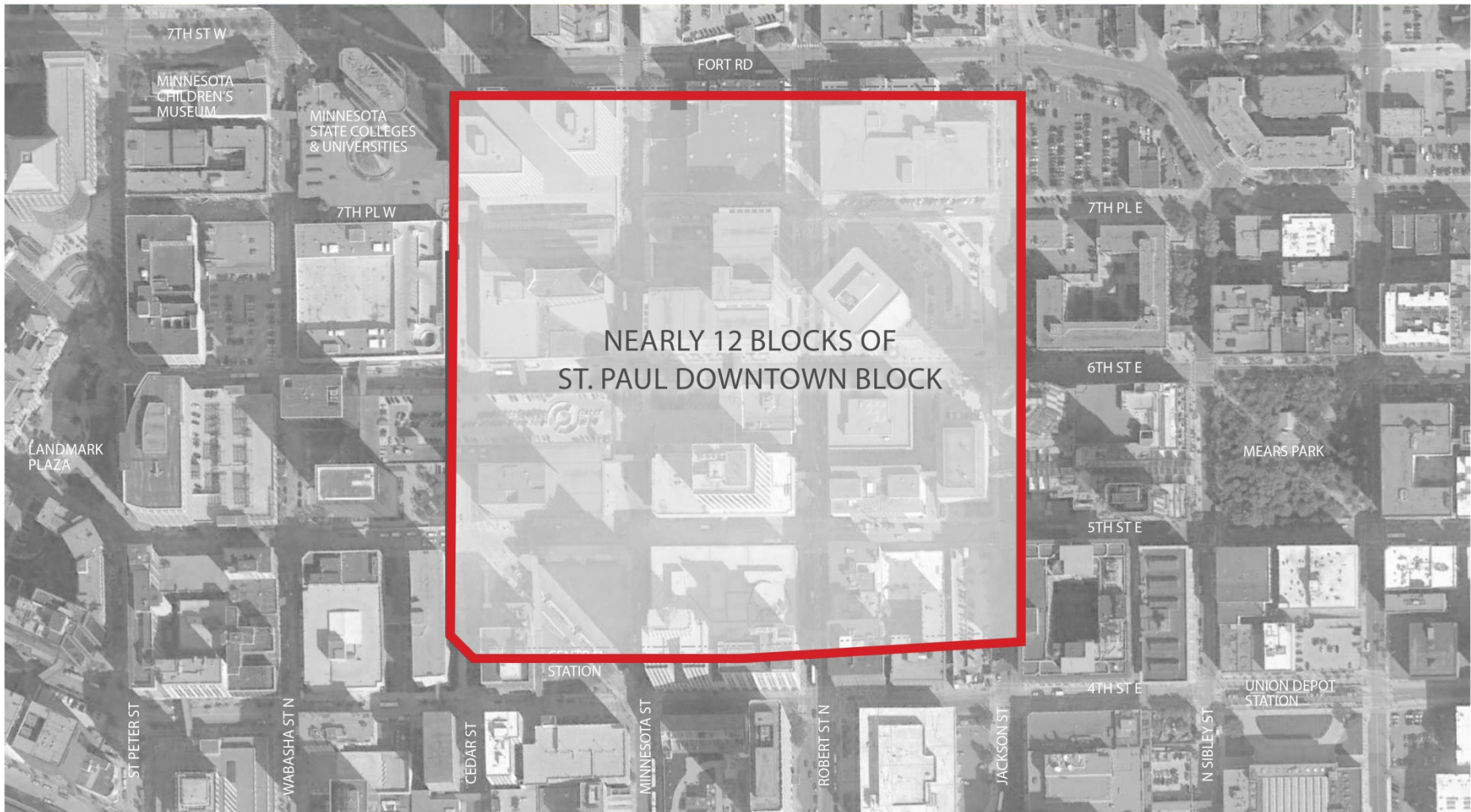


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MIDWAY, ST. PAUL, MN  
APRIL 18, 2016  
(REVISED MAY 24, 2016)

# ST. PAUL DOWNTOWN BLOCKS OVERLAY





# DESIGN PRINCIPLES

## 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



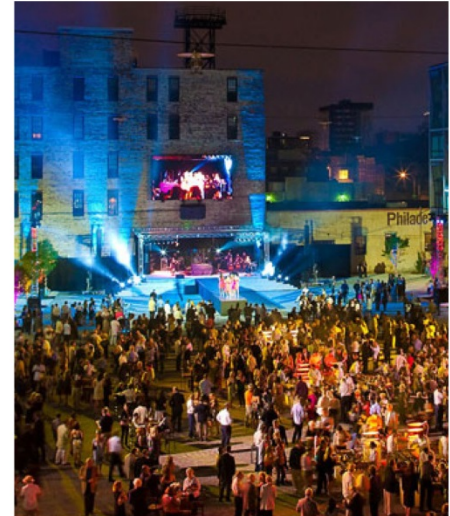
SPRING



SUMMER



FALL



LA LIVE



LOS ANGELES, CA

OUTDOOR YOGA



BRYANT PARK, NY

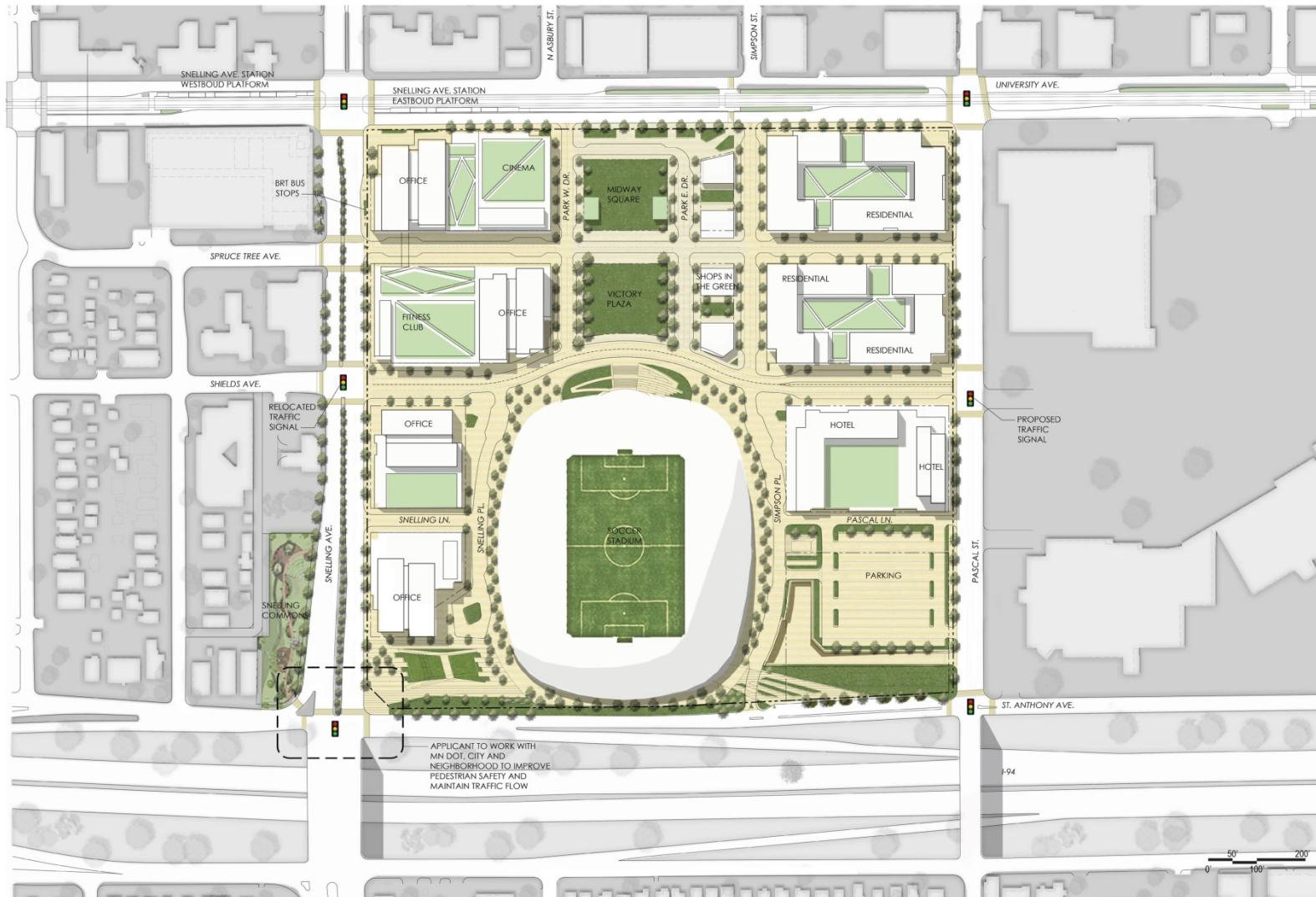
ST. CATHERINE STREET



MONTRÉAL, CANADA



# SITE PLAN





# PROPOSED SITE



RK MIDWAY



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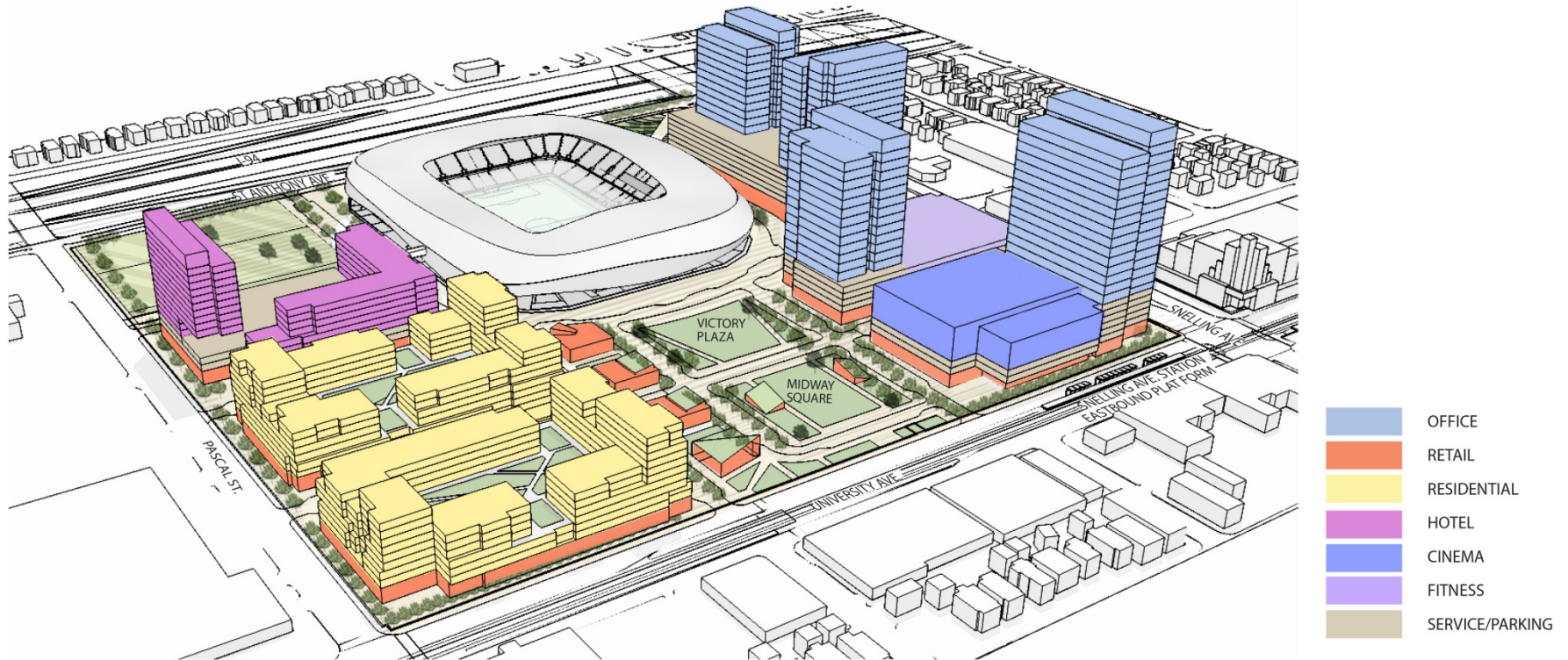
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THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.

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APRIL 18, 2016  
(REVISED MAY 24, 2016)  
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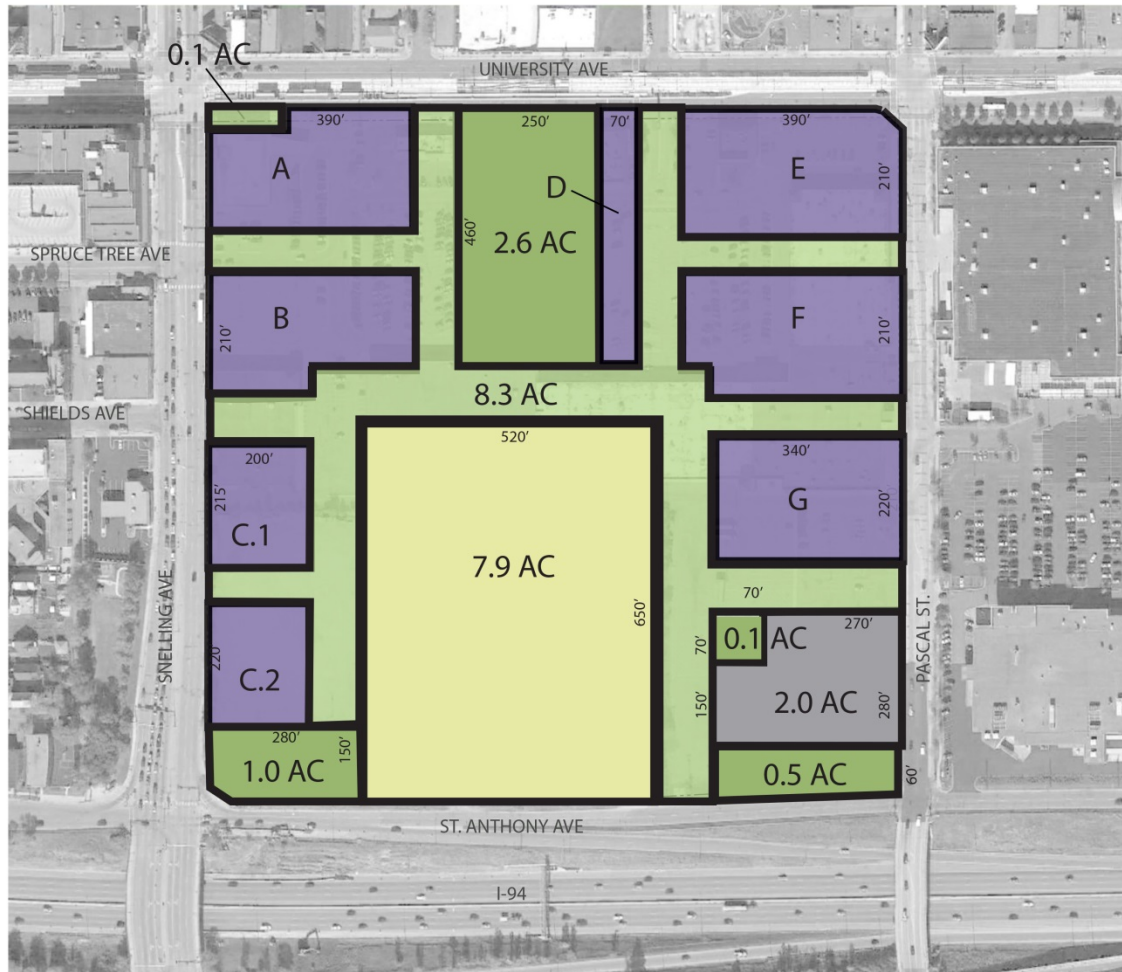


# PROGRAM DIAGRAM





# PROPOSED BLOCK PLAN



## PROPOSED LAND USAGE

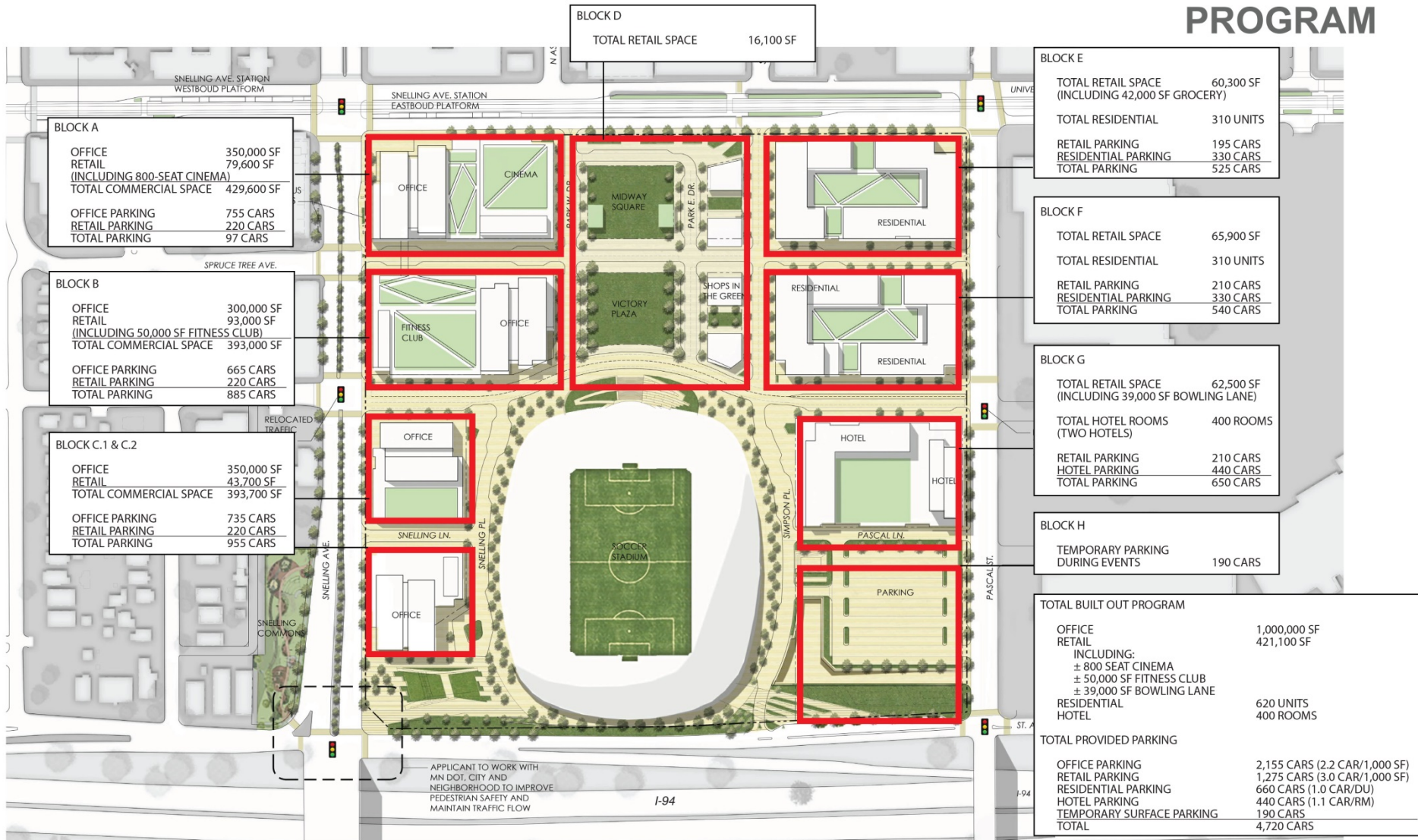
OPEN SPACES	4.2 AC
STREET	8.3 AC
STADIUM	7.9 AC
SURFACE PARKING	1.9 AC
<b>TOTAL PUBLIC REALM 22.3 AC (64.8%)</b>	
DEVELOPABLE BLOCKS:	12.1 AC (35.2%)

## CURRENT OWNERSHIP

PRIVATE OWNERSHIP	24.6 AC
CITY LAND	9.8 AC

\*ALL AREAS ARE APPROXIMATE

# PROGRAM



RK MIDWAY



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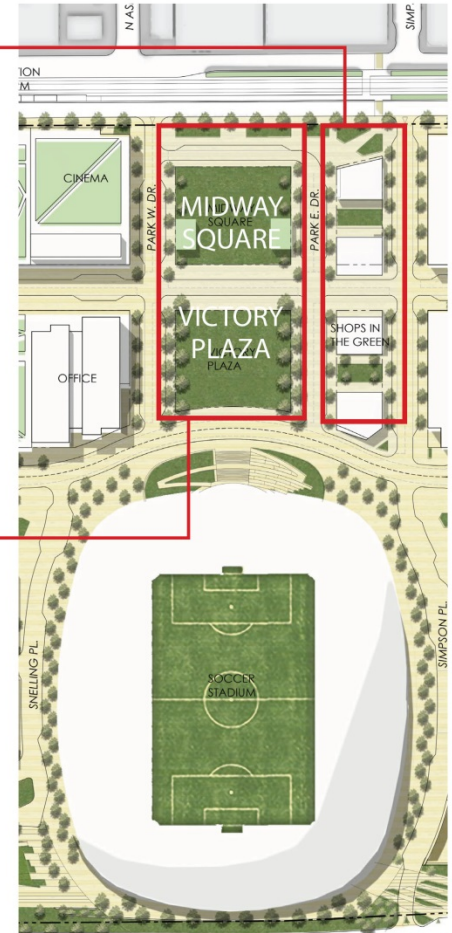
# MIDWAY SQUARE AND VICTORY PLAZA



SHOPS ON THE GREEN PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA PRECEDENTS





# MIDWAY SQUARE AND VICTORY PLAZA



RK MIDWAY



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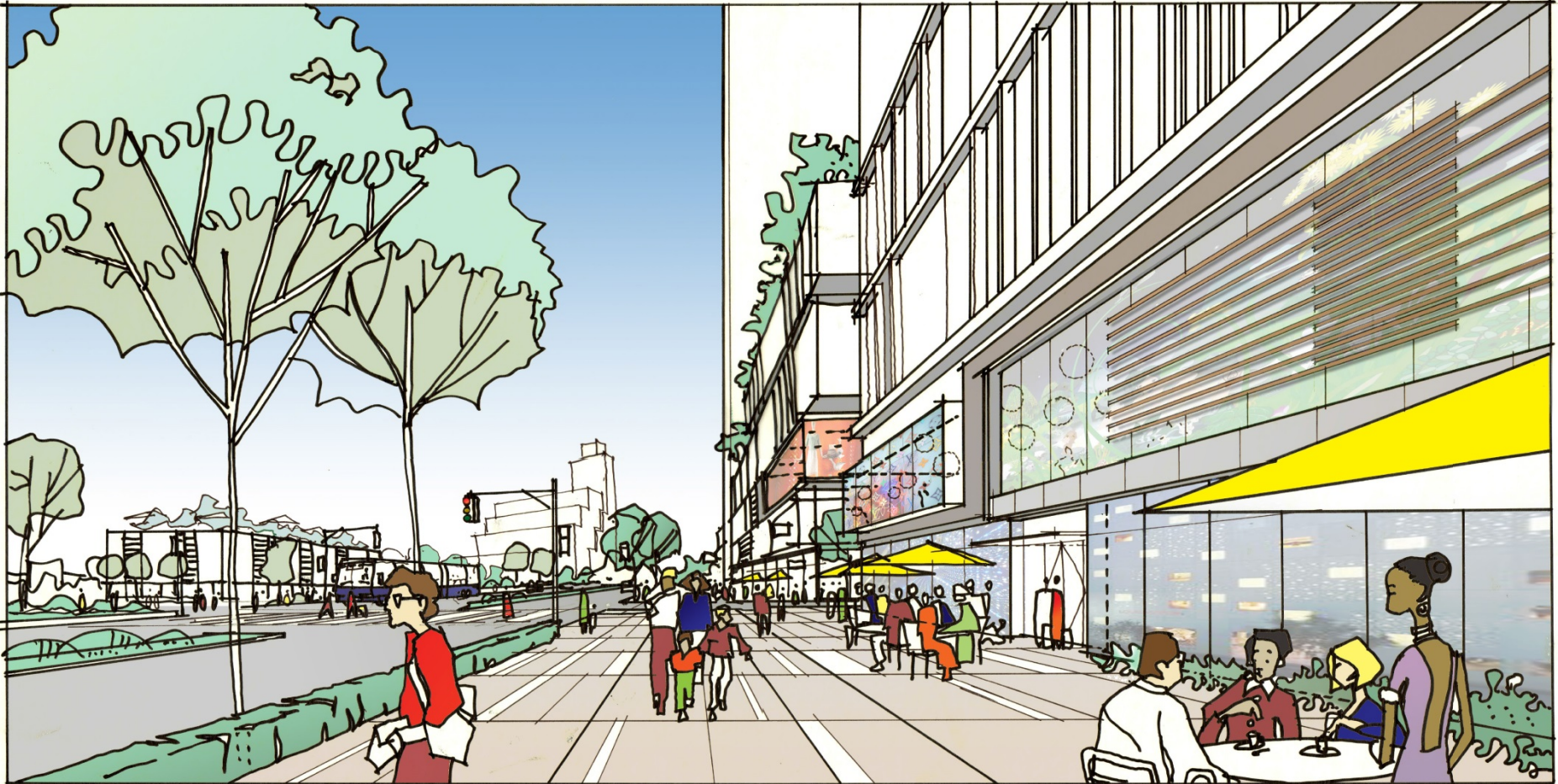


## EXISTING: SNELLING AVE





## NEW URBAN FABRIC: SNELLING AVE



RK MIDWAY



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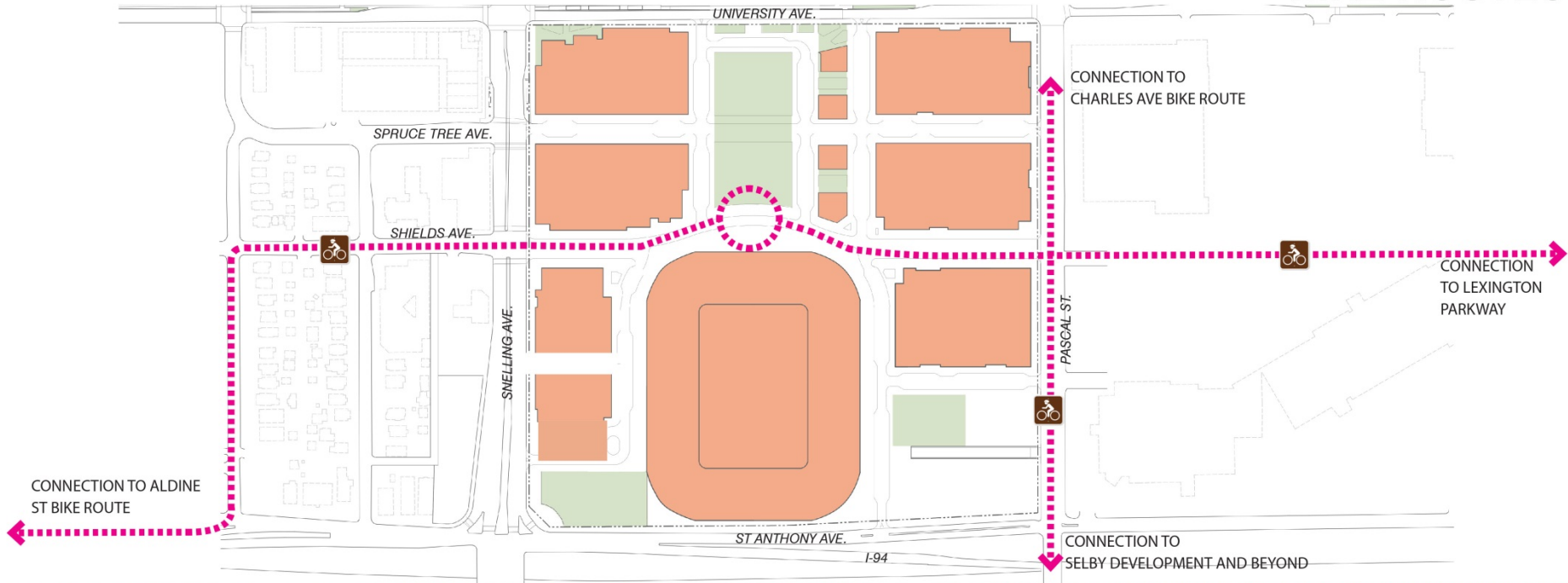
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# BIKE ROUTES



RK MIDWAY



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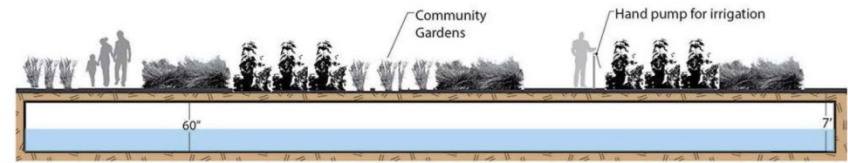
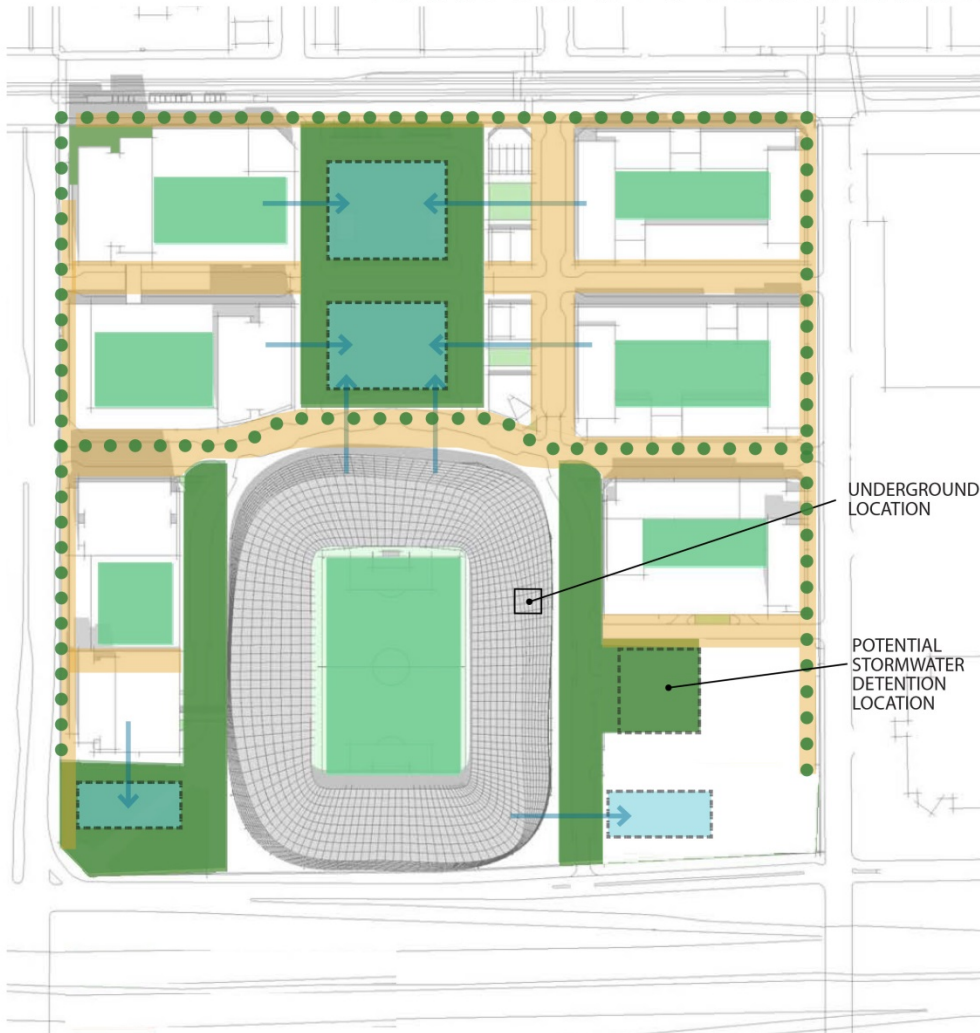
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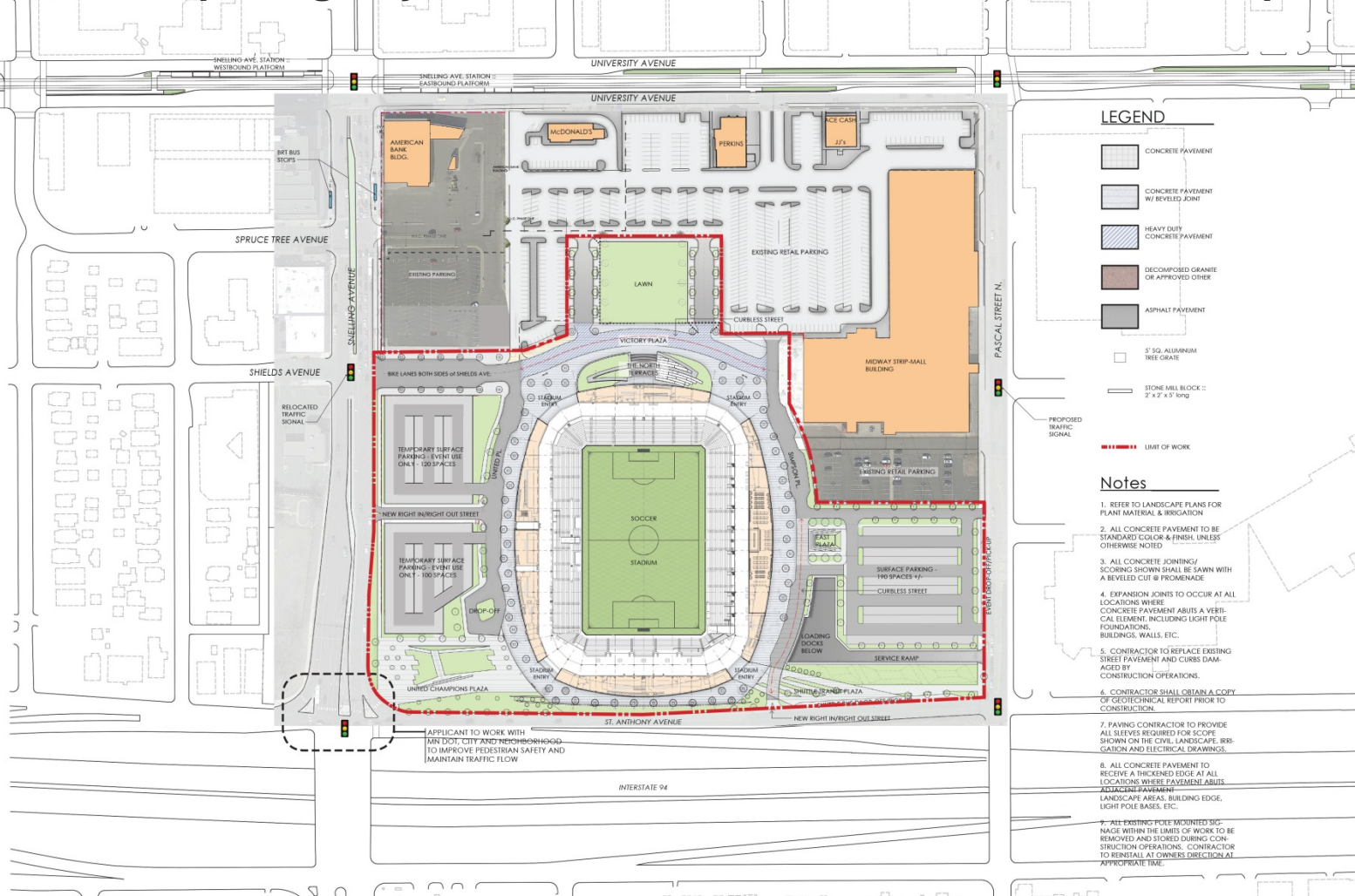


# LANDSCAPE: SUSTAINABILITY AND STORMWATER INITIATIVES



- |   |  |
|---|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span> PERVIOUS SURFACE/<br>PAVING/LANDSCAPE | <span style="display: inline-block; width: 20px; height: 10px; border: 1px dashed #4F81BD;"></span> IRRIGATION CISTERN   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #90D2C0; border: 1px solid black;"></span> GREEN ROOF                            | <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid #4F81BD;"></span> SIDEWALK LANDSCAPE/<br>RAIN GARDEN |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #F7C97C; border: 1px solid black;"></span> PERMEABLE PAVING<br>SURFACE           | <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black;"></span> POTENTIAL CENTRALIZED<br>GREY WATER RECYCLING<br>STATION  |

# Stadium Opening Day Site Plan – Phase 1 of Master Plan Develop.



NO.	DATE	REVISION
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KEY PLAN

**POPULOUS**

4800 MAIN STREET | SUITE 300  
KANSAS CITY, MISSOURI 64111  
T 816.221.1500  
POPULOUS.COM

Owner:

MINNESOTA UNITED FC  
4060 OLSON MEMORIAL HWY, SUITE 295  
MINNEAPOLIS, MN 55422

PROJECT TITLE:

MINNESOTA UNITED FC  
SOCCER STADIUM ::  
OPENING DAY SITE PLAN

1562 UNIVERSITY AVENUE W.  
SAINT PAUL, MN 55104

PROJECT NO.: 15.4157.00

DRAWING TITLE:

SD1.0

SCALE: PAGE:

SEAL

FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION  
05.23.2016



# ENVIRONMENTAL REVIEW

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# Environmental Review: What and Why?

- Environmental review is a state-mandated information gathering process, where the potential impacts of a project as well as mitigation, where needed, are identified. It is not a permitting process.
- The proposed stadium meets the threshold ( capacity of 20,000 persons) for a mandatory EIS (Environmental Impact Statement) or AUAR (Alternative Urban Areawide Review)
- This environmental review also covers the proposed redevelopment of the remainder of the site



# Environmental Review: AUAR

**AUAR** = Alternative Urban Areawide Review

- A two-part analysis tool designed to look at potential impacts of multiple development scenarios
- Works well where impacts of multiple potential projects over a large area need to be evaluated

# AUAR: Format and Structure

## Part 1: What do we need to study? (aka the “**Scoping EAW**”)

- Questions Answered:
  - What development scenarios should be evaluated?
  - What issues are important for the AUAR to examine?
  - What is the appropriate level of analysis?
- “Scoping EAW” published in February 2016
- Scope of AUAR finalized following 30-day public comment period



# AUAR: Format and Structure

## Part 2: What we studied and what we found (aka the “**AUAR**”)

- Questions Answered:
  - What did we study and what were our assumptions/methods?
  - What POTENTIAL impacts did we identify?
  - What can we do to mitigate or prevent those impacts?
- Question Asked:
  - How did we do?
- **Draft** AUAR published June 6
- Comment period closes 4pm on July 6
- Responses to comments, **Final** AUAR published mid-July

# AUAR: General Content

- Permits, Plans, Zoning, Land Use
- Geology, Soils, and Water Resources
- Contamination/Hazardous Materials/Wastes
- Fish, Wildlife, Plant Communities, Sensitive Ecological Resources
- Historic and Visual Resources
- Air, Noise, and Light
- Transportation (Traffic, Parking, Transit, Bikes, Peds)



# AUAR: What Did It Find? (DRAFT)

- The Projects (Stadium and Master Plan) as Envisioned are Viable
- For Most Areas of Analysis, Issues are Typical of Large Development Projects/No Mitigation Needed
- Examples:
  - Site contamination can be managed through typical MPCA processes
  - No substantial impacts on air quality expected

# AUAR: What Did It Find? (DRAFT)

- In Some Areas, Management of Impacts May be Needed.
- Examples:
  - A game-day transportation management plan will be needed, including management of parking
  - Limited infrastructure improvements may be needed to accommodate automobile traffic at full build-out of the proposed Master Plan
  - Potential noise impacts can be addressed through scheduling of games and/or reduction of amplification.

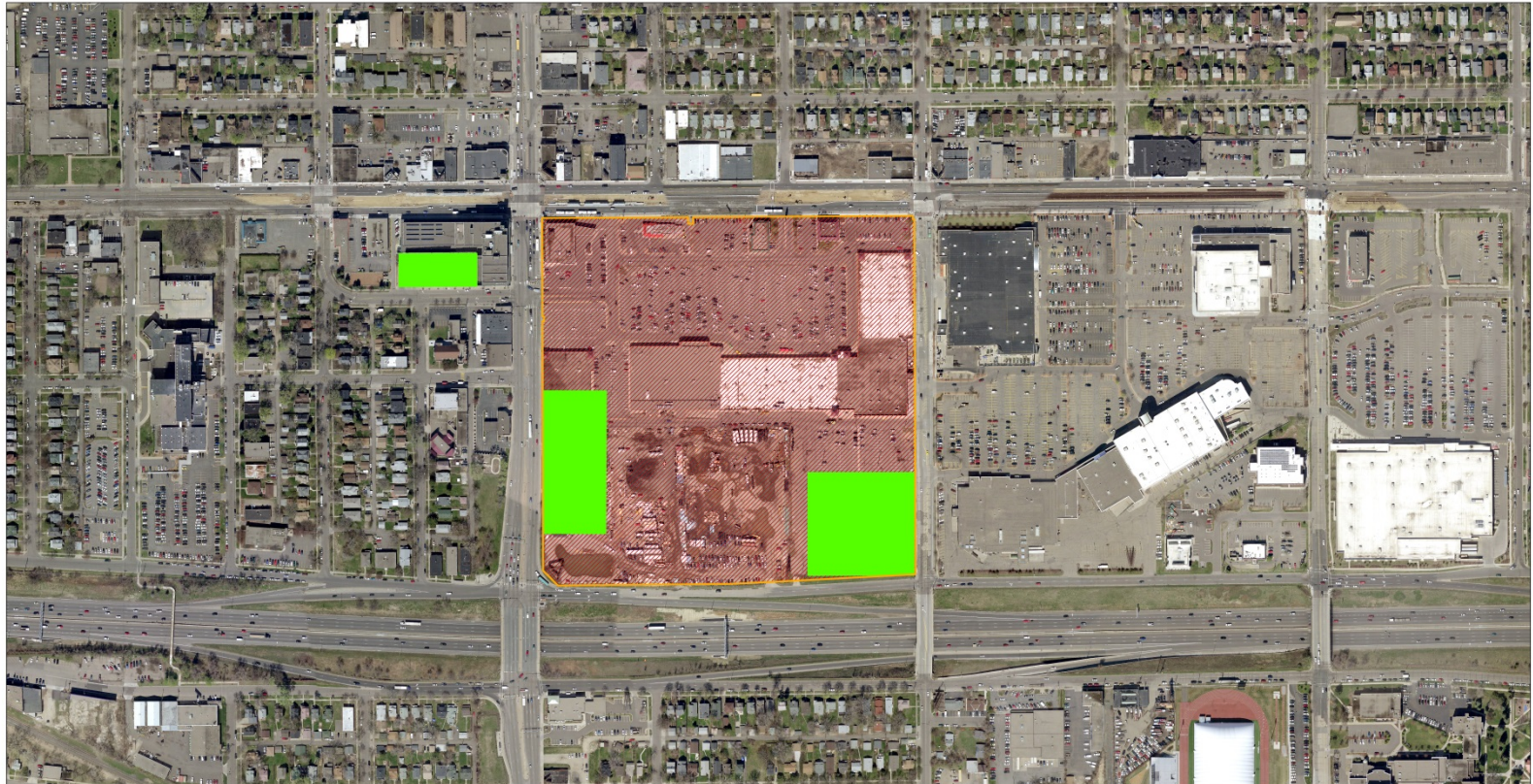




# Event Transportation and Parking

**Assumption A:** No on-street parking on-site or in adjacent neighborhoods needed for games

**Assumption B:** Limited on-site (410 spaces) and adjacent off-site parking (350 spaces) available for games

# Event Parking: On-Site/Adjacent



-  AUAR Assumed On-Site and Adjacent Parking (760 spaces)
-  Stadium Site



# Events: Modal Split (2018)

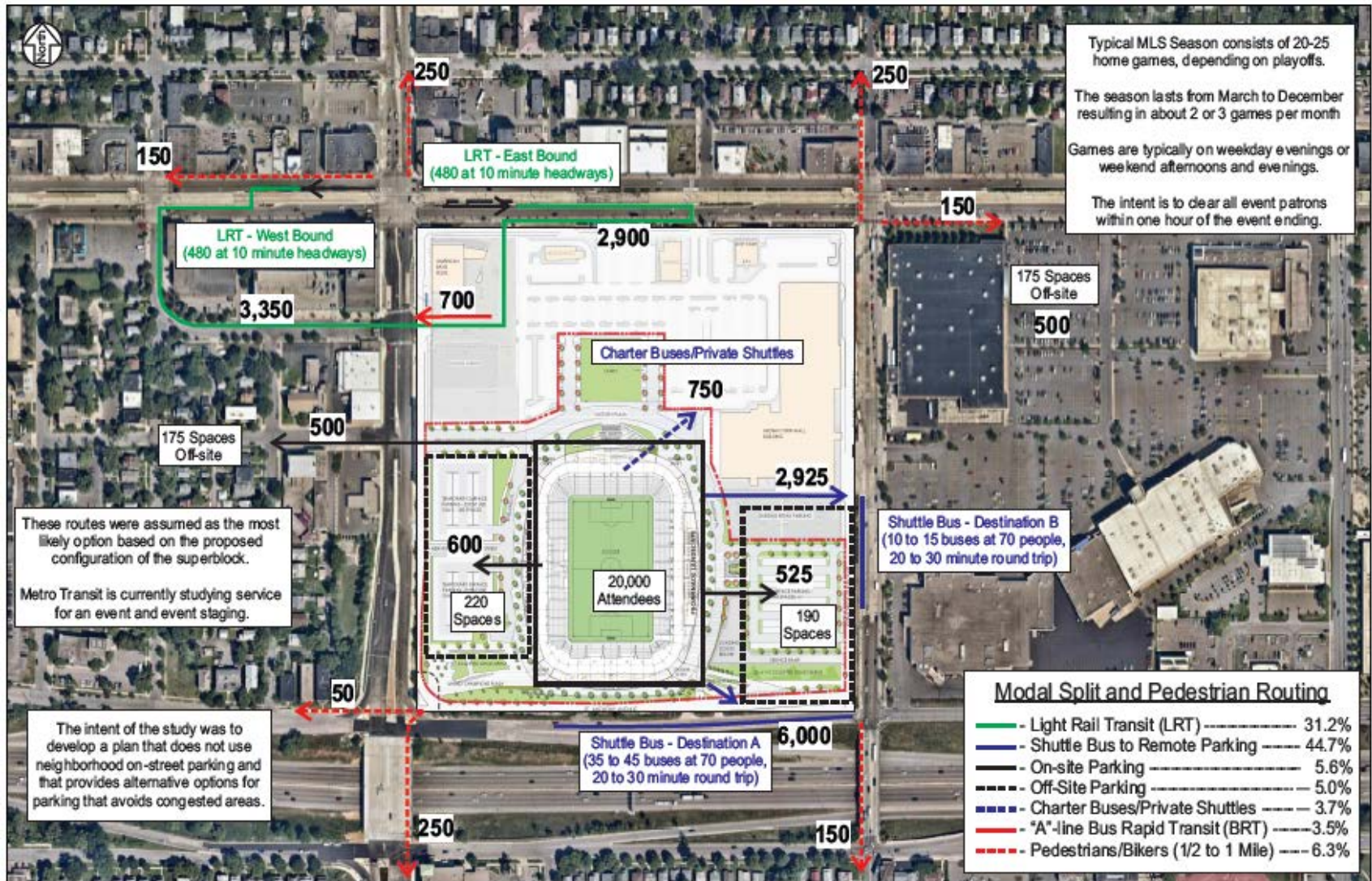
## Person Trip Generation Estimates – 20,000 Patrons

Modes	Percent of Total	Weekday		Percent of Total	Weekend	
		Arrival	Departure		Arrival	Departure
Non-Auto or LRT/BRT	10.0%	2,000	2,000	15.0%	3,000	3,000
On Site Parking	9.6%	1,925	1,925	9.6%	1,925	1,925
Off Site Parking	4.8%	965	965	4.8%	965	965
LRT/BRT	34.8%	6,960	6,960	34.8%	6,960	6,960
Off-Site Shuttles	40.8%	8,150	8,150	35.8%	7,150	7,150
Totals	100.0%	20,000	20,000	100.0%	20,000	20,000

# Events: Shuttle Service

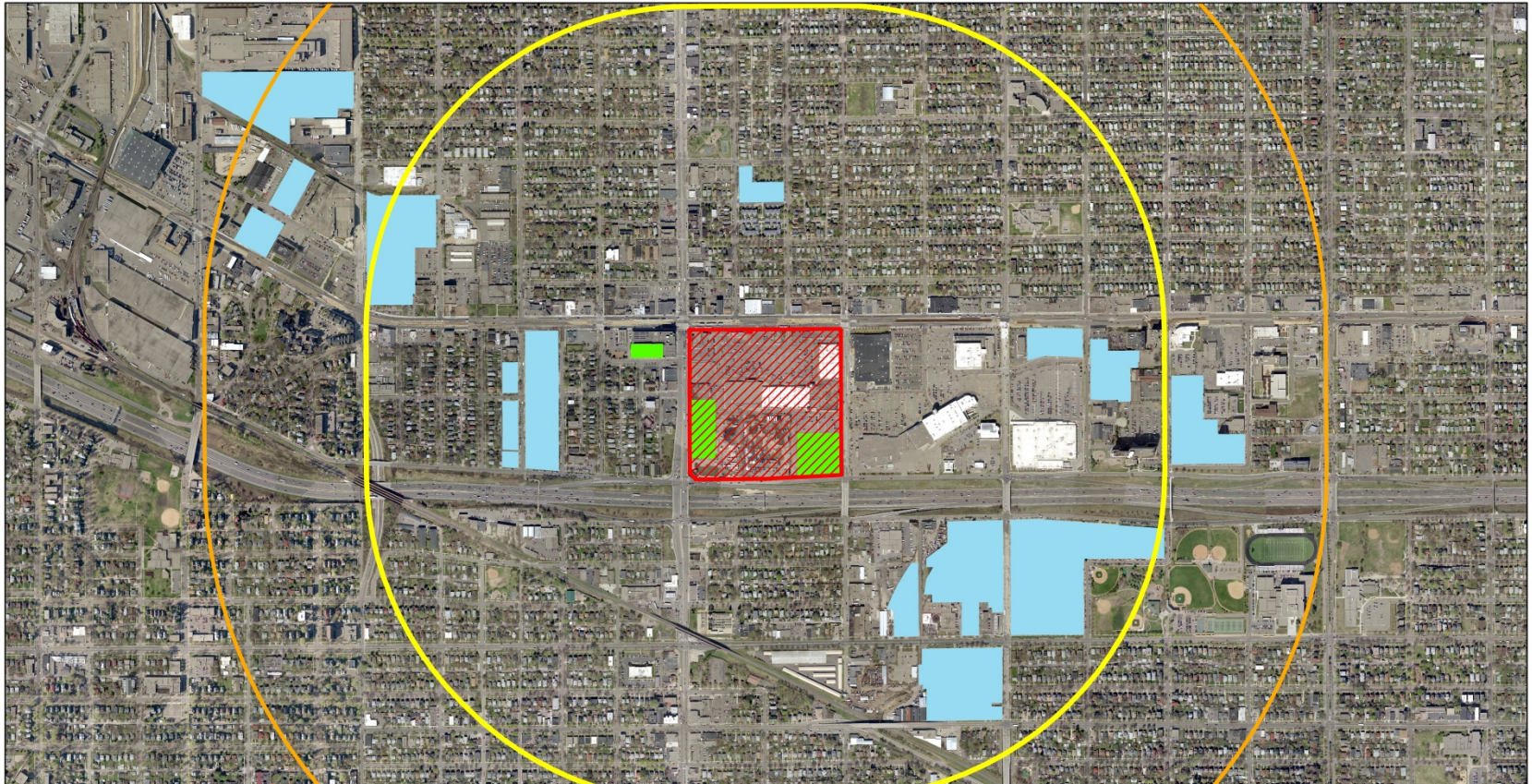
- Would Use Existing Commercial Parking Facilities (or facilities that provide paid parking on a regular basis)
- 34,000+ Existing Spaces Within Approx. 20 minutes of Stadium Site
- Only a small portion of these spaces would be needed for stadium events.
- Ideally 2-3 Large Locations to Simplify Logistics






# Events: Event Management





# Events: Other Parking?



-  Stadium Site
-  AUAR Assumed On-Site and Adjacent Parking (760 spaces)
-  1/2 Mile from Stadium Site
-  Nearby Private Off-Street Parking (approx. 4,000 spaces)
-  3/4 mile from Stadium Site

# Traffic: Master Plan Buildout

- Analysis Assumes Level of Development Proposed in Master Plan
- Individual Developments Pursuant to Master Plan Would Need Transportation Demand Management Plan (TDMP)
- TDMPs Developed in Conjunction with City to Encourage Ridesharing, Transit Use, Etc.

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# Traffic: Master Plan Buildout

## Year 2035 Development Related Roadway Improvements

### Summary

- A) Snelling Avenue/University Avenue
  - Extend northbound left-turn lane beyond Shields Avenue
- B) Snelling Avenue/Spruce Tree Avenue
  - Modify to allow right in/right out movements only (Install median on Snelling Avenue)
  - Remove existing traffic signal once the new traffic signal at Shields Avenue is installed.
- C) Snelling Avenue/Shields Avenue
  - No ped crossing on south approach
  - Need three exiting westbound lanes to accommodate site traffic during the PM peak hour
- D) Encourage multi-modal use. Install bike racks throughout the site. A minimum of 400 will be needed for events.
- E) Pascal Street/Shields Avenue
  - New traffic signal, when warranted.



# Noise Levels

**Table 1.** State of Minnesota Noise Level Limits

Noise Area Classification	Daytime (7 am-10 pm)		Nighttime (10 pm-7 am)	
	L <sub>10</sub> (dBA)	L <sub>50</sub> (dBA)	L <sub>10</sub> (dBA)	L <sub>50</sub> (dBA)
1 (residential)	65	60	55	50
2 (commercial)	70	65	70	65
3 (industrial)	80	75	80	75

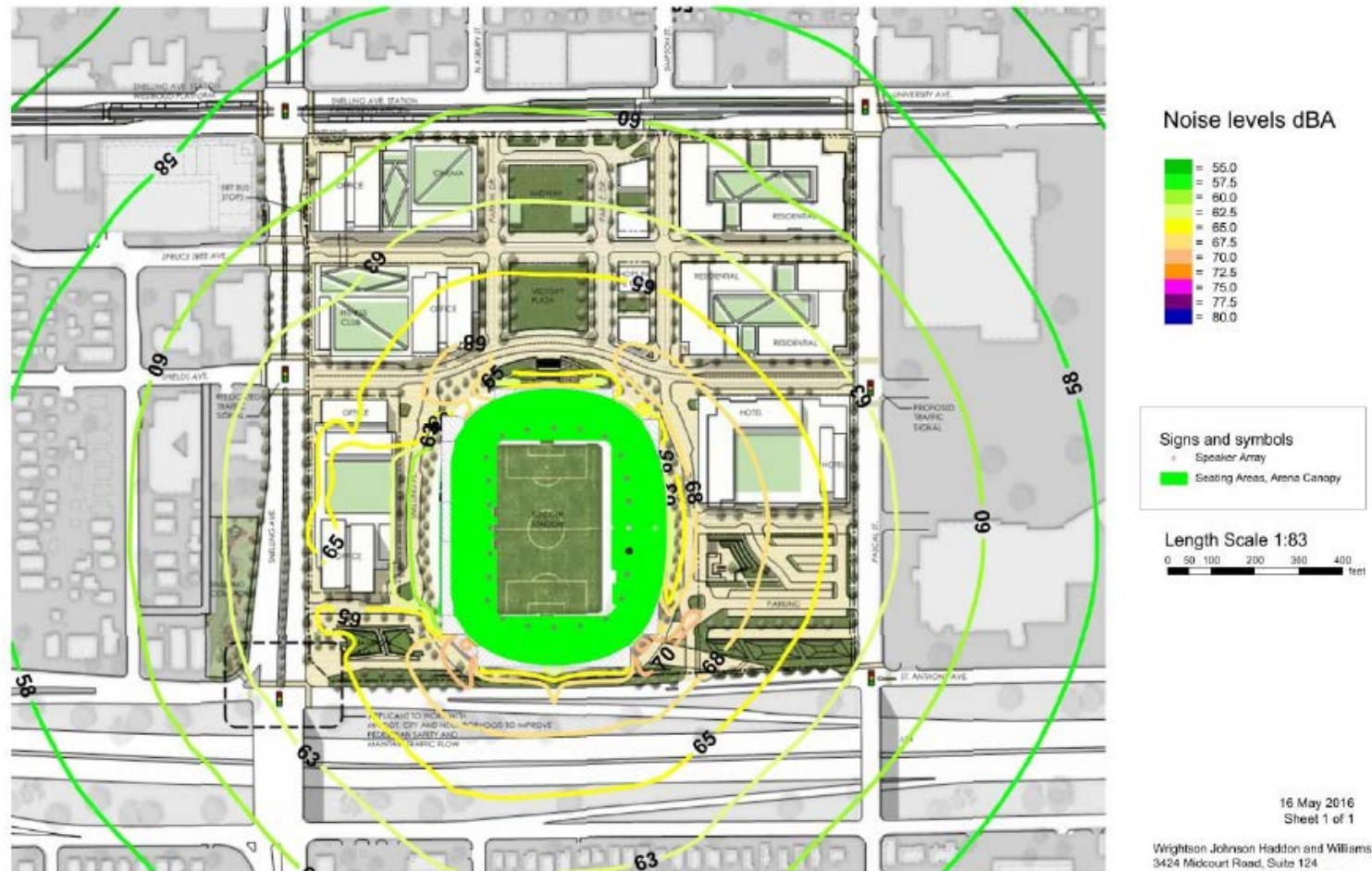
The City of St. Paul noise level limits are based on the L<sub>10</sub> descriptor. All levels are A-weighted (dBA), which is appropriate for community noise. The applicable City standards are presented in Table 2 below.

**Table 2.** City of St. Paul Noise Level Limits

Noise Receptor	Land Use Classification	Time of Day	Sound Level Limit (Hourly L <sub>10</sub> dBA)
Class I	I-1, I-2 and I-3 (Industrial districts)	At all times (24 hr.)	80 dBA
Class II	R-1 through R-4, RT-1, RT-2 (single family, duplex and townhome residential) RM-1 through RM-3, P-1 and PD (low density and high rise multifamily)	7:00 am to 10:00 pm (daytime)	65 dBA
		10:00 pm to 7:00 am (nighttime)	55 dBA
Class III	B-1 through B-5, B-2C and OS-1 (business districts)	At all times (24 hr.)	70 dBA

# Noise Levels

Minnesota United MLS  
Sound System Contours  
Distributed Speaker System: 90 dBA maximum in Seating Bowl



16 May 2016  
Sheet 1 of 1

Wrightson Johnson Haddon and Williams  
3424 Midcourt Road, Suite 124  
Carrollton, TX 75006  
v: 972-934-3700  
f: 972-934-3720





# AUAR: Comments

- Written comments being accepted tonight, and via email or U.S. mail through the 4 pm on Wednesday, July 6:

[SnellingMidwayComments@ci.stpaul.mn.us](mailto:SnellingMidwayComments@ci.stpaul.mn.us)

-OR-

Joshua Williams  
25 W. Fourth Street, CHA -1300  
Saint Paul, MN 55102

# AUAR TIMELINE

January 2016: Began Meeting With Agency Partners

February-March 2016: “Scoping EAW” Published, Comments Received

April-May 2016: Scope of AUAR Finalized and *Final Order for Review and Responses to Comments* Published

June 6 2016: DRAFT AUAR Published, 30-Day Comment Period Begins

July 6 2016: Comment Period Closes

Mid-July 2016: Responses to Comments and Final AUAR and Mitigation Plan

# Information Tables Around the Room

- Master Plan
- Stadium Site Plan
- Stormwater
- Parks & Open Space
- Transportation
- Parking
- Noise
- Jobs & Businesses
- Public Process & Schedule
- Comment Tables





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