

# SNELLING-MIDWAY SITE: EXPLORING THE POSSIBILITIES

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Community Open House  
November 30, 2015



The Most  
Livable City  
in America

# Agenda for Tonight's Meeting

## **Presentation** – 30 min.

- Welcome and Opening Remarks
- The Stadium: Development and Use Agreements
- Setting the Stage: Community Planning to Date
- Site Planning: Community Engagement, Process and Timeline

## **Topic Tables** – 60 min.

- Nine break-out topic tables
- Hearing from you!

# The Stadium



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# Stadium Agreements

- Ground Lease
  - ▣ City/Port Authority/Met Council/Team
  - ▣ Long Term lease of 10 Acre “Bus Barn Site”
- Development Agreement
  - ▣ City/Team
  - ▣ Design/Construction of Stadium
- Playing/Use Agreement
  - ▣ City/Team
  - ▣ Management, maintenance, use and operations

# Land

- Port Authority/City to acquire long term ground lease for bus barn site from Met Council
  - Ten Acre “Bus Barn Site”
  - JPA with Met Council, Port Authority and City
  - Assign to MN United
  - MN United to pay rent in amount necessary to pay annual ground lease

# Stadium

MN United to design and construct and pay for 100% of Stadium

- ▣ Minimum of \$120 million
- ▣ 20,000 Capacity
- ▣ MLS Standards
- ▣ City may own/control depending on property tax legislation requirement

# Stadium

## Team responsible for:

- ▣ Cost Overruns
- ▣ Capital Improvements
- ▣ Home Games played at stadium
  - Exceptions for weather or capacity requirements (international games)
  - Team retains all stadium revenues
- ▣ Operations
- ▣ Maintenance
- ▣ Capital Reserves

# Stadium

## City responsible for:

- ▣ Best efforts to support and deliver
  - ▣ Property tax exemption
    - Property currently tax exempt
  - ▣ Construction sales tax exemption
    - Consistent with other local stadiums



# Master Development Plan

City to plan and participate in public infrastructure on the entire 34.5 acre site outside of stadium footprint

- ▣ Community input
  - Task Force Announced
  
- ▣ Must include, but not limited to:
  - Green Spaces
  - Public Plazas
  - Roads
  - Public Utilities
  - Storm Water Management
  - Parking
  
- ▣ City will facilitate necessary zoning, permits and easements

# Other

- City will work with Team to ensure:
  - ▣ Minority, women and small business hiring/contracting
  - ▣ Public Use of Stadium
  - ▣ Affordable Ticket Program
  - ▣ Support for youth soccer in Saint Paul

# Setting the Stage

- Central Corridor Development Strategy (2007)
- Station Area Plans (2008)
- Central Corridor Zoning Study (2011)
- Snelling SmartSite Report (2014)



## Making Development Fit



## Achieving Transit-Supportive Land Use & Densities



## Transit Supportive Access, Circulation & Parking



## Creating a Green, Attractive & Connected Pedestrian Environment



# Building Form

## Building Heights

- 4-6 residential stories or 3-4 commercial stories
- Up to 15 story point towers at key locations

## Transparency and activity at the street level

- Primary entrances on the public street
- Large glass frontages to see activity within for commercial
- Parking structures wrapped with active uses along street edge

# Land Use & Development

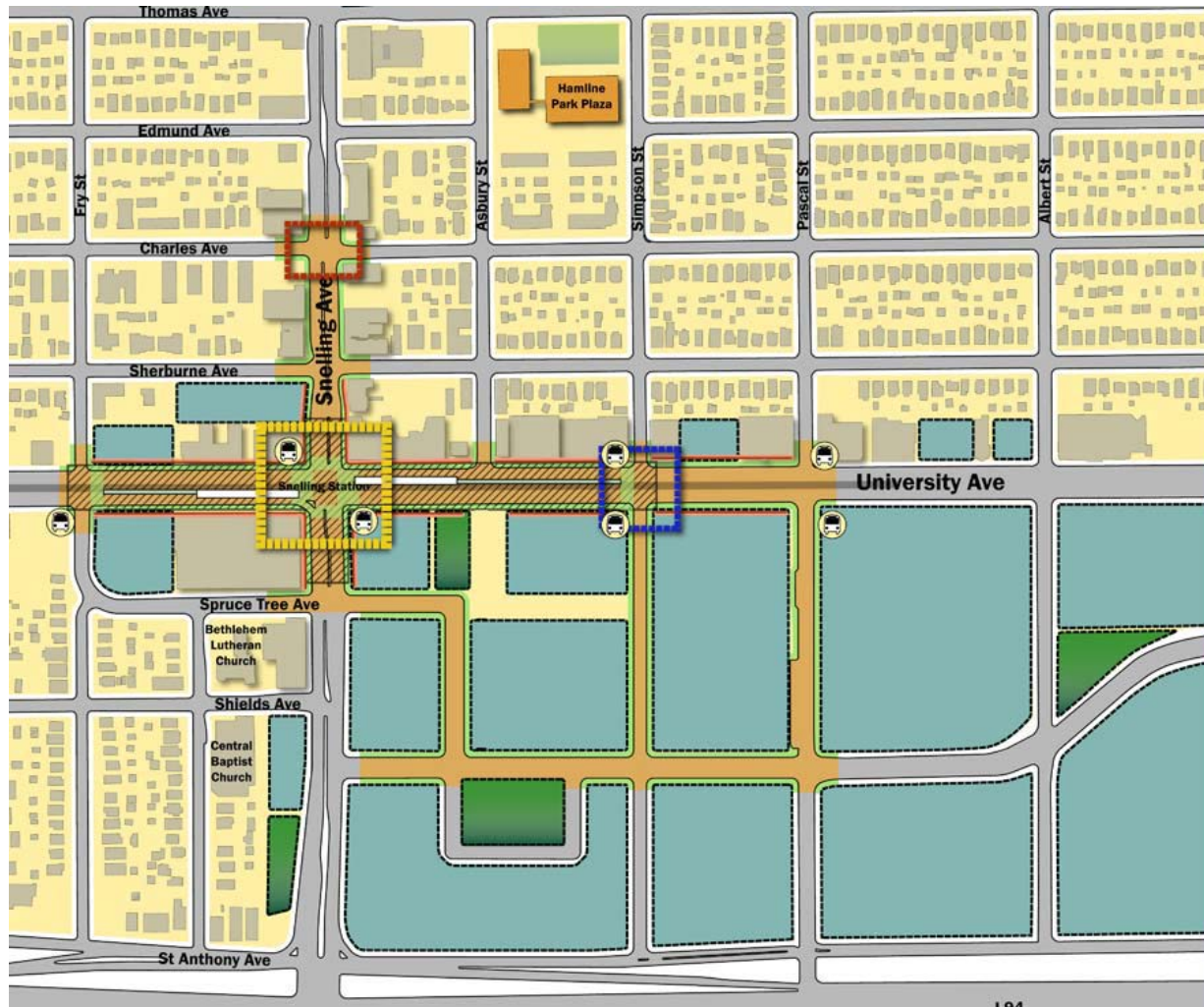
- Expand the mix and grain of uses - retail, office, entertainment, and residential uses
- Buildings within “Priority Active Frontage” - first floor retail or community space
- Parking - shared, structured or below grade
- New public spaces around which new development is oriented – “Snelling Commons”

# Circulation & Access

- Introduce an urban street grid – smaller scaled street and block pattern
- New east-west street– eventually extending east to Lexington Parkway
- New north-south streets
- Improved streetscape and pedestrian amenities

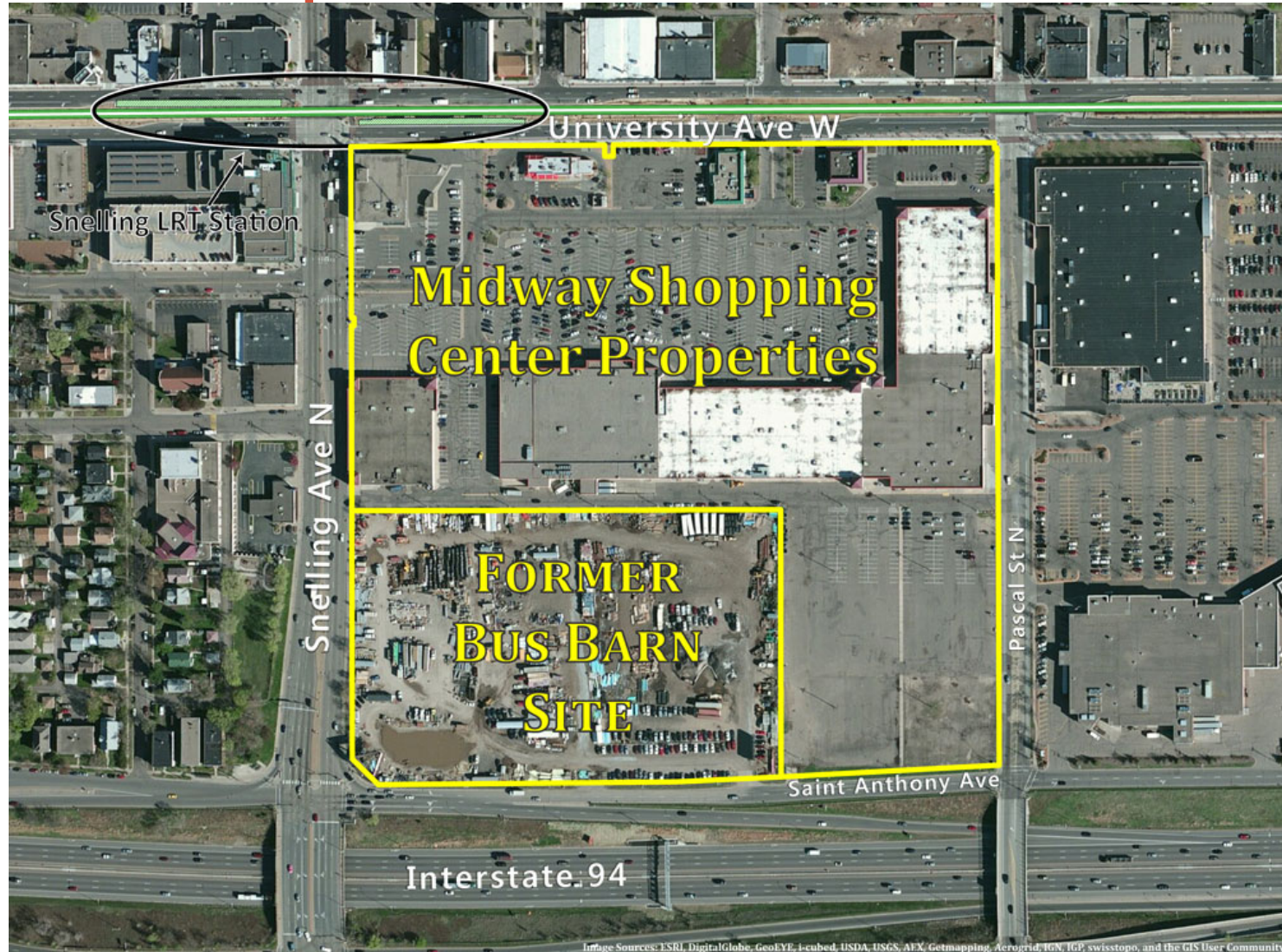


# Snelling Station Area Plan





# Redevelopment Site



# Site Planning

## **Two main elements:**

1. Stadium Site Plan
2. 34.5 Acre Master Site Plan

## **Goals:**

- Integrated and coordinated development of the stadium with phased redevelopment of the balance of the “superblock”
- Transit-oriented/walkable new urban neighborhood with office, retail, residential and entertainment uses

# Review and Decision-making Processes

## **Community Engagement**

- Community Advisory Committee – 24 members
- Public Open Houses – Tonight is #1
- Open Saint Paul – Online input opportunity

## **Planning Commission Review and Recommendation**

- Public hearing opportunity

## **City Council Review and Approval**

- Public hearing opportunity

# Required Environmental Review

- State requirement for stadiums over 5,000 capacity
- Addresses environmental impacts of proposed projects:
  - traffic and parking
  - noise
  - air quality
  - soil and water impacts
  - and more.
- Public comment period

# Tentative Timeline

## **December – March**

- Plan development (stadium and master plan)
- Environmental review underway

## **April – May**

- Planning Commission review and public hearing
- Public comment period on environmental review

## **June**

- City Council public hearing and decision

# Now it's time to hear from you!

## **Table Topics:**

- Community Use
- Affordable Ticket Program
- Getting There
- Jobs, Jobs, Jobs!
- Green Space/Public Space (Fun!)
- Sustainability
- Young People's Corner
- Youth Soccer & Amateur Sports
- Overall Vision and Other Topics

## **Jonathan Sage-Martinson**

Director of Planning and Economic Development (PED)

## **Donna Drummond**

Director of Planning

## **Todd Hurley**

Director of the Office of Financial Services (OFS)

# Connect with us!

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