



SNELLING MIDWAY REDEVELOPMENT SITE MASTER PLAN

ST. PAUL, MN

APRIL 18, 2016 (REVISED MAY 24, 2016)

RK MIDWAY



S9ARCHITECTURE

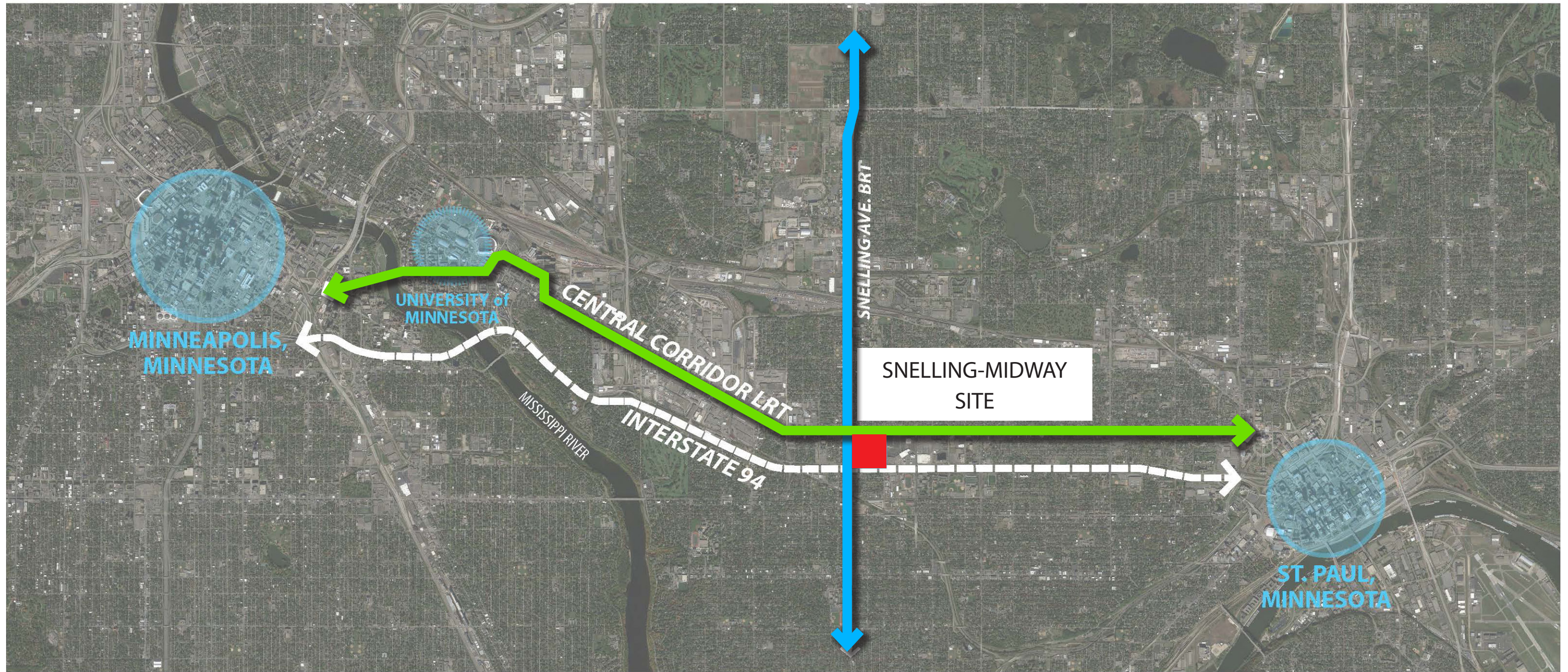
POPULOUS



NOTE: ACTUAL PHASING BOUNDRY IS TBD

REGIONAL CONTEXT

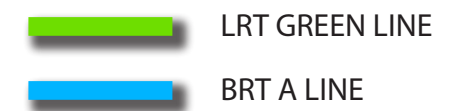
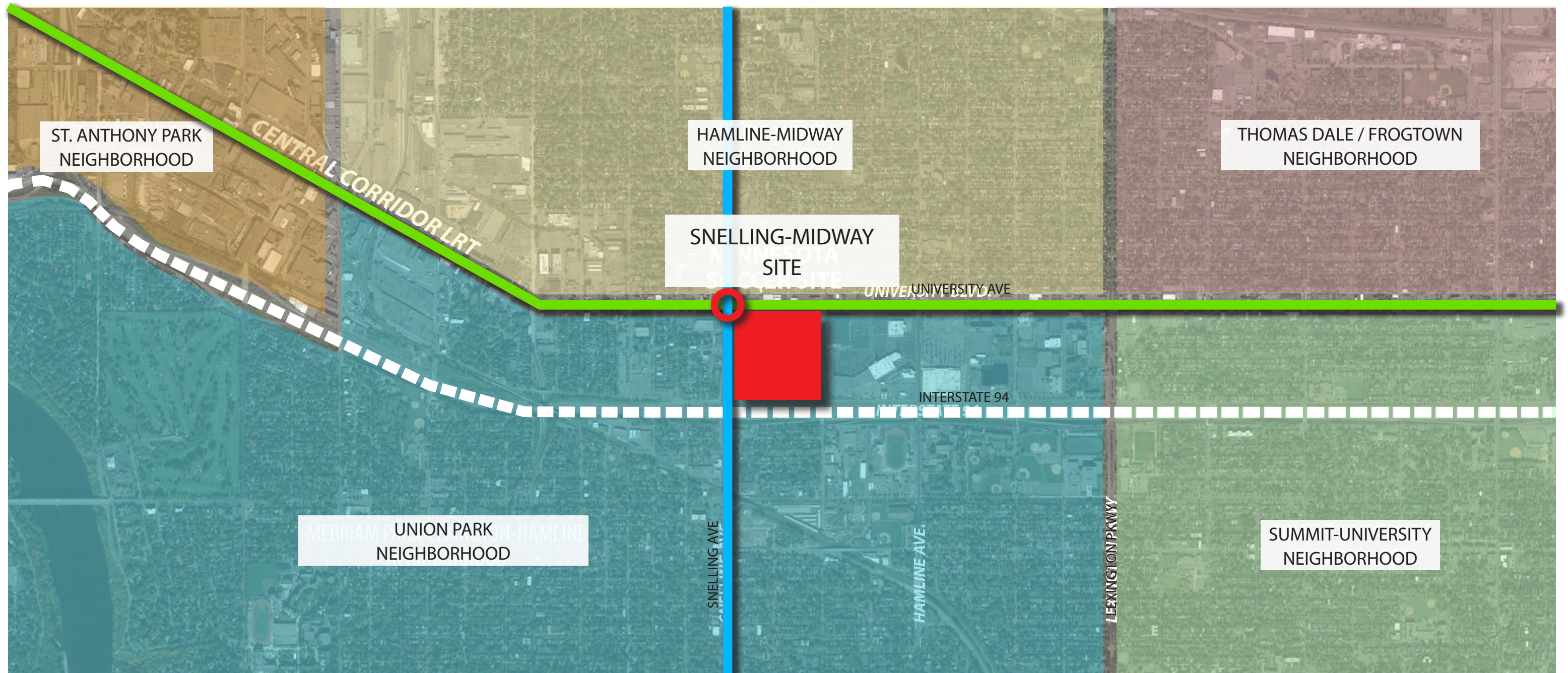


TRANSPORTATION CORRIDORS



-  LRT GREEN LINE
-  BRT A LINE

NEIGHBORHOOD CONTEXT



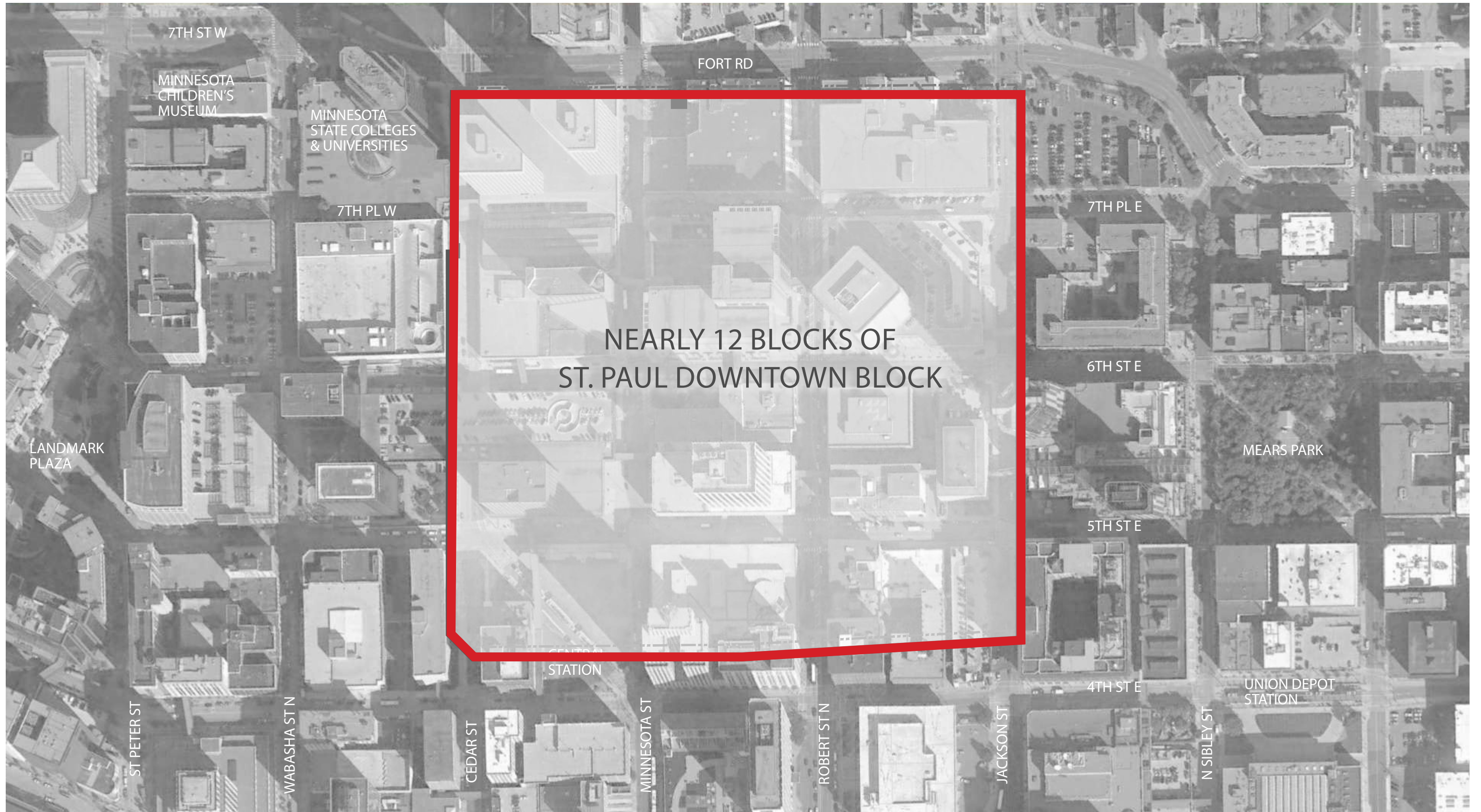
SITE AREA



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



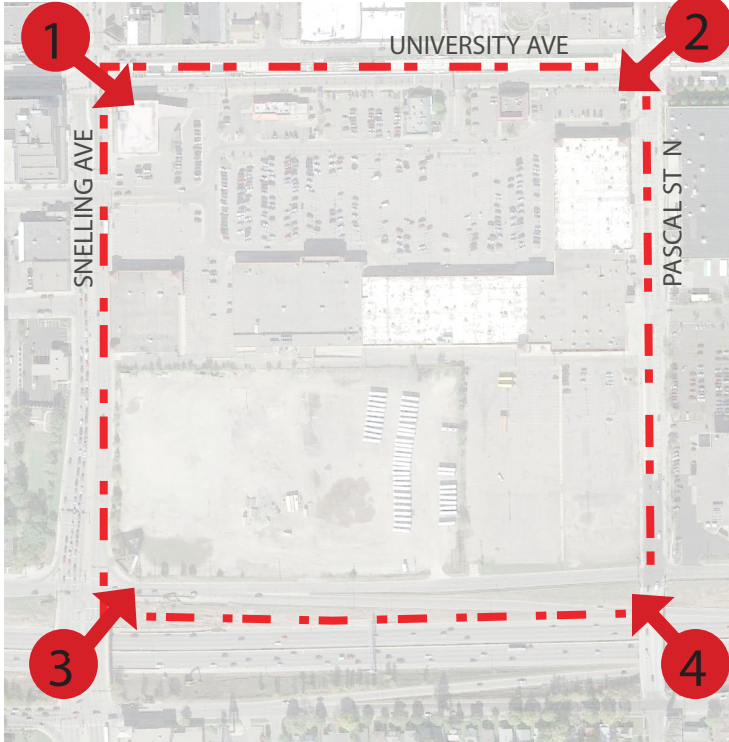
MONTRÉAL, CANADA

EXISTING SITE CONDITIONS

NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER

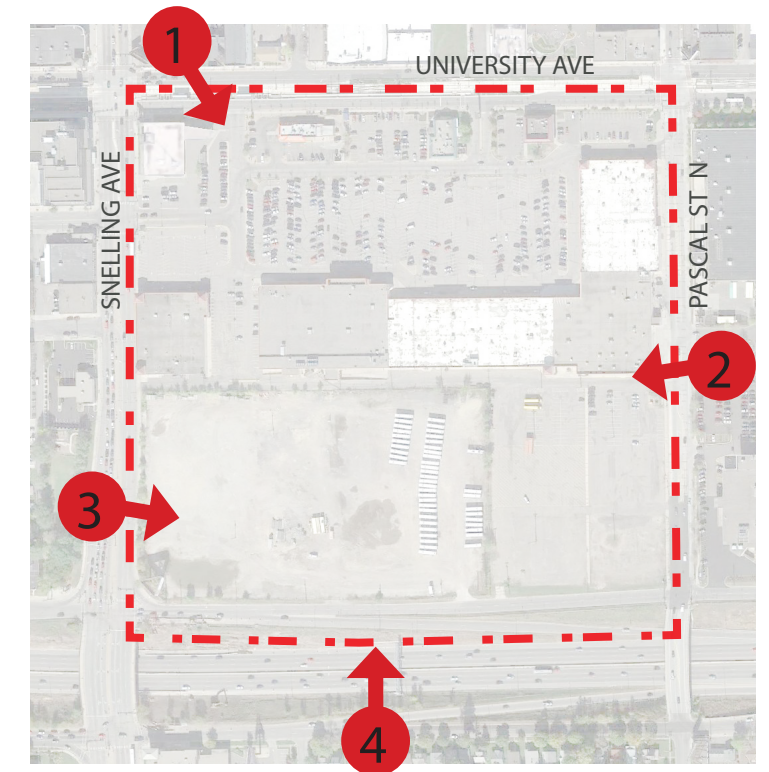


EXISTING SITE CONDITIONS

UNIVERSITY AVENUE



PASCAL STREET



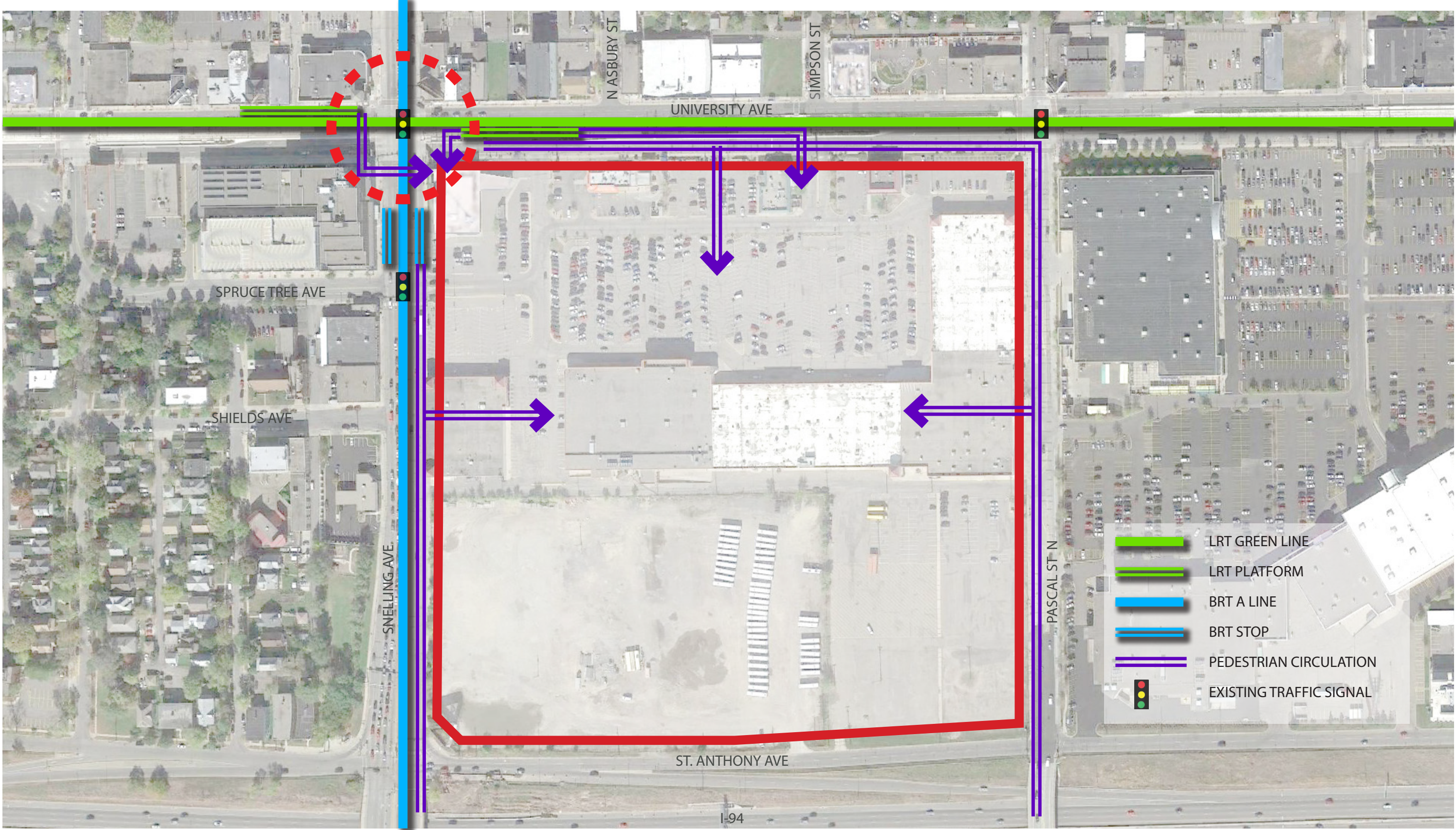
SNELLING AVENUE



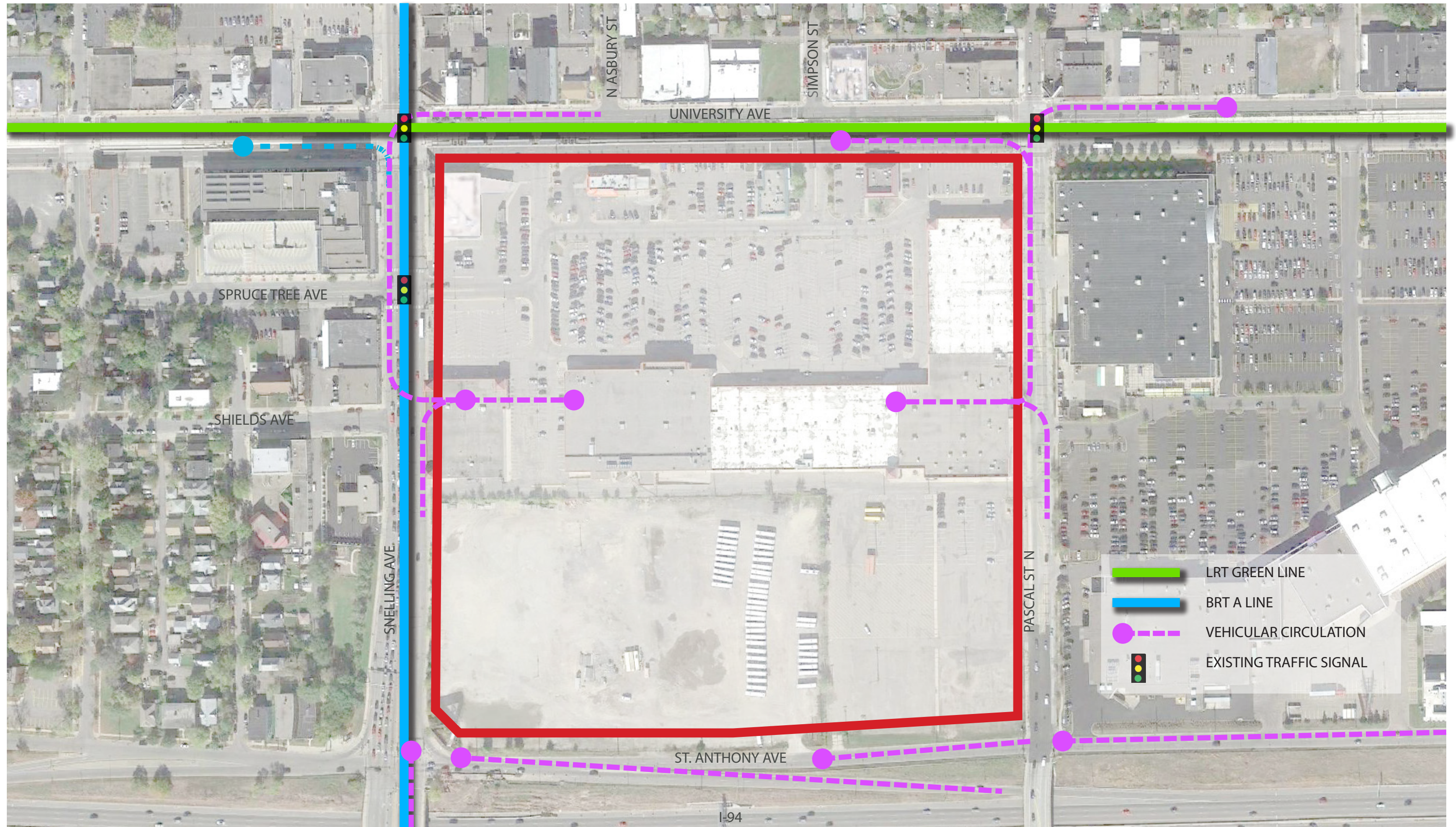
I-94



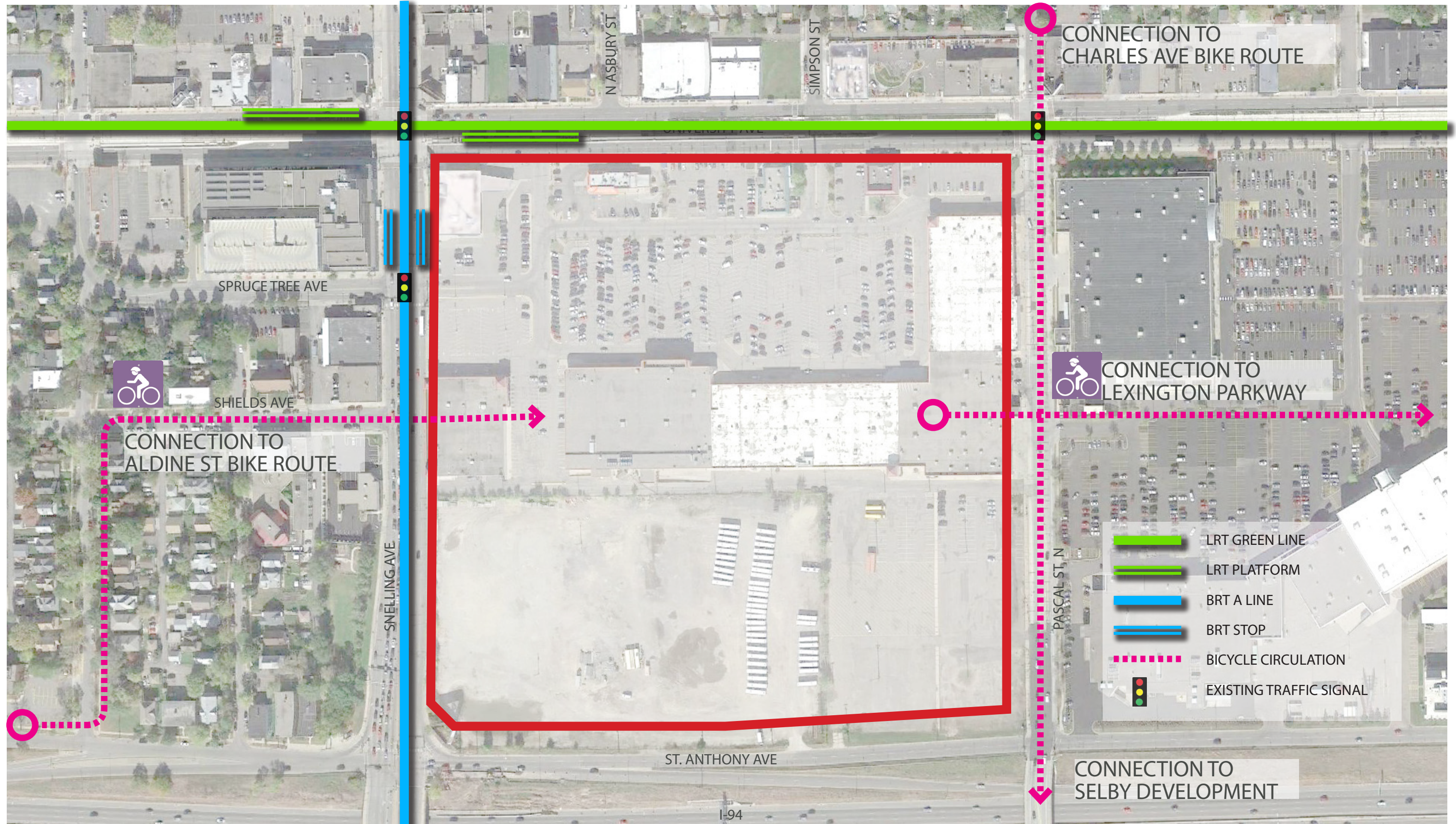
PUBLIC TRANSIT & PEDESTRIAN ENTRIES



PUBLIC TRANSIT & PRIMARY VEHICLE ACCESS ROUTES

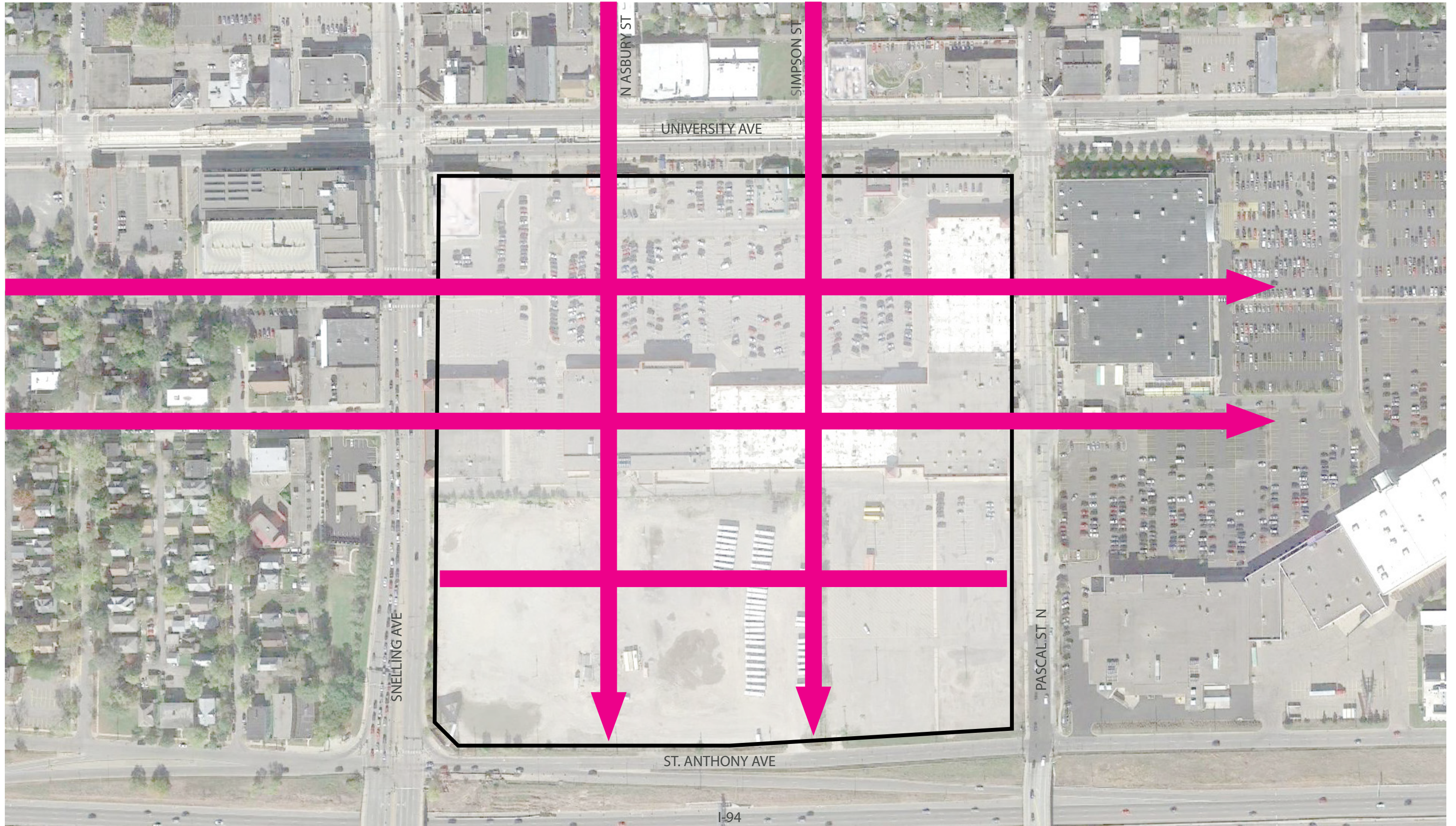


BIKE ROUTES

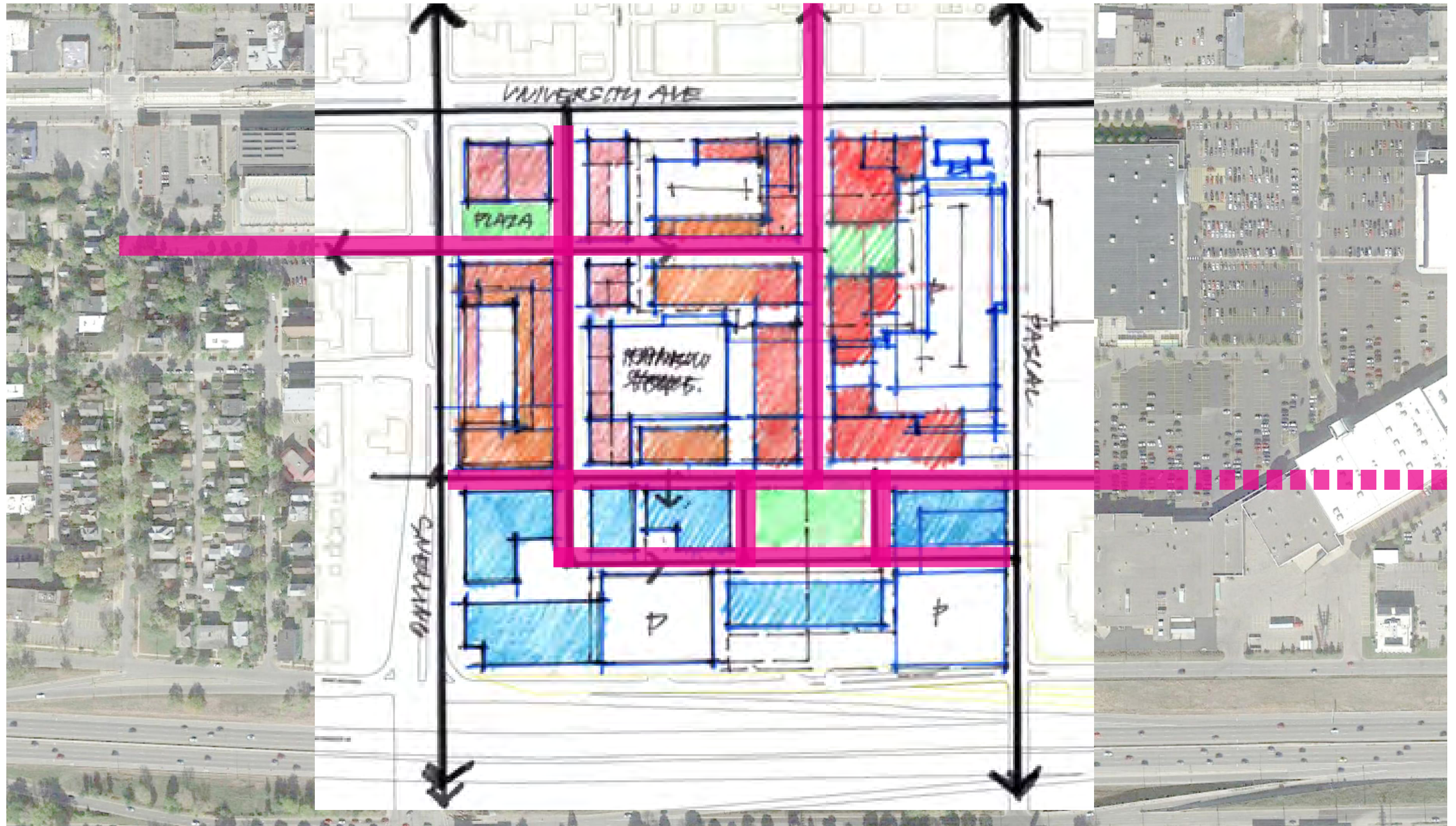


-  LRT GREEN LINE
-  LRT PLATFORM
-  BRT A LINE
-  BRT STOP
-  BICYCLE CIRCULATION
-  EXISTING TRAFFIC SIGNAL

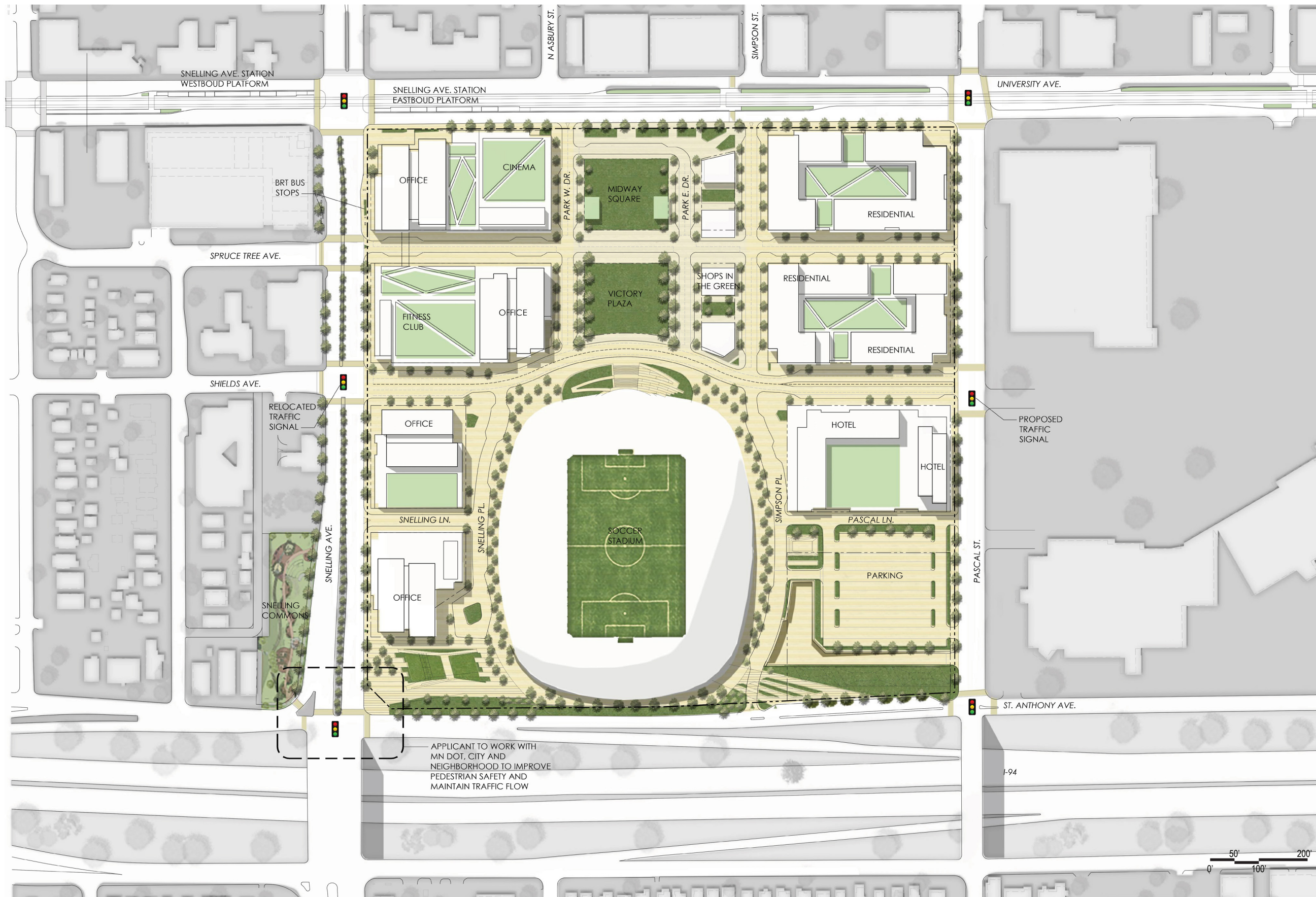
MENDING THE STREET GRID (CONNECTING NEIGHBORHOODS)



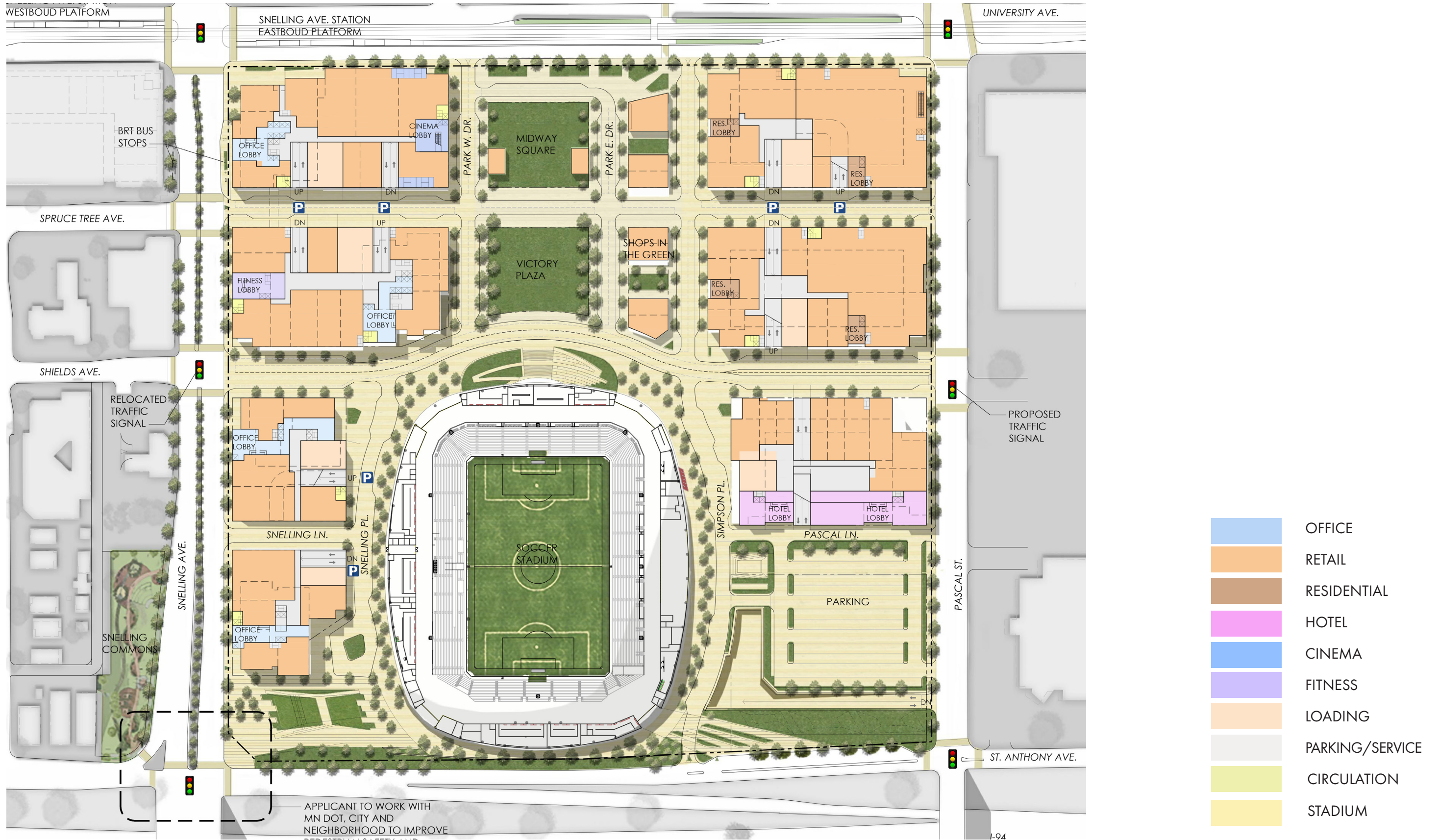
"SNELLING-MIDWAY SMARTSITE"



SITE PLAN



GROUND FLOOR PLAN



CURRENT SITE



PROPOSED SITE



RK MIDWAY



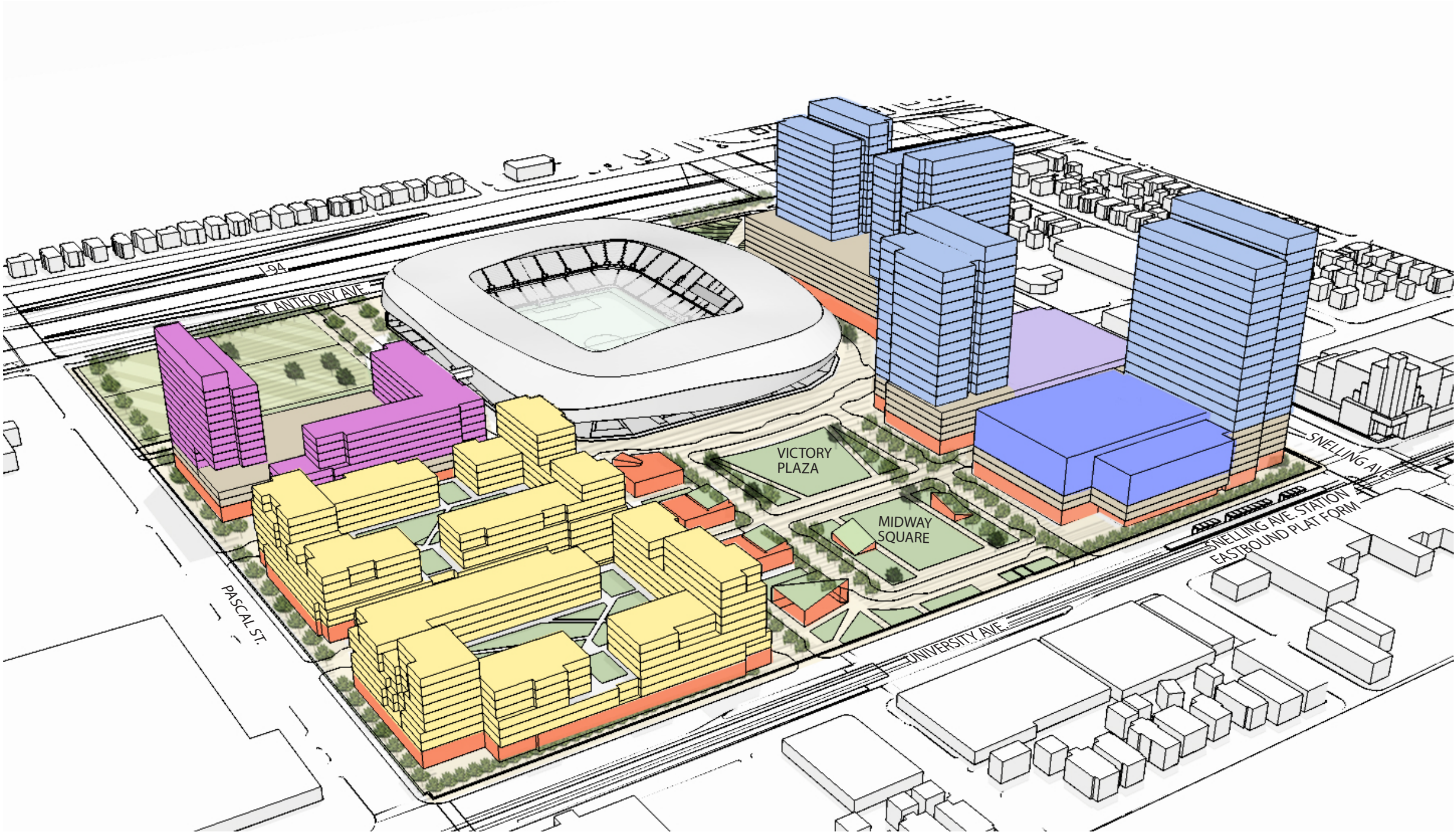
S9ARCHITECTURE

POPULOUS

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

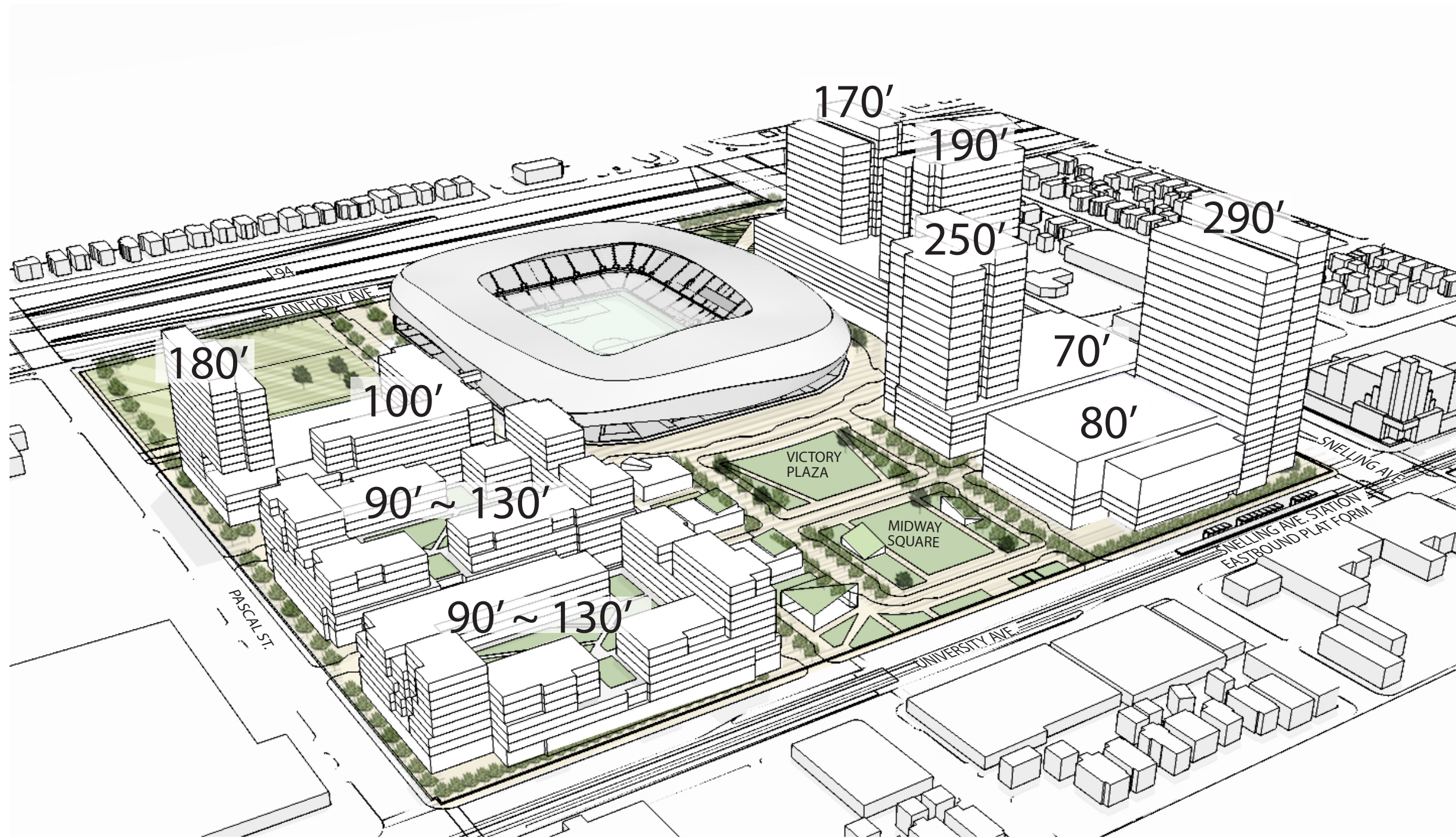
MIDWAY, ST. PAUL, MN
APRIL 18, 2016
(REVISED MAY 24, 2016)
22

PROGRAM DIAGRAM

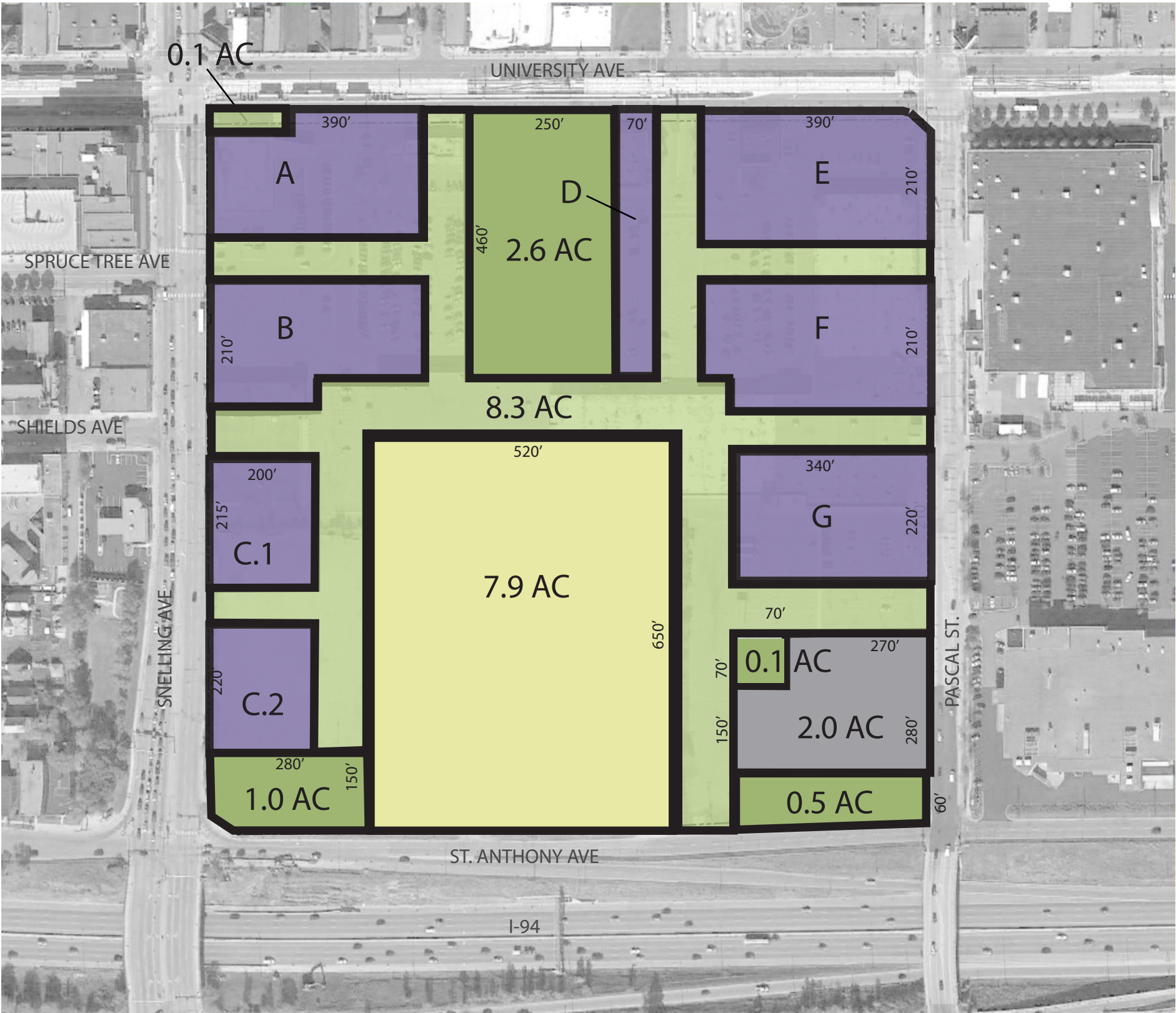


- OFFICE
- RETAIL
- RESIDENTIAL
- HOTEL
- CINEMA
- FITNESS
- SERVICE/PARKING

BUILDING HEIGHT



PROPOSED BLOCK PLAN



PROPOSED LAND USAGE

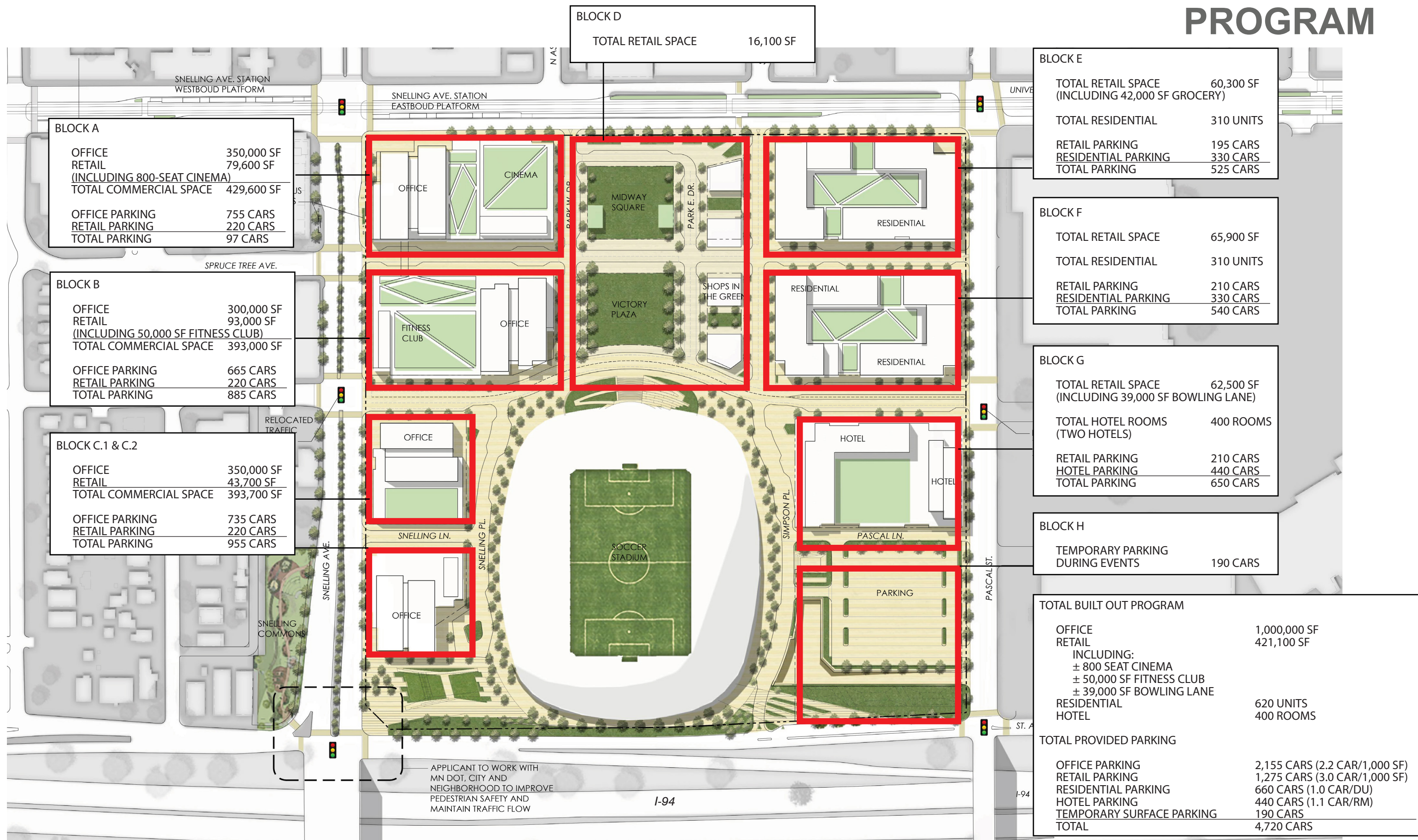
	OPEN SPACES	4.2 AC
	STREET	8.3 AC
	STADIUM	7.9 AC
	SURFACE PARKING	1.9 AC
TOTAL PUBLIC REALM		22.3 AC (64.8%)
	DEVELOPABLE BLOCKS:	12.1 AC (35.2%)

CURRENT OWNERSHIP

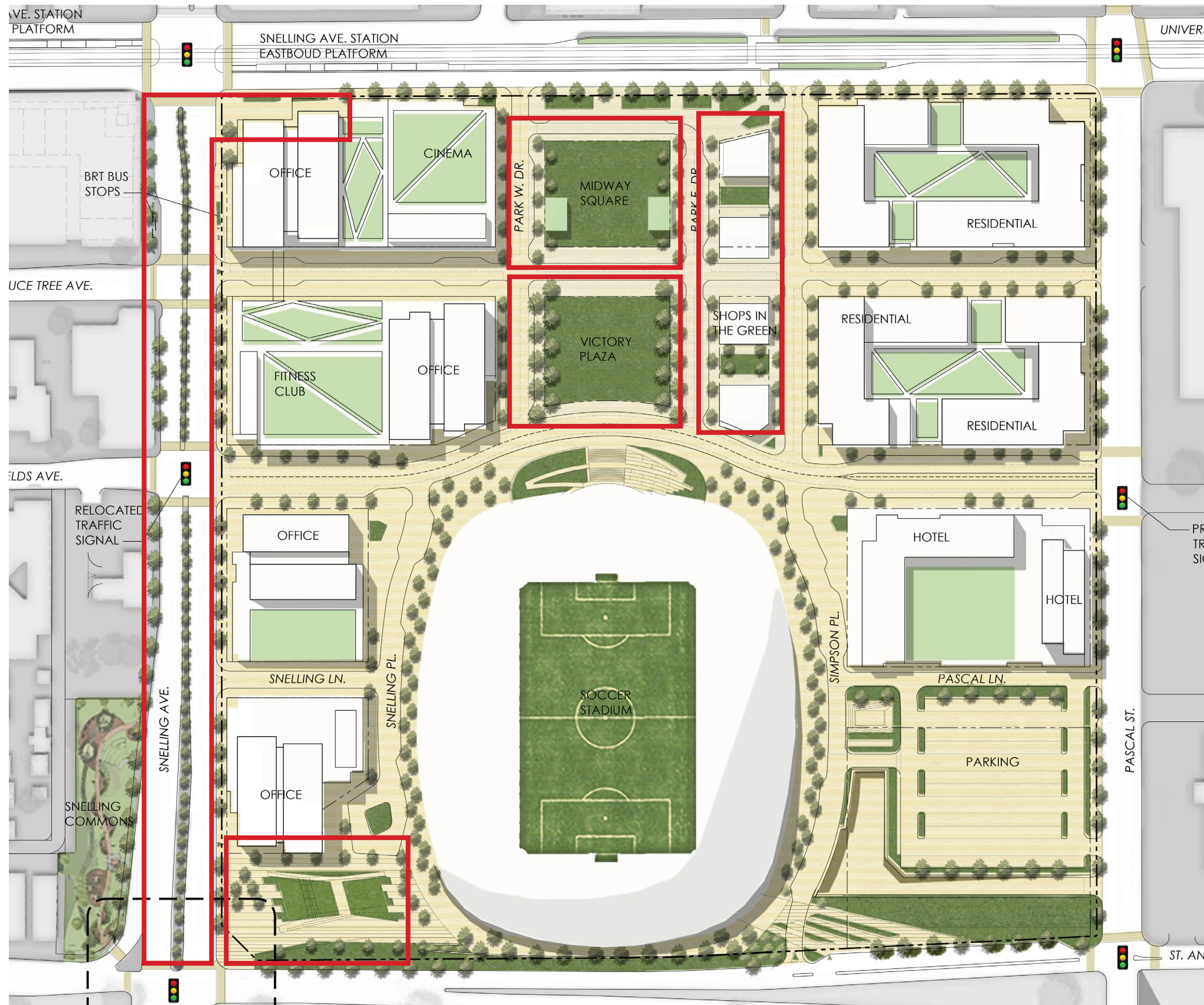
PRIVATE OWNERSHIP	24.6 AC
CITY LAND	9.8 AC

*ALL AREAS ARE APPROXIMATE

PROGRAM



PUBLIC PLACES

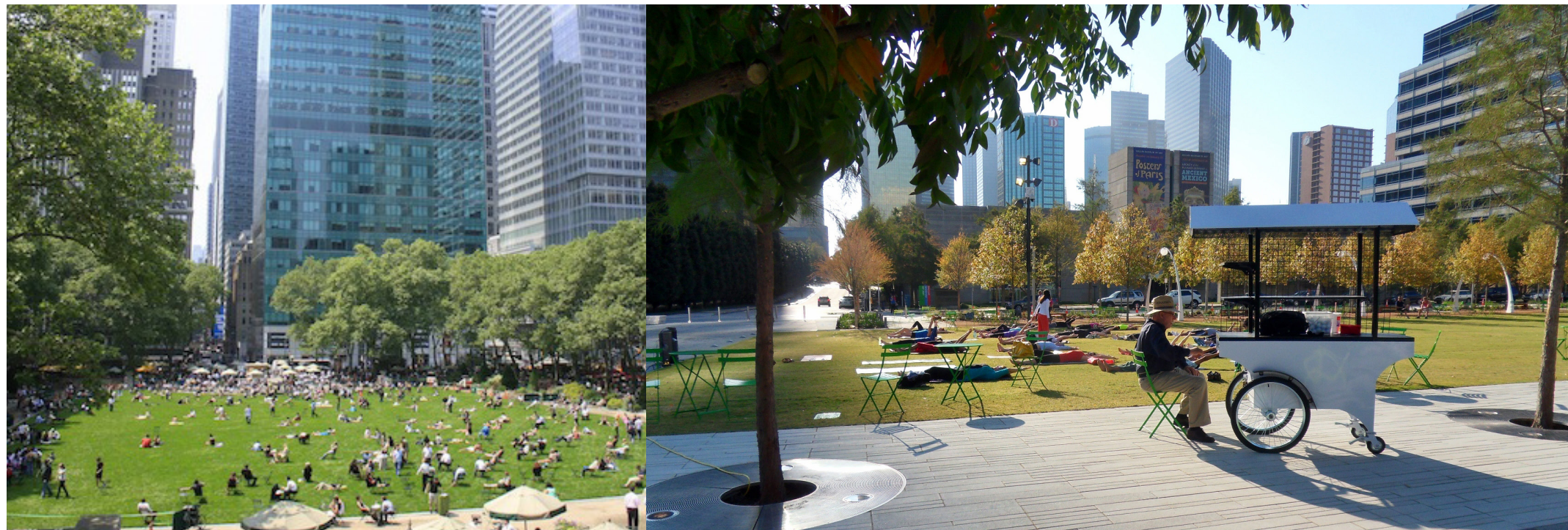
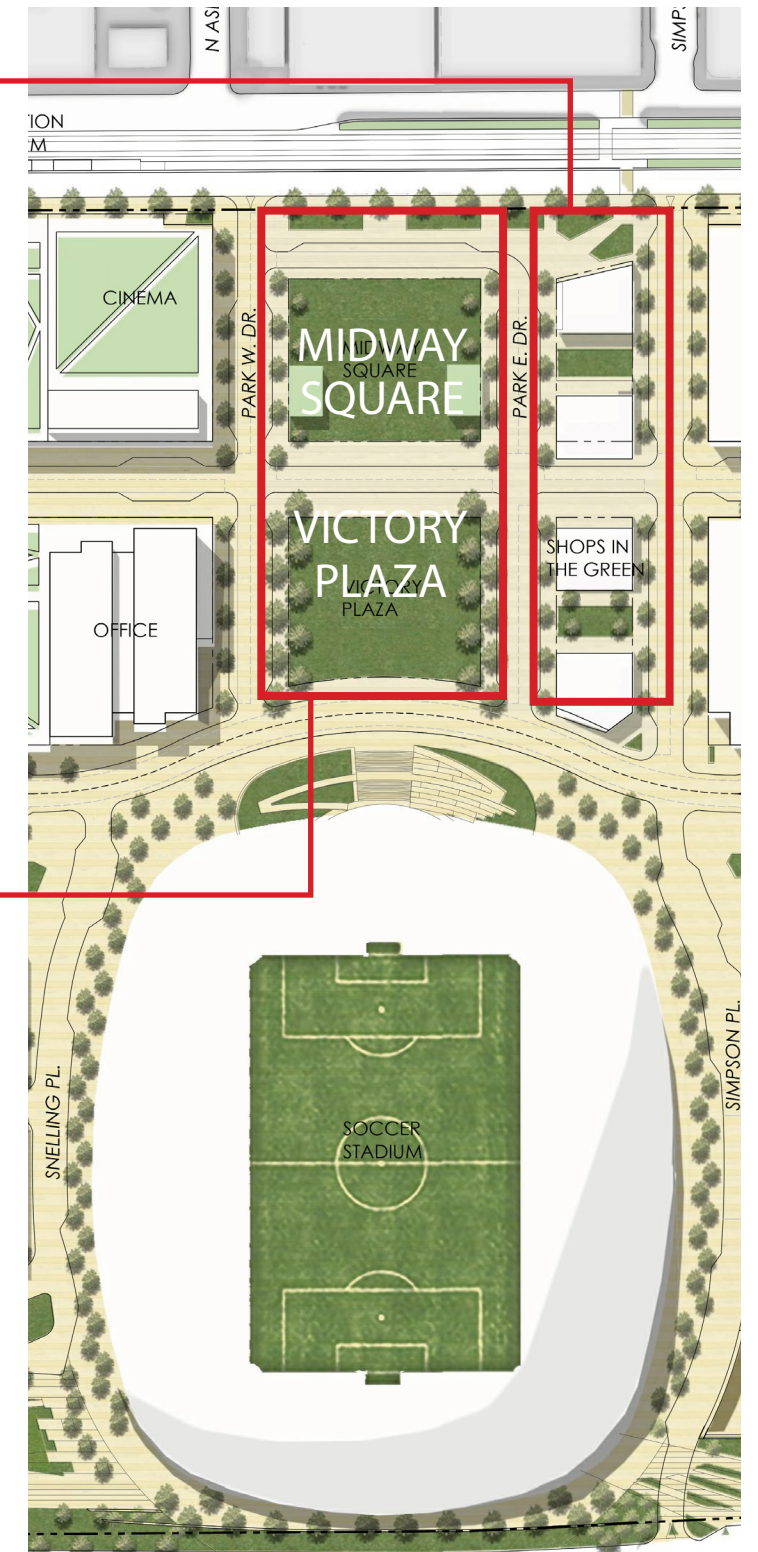


OBJECTIVE: CREATE A CIVIC SPACE THAT ENHANCES GAME DAY EXPERIENCE AND ADDS VITALITY TO THE VILLAGE DURING EVENTS AND NON-EVENT DAYS.

MIDWAY SQUARE AND VICTORY PLAZA



SHOPS ON THE GREEN PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA PRECEDENTS

MIDWAY SQUARE AND VICTORY PLAZA



RK MIDWAY



S9ARCHITECTURE

POPULOUS

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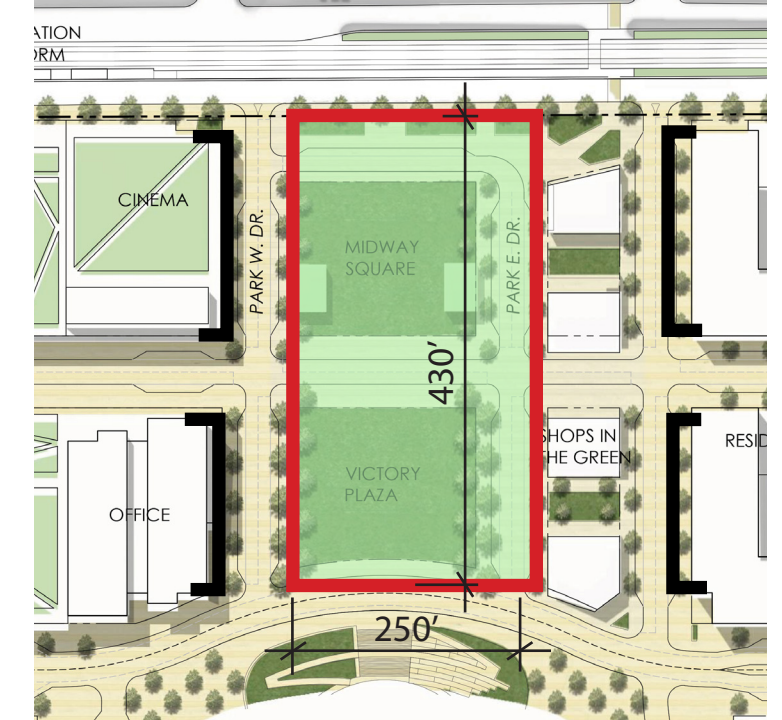
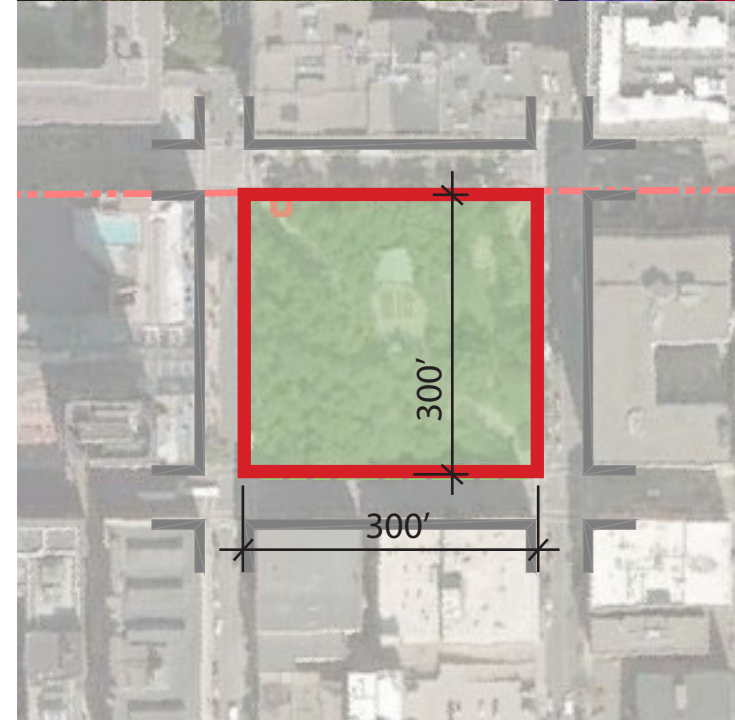
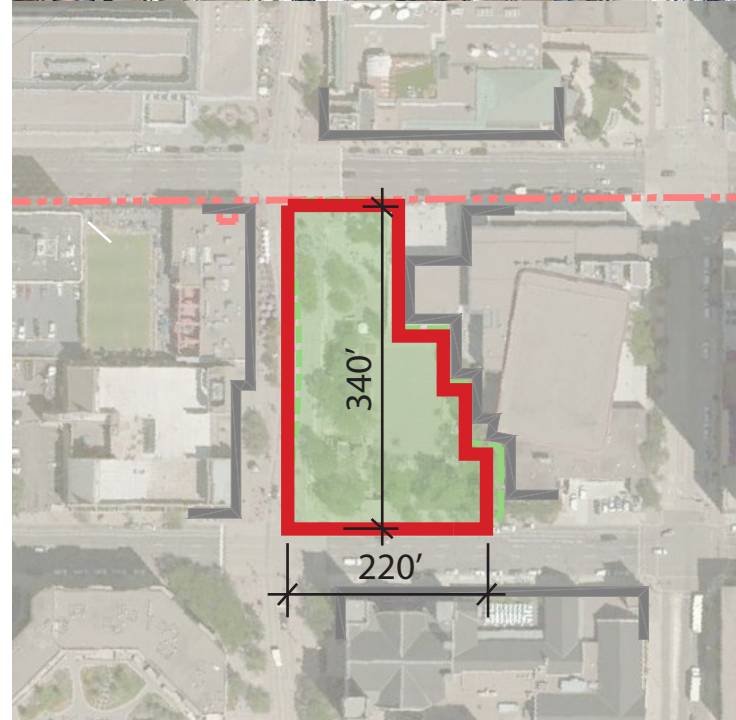
MIDWAY, ST. PAUL, MN
APRIL 18, 2016
(REVISED MAY 24, 2016)

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

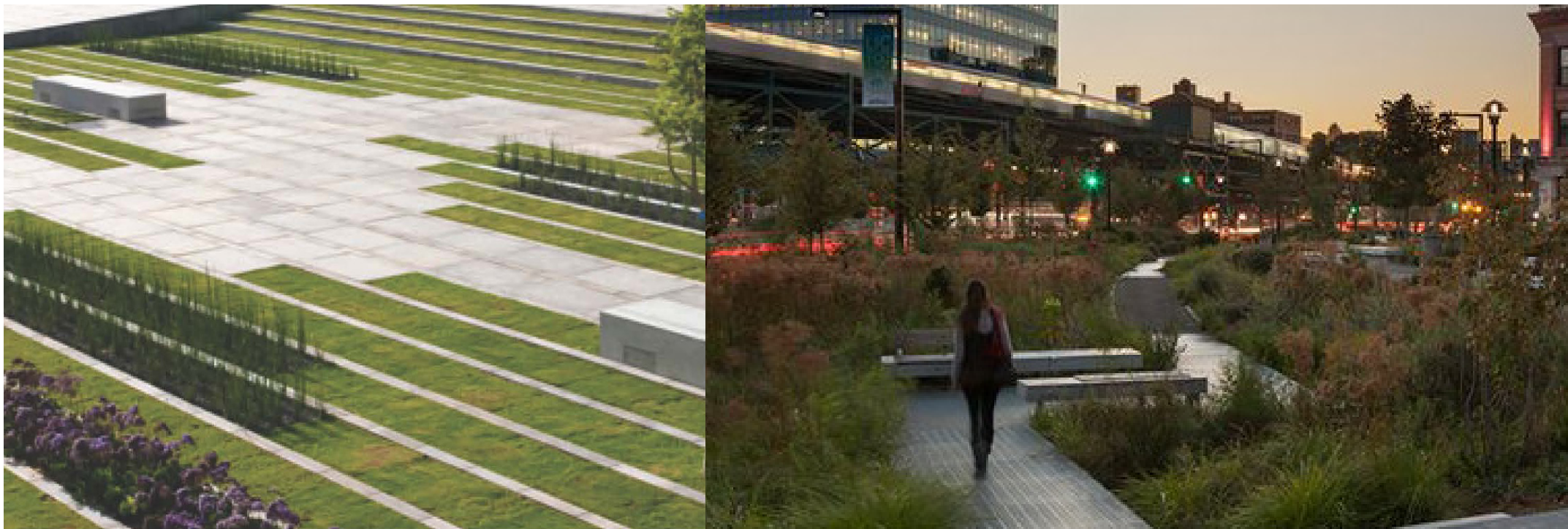
PROJECT COMPARISON - LANSDOWNE PARK, OTTAWA



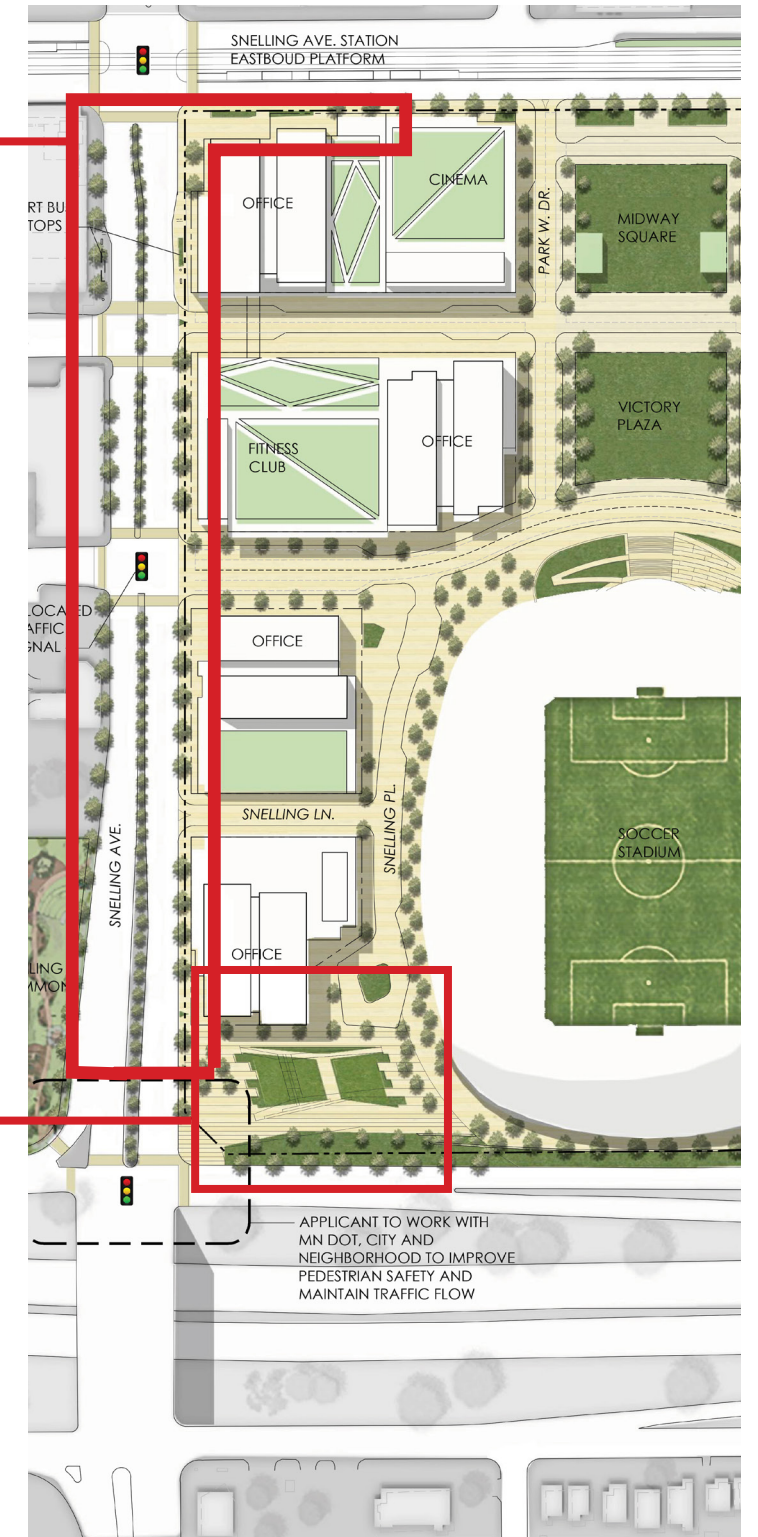
THE BOULEVARD



THE BOULEVARD PRECEDENTS



UNITED CHAMPION PLAZA PRECEDENTS



EXISTING: UNIVERSITY AVE



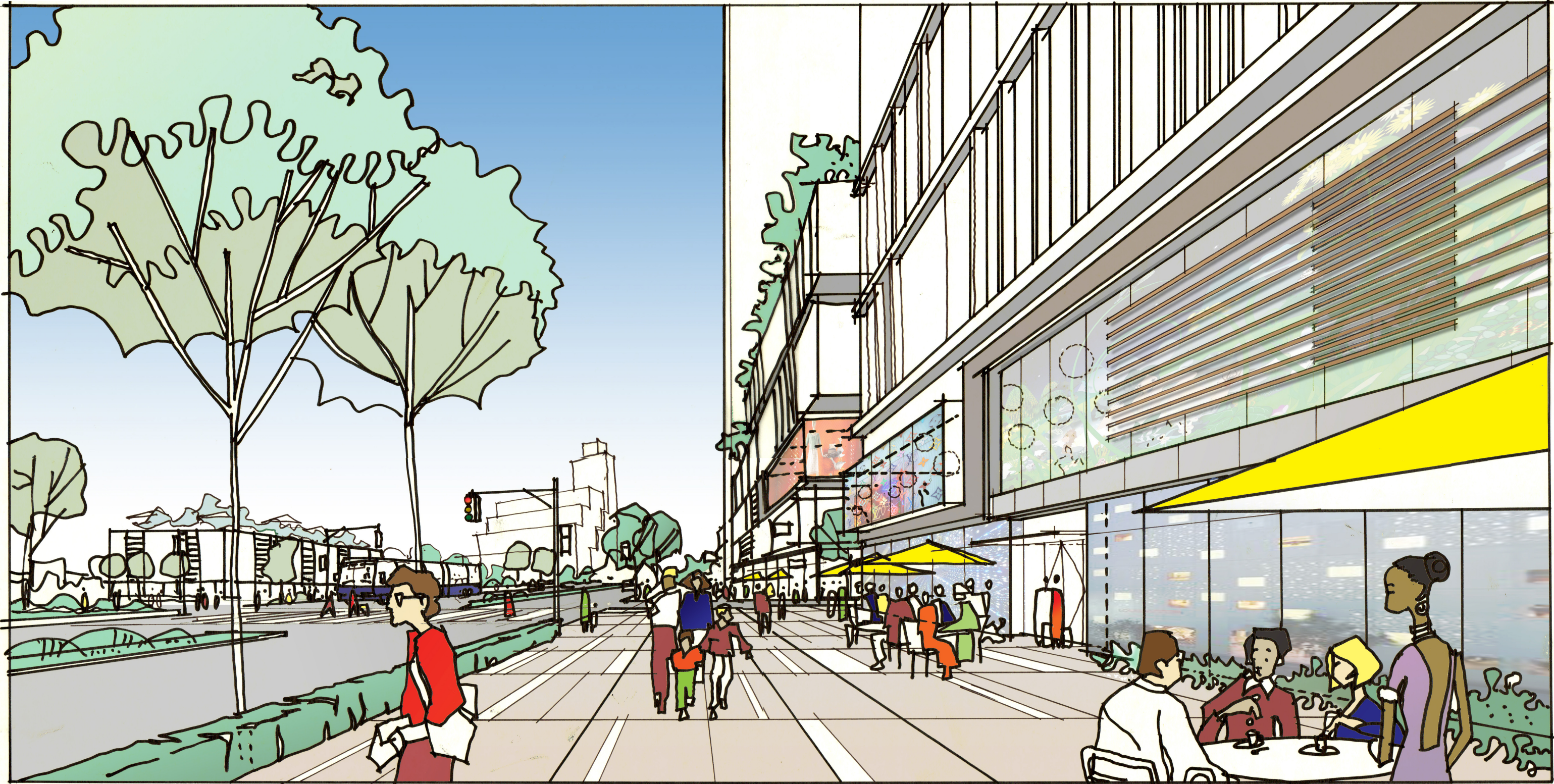
NEW URBAN FABRIC: UNIVERSITY AVE



EXISTING: SNELLING AVE



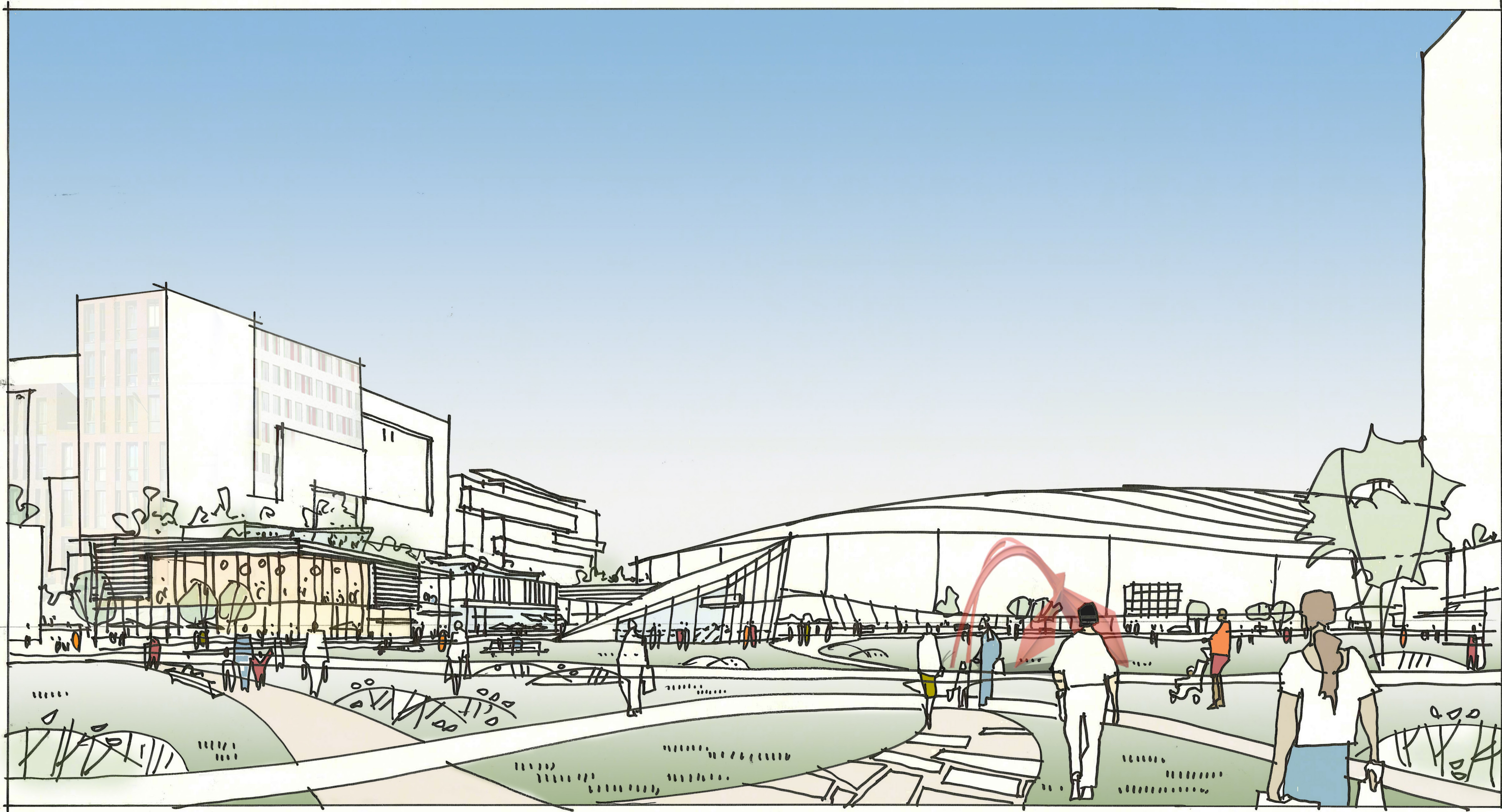
NEW URBAN FABRIC: SNELLING AVE



EXISTING: MIDWAY SQUARE



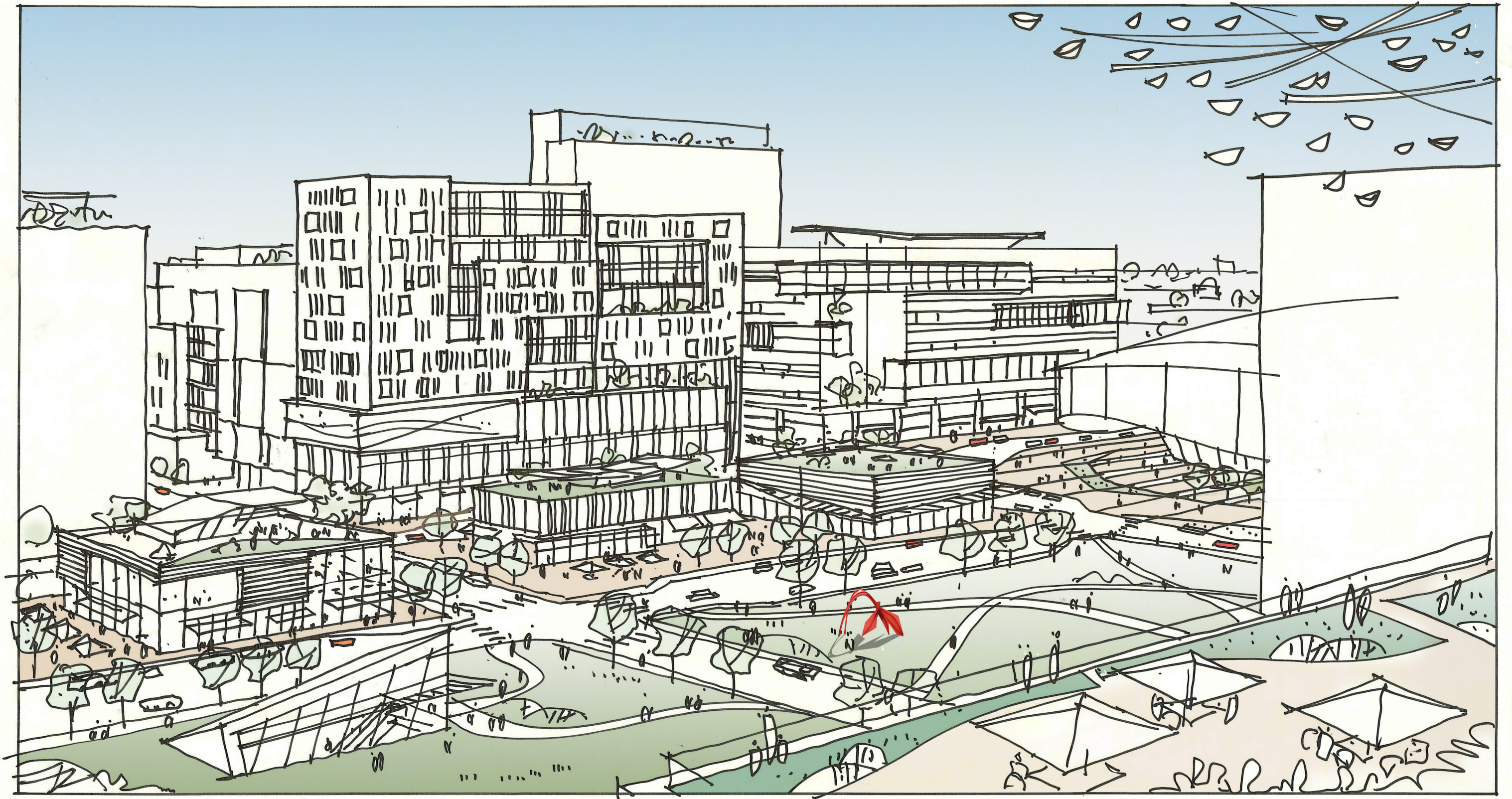
NEW URBAN FABRIC: MIDWAY SQUARE



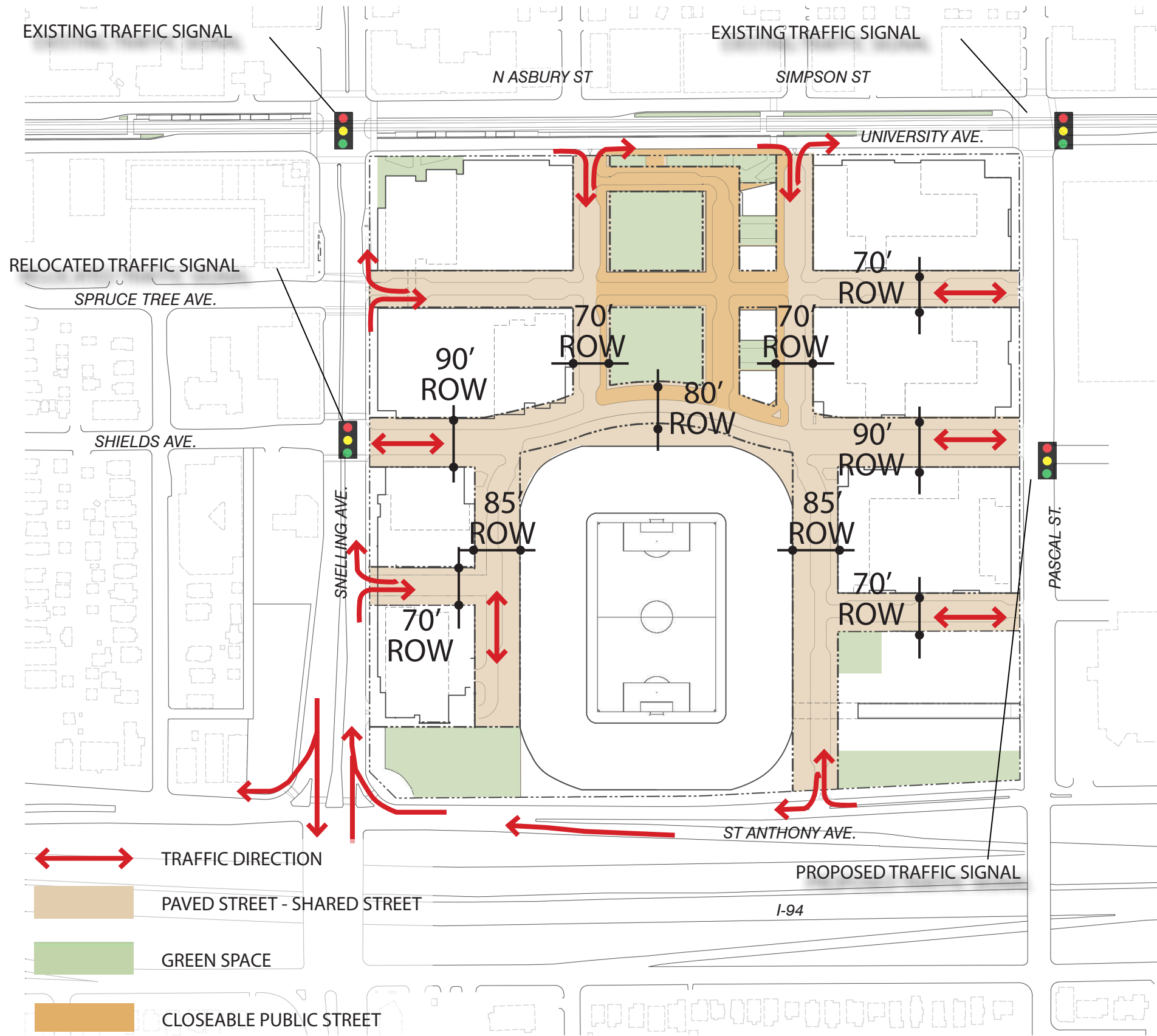
EXISTING: VICTORY PLAZA



NEW URBAN FABRIC: VICTORY PLAZA



STREET GRID AND DIRECTIONS

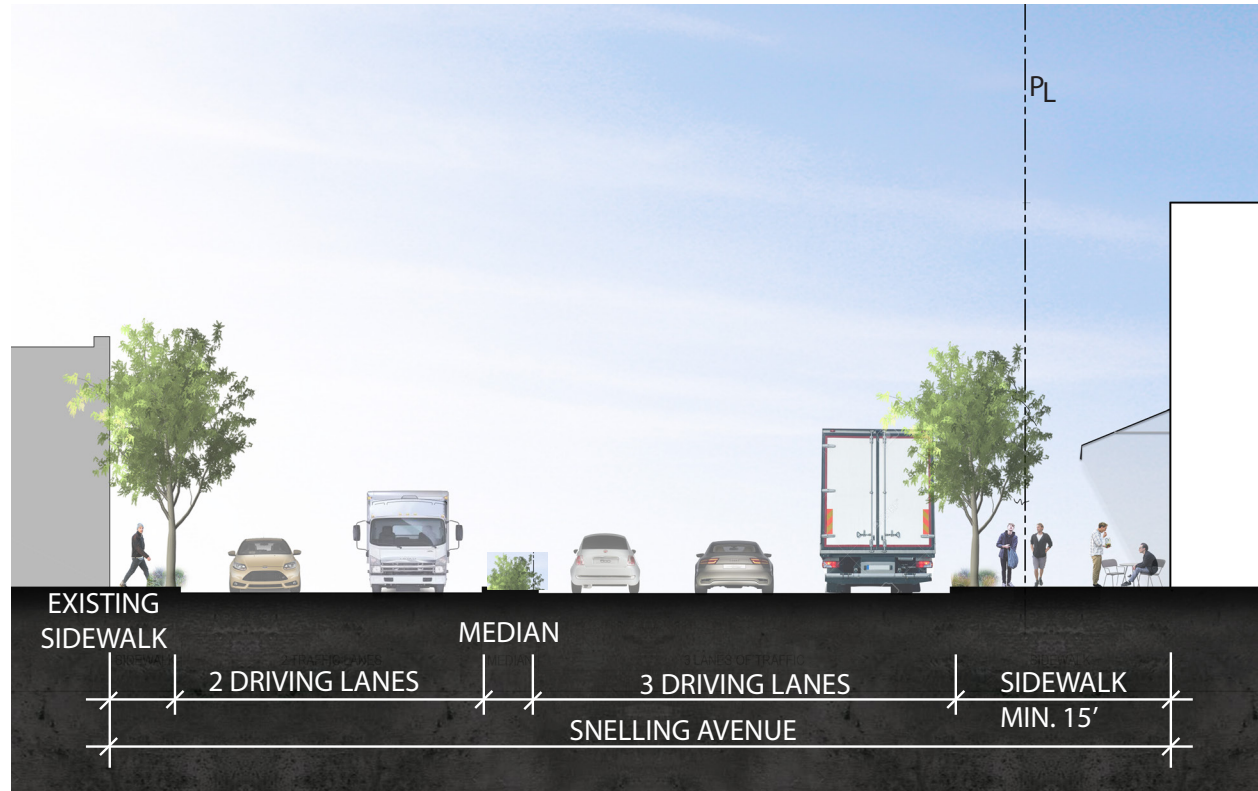


CURBLESS STREET - SHARED STREET

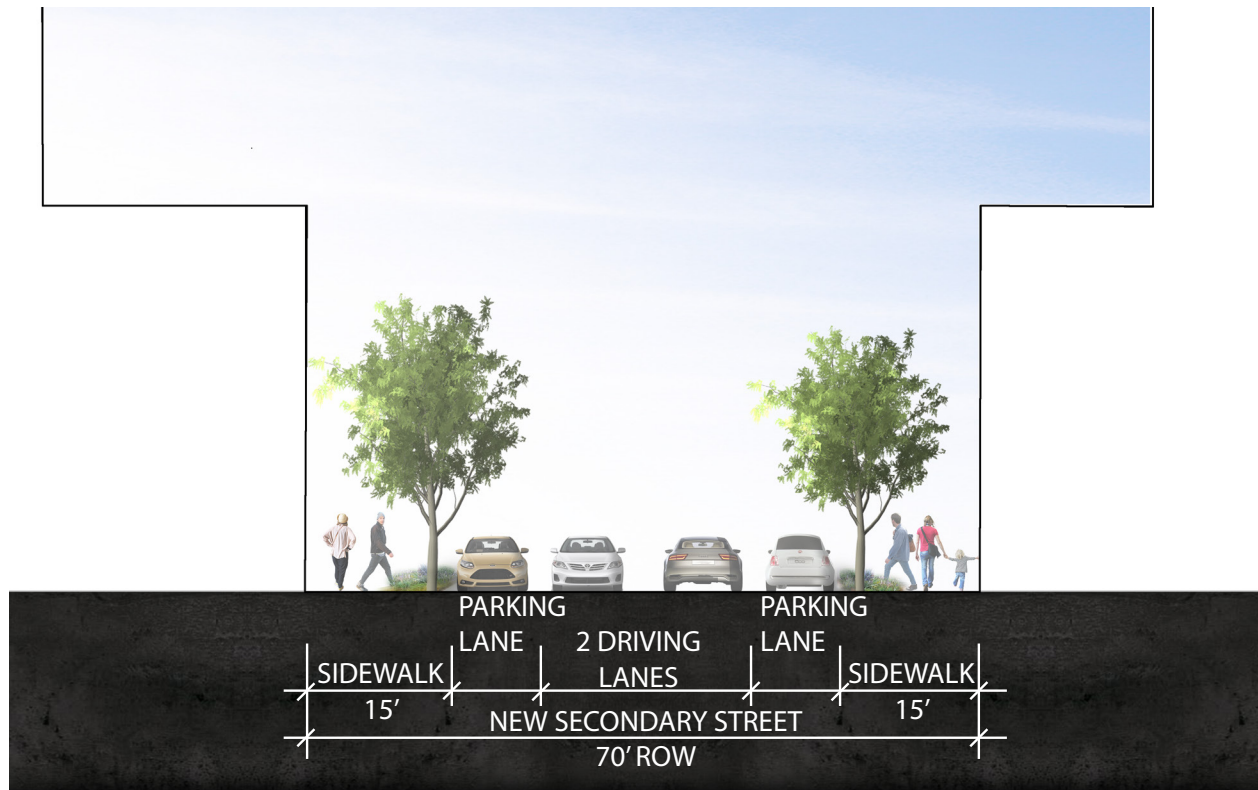
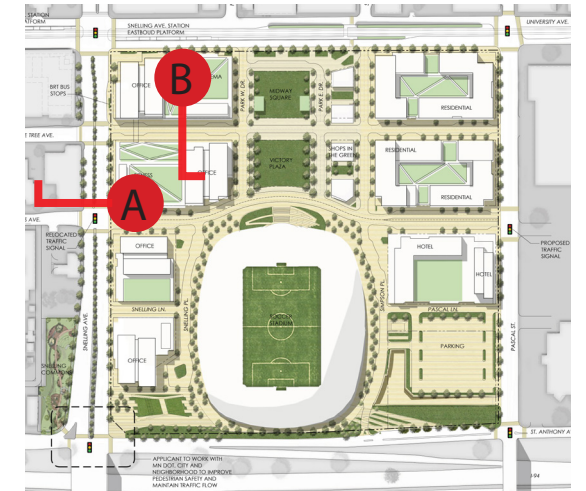


CLOSED PUBLIC STREET

STREET SECTIONS



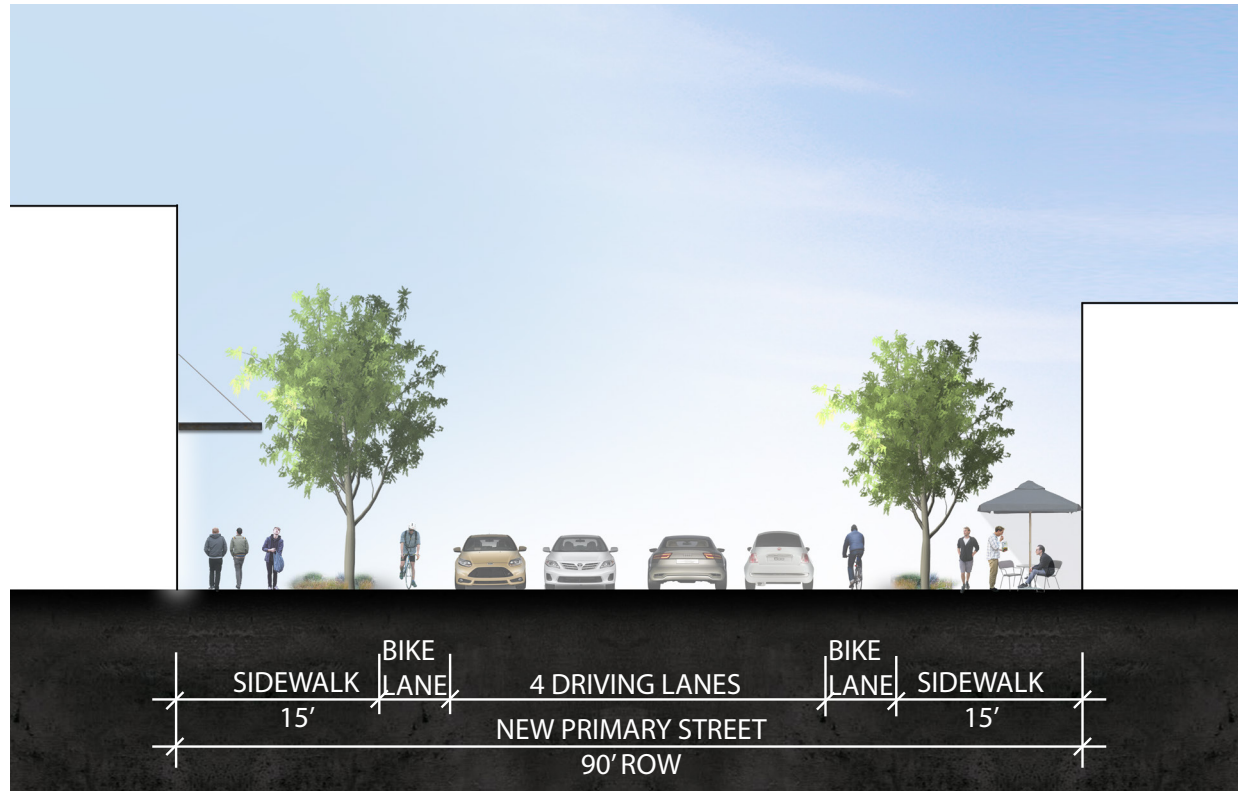
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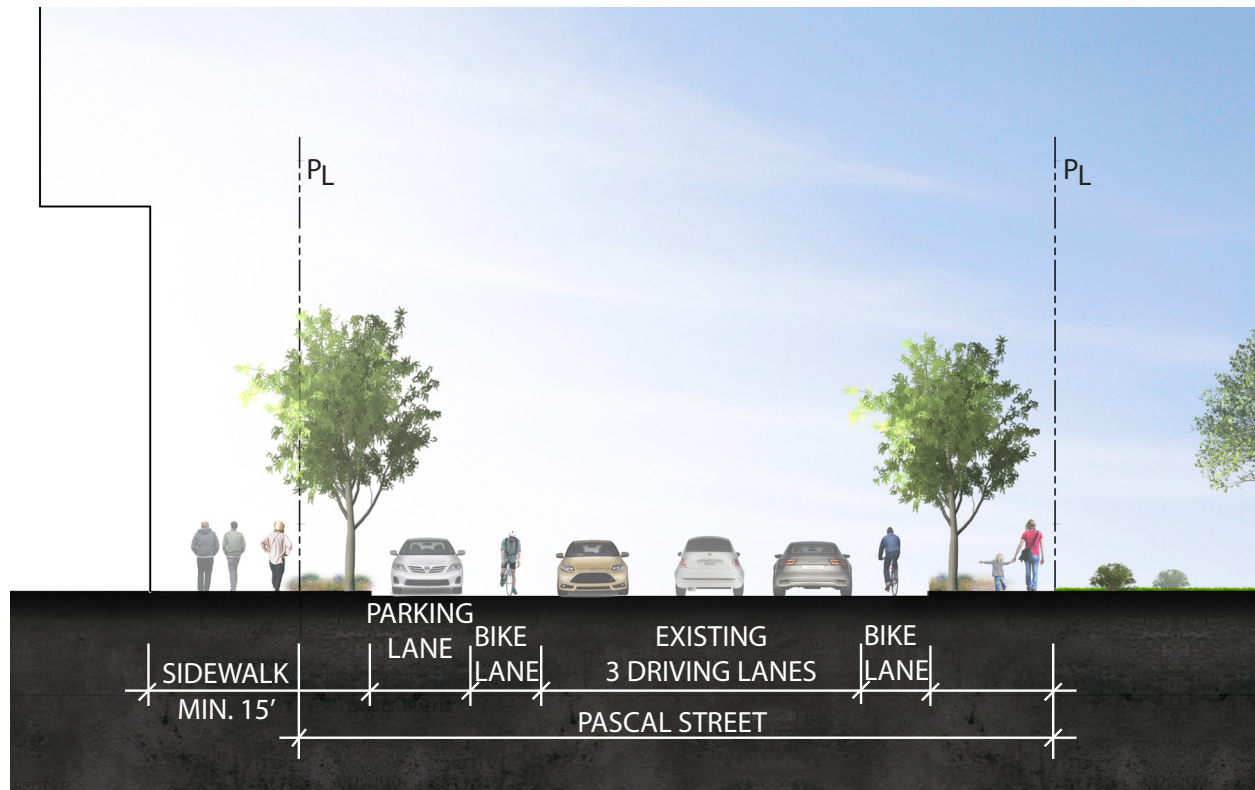
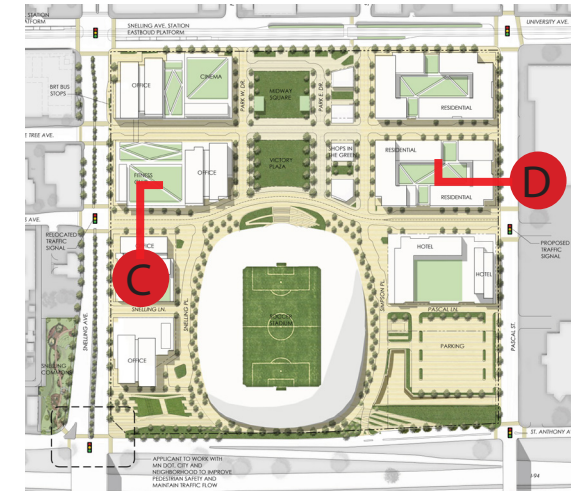
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STREET SECTIONS



C



D



CURBLESS STREETS

DIRECTOR PARK



PORTLAND, OREGON

MARIAHILFER STRAÙE



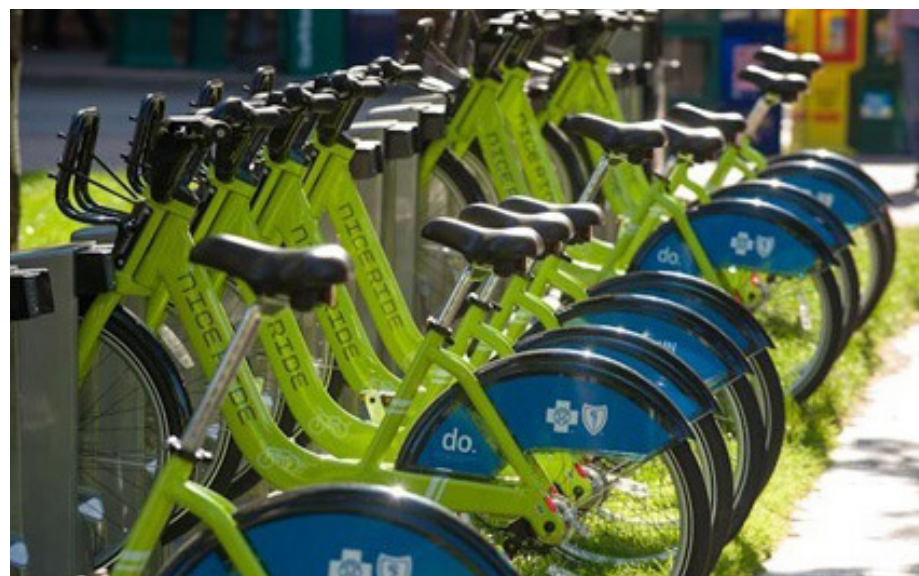
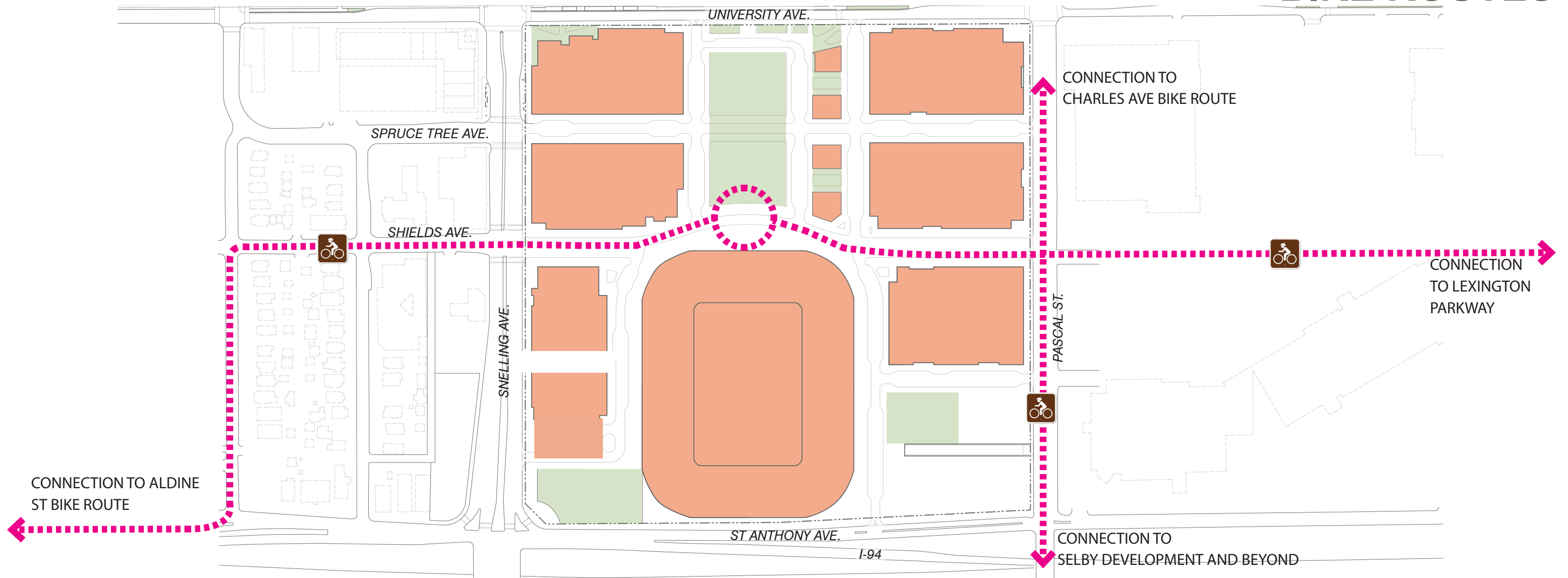
VIENNA, AUSTRIA

SCHADOWSTRASSE

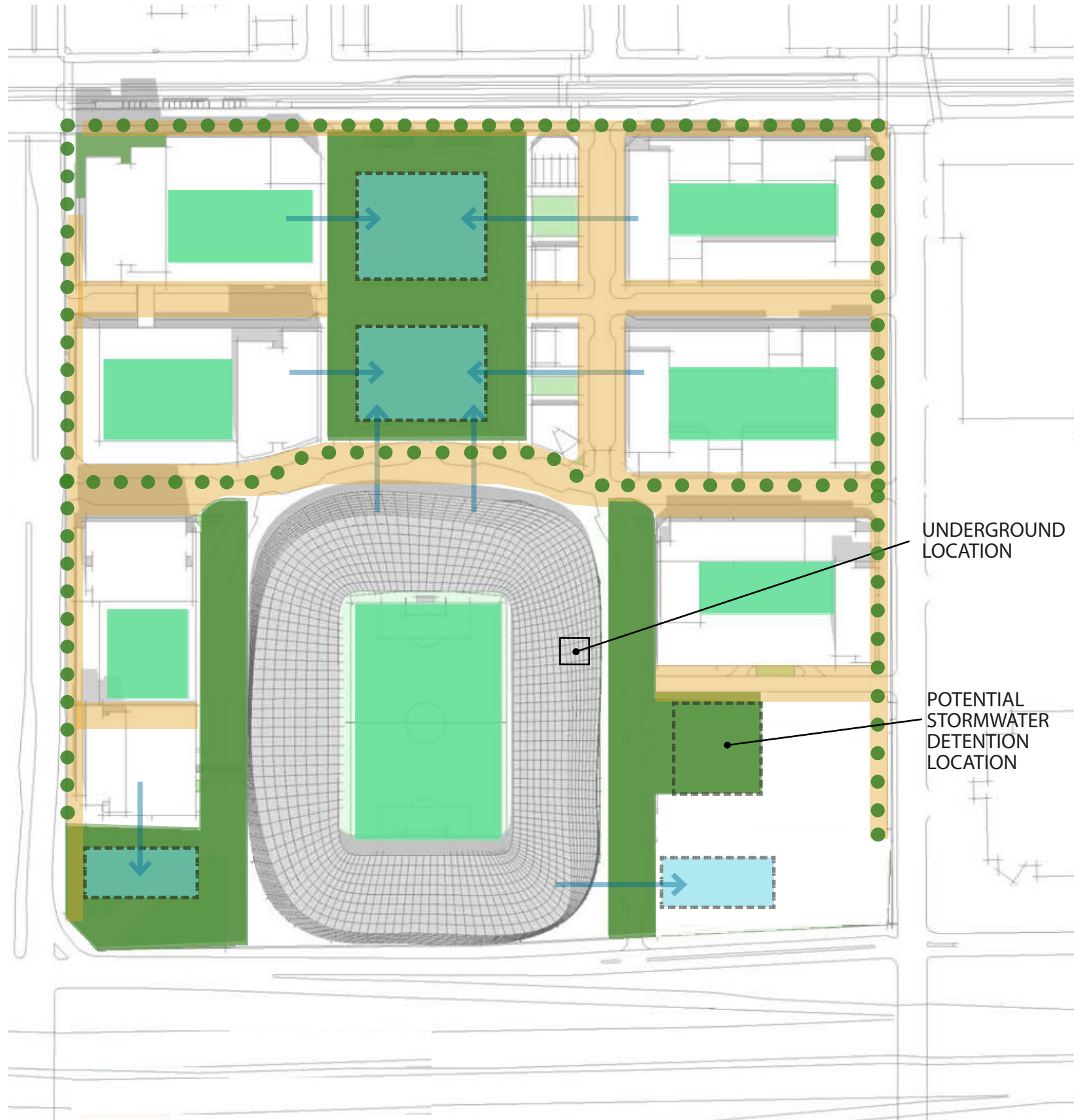


DUSSELDORF, GERMANY

BIKE ROUTES

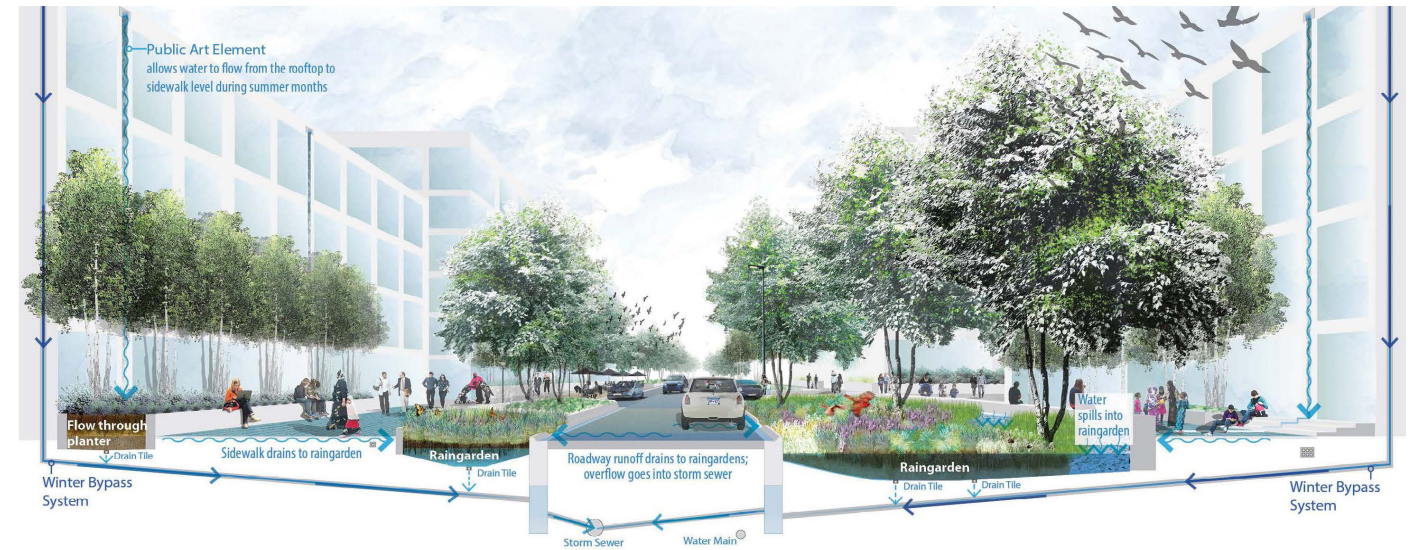
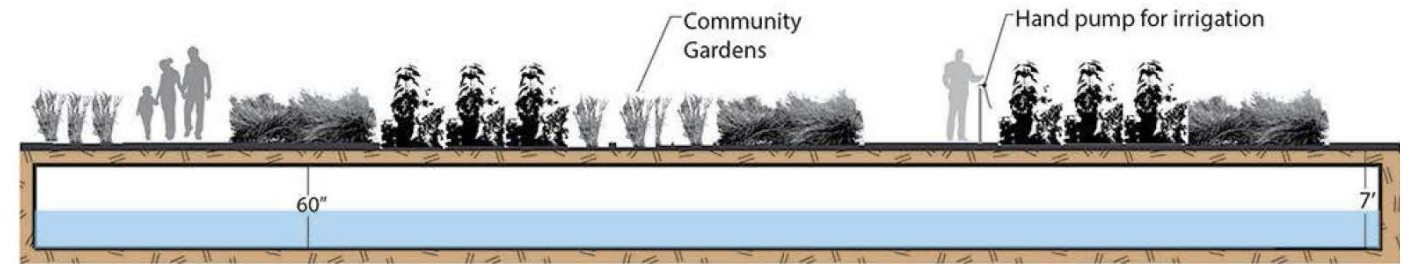


LANDSCAPE: SUSTAINABILITY AND STORMWATER INITIATIVES

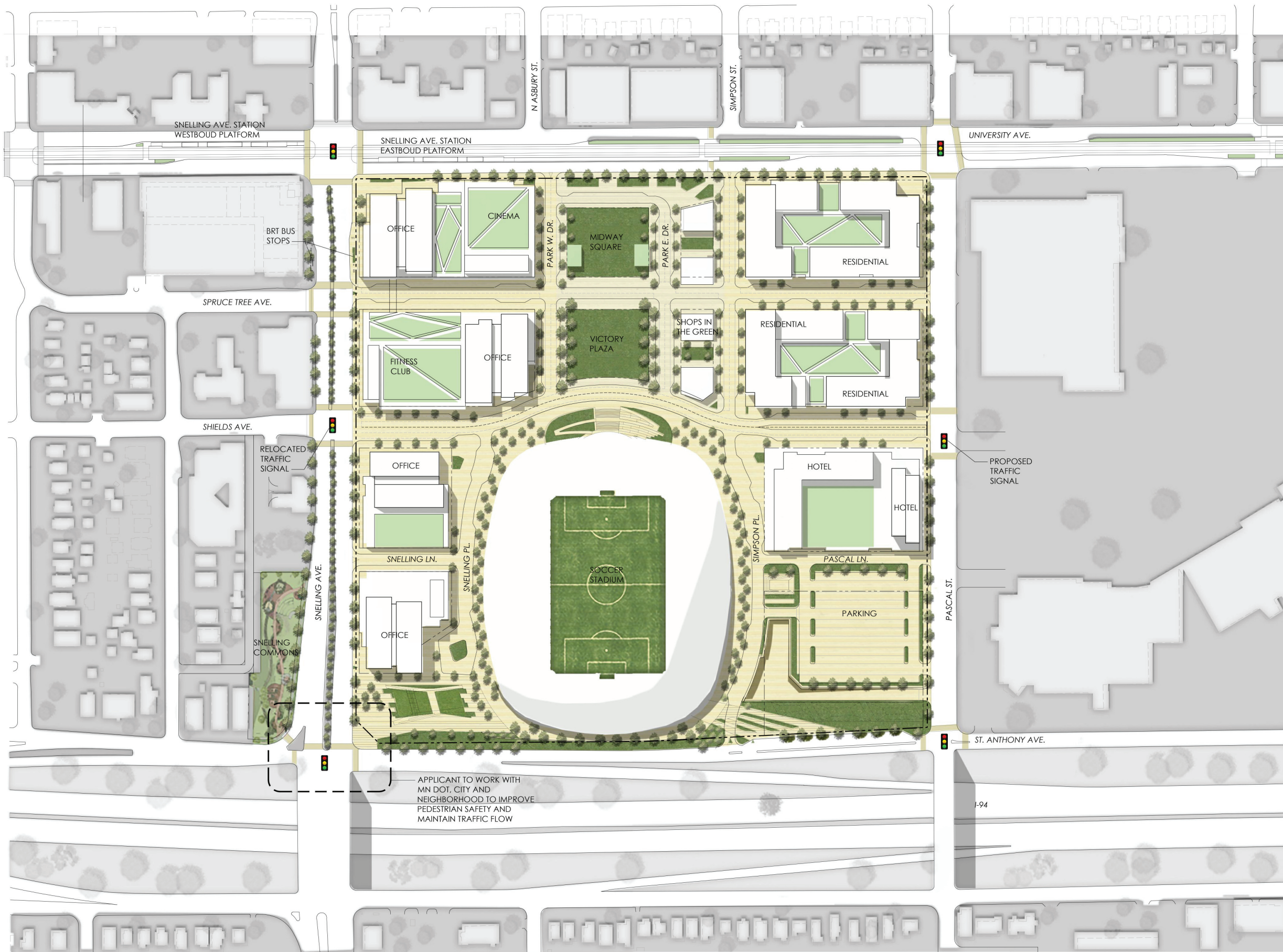


UNDERGROUND LOCATION

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



NO.	DATE	REVISION



KEY PLAN

S9ARCHITECTURE
 115 FIFTH AVENUE
 NEW YORK, NY 10003
 T 212 457 4077
 S9ARCHITECTURE.COM

Owner:
 RK MIDWAY LLC
 C/O RD MANAGEMENT LLC
 810 SEVENTH AVENUE, 10 TH FLOOR
 NEW YORK, NY 10019

PROJECT TITLE:
**SNELLING MIDWAY
 REDEVELOPMENT SITE
 MASTER PLAN**

1562 UNIVERSITY AVENUE W.
 SAINT PAUL, MN 55104
 PROJECT NO.: 63260.00

DRAWING TITLE:
**OVERALL
 SITE PLAN**

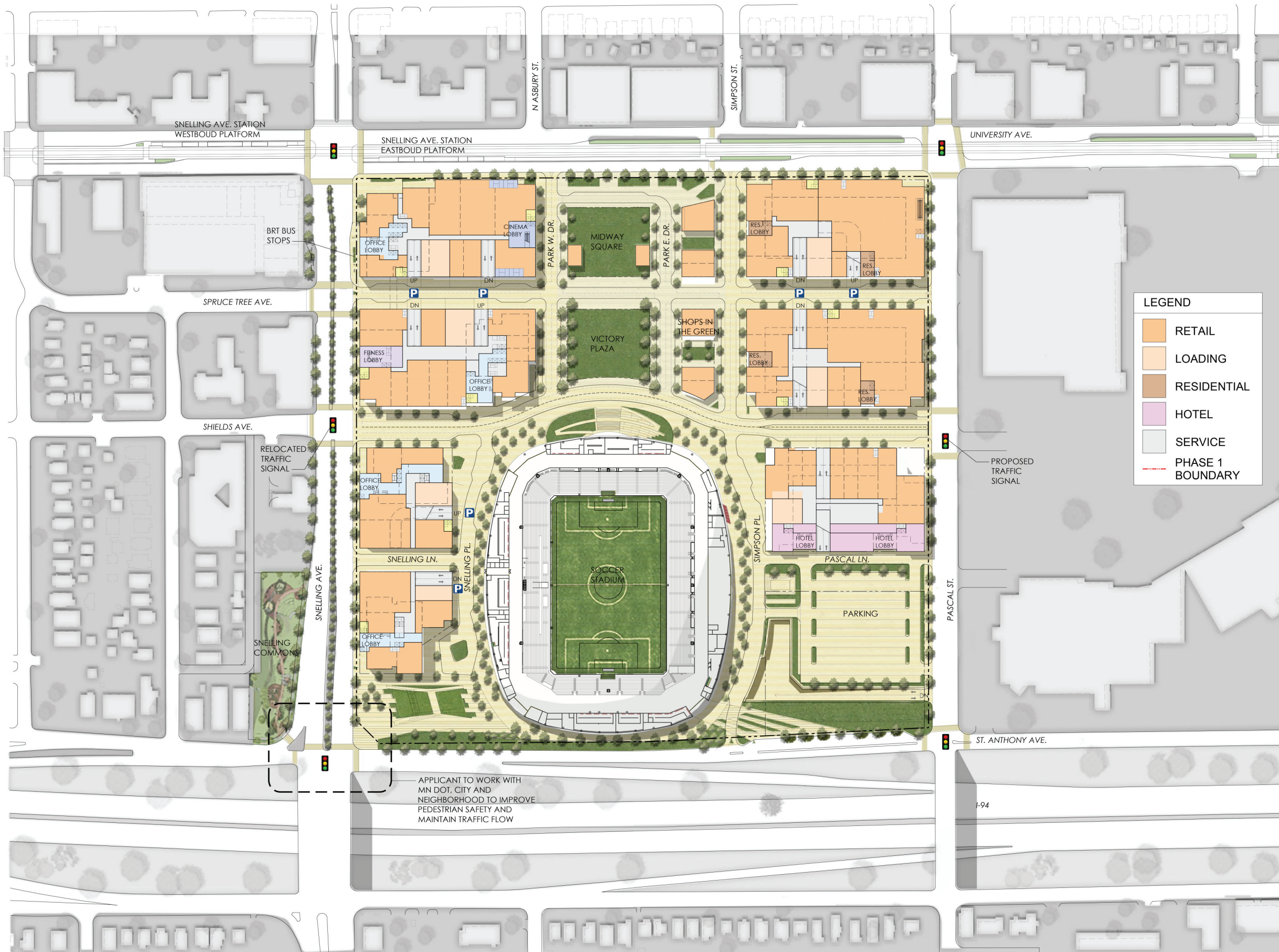
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MP - 1.00

SEAL

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 4/27/2016 (REVISED 5/24/2016)

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NO.	DATE	REVISION

KEY PLAN

S9ARCHITECTURE
 115 FIFTH AVENUE
 NEW YORK, NY 10003
 T 212.457.4077
 S9ARCHITECTURE.COM

Owner:
 RK MIDWAY LLC
 C/O RD MANAGEMENT LLC
 810 SEVENTH AVENUE, 10 TH FLOOR
 NEW YORK, NY 10019

LEGEND

- RETAIL
- LOADING
- RESIDENTIAL
- HOTEL
- SERVICE
- PHASE 1 BOUNDARY

PROJECT TITLE:

**SNELLING MIDWAY
 REDEVELOPMENT SITE
 MASTER PLAN**

1562 UNIVERSITY AVENUE W.
 SAINT PAUL, MN 55104
 PROJECT NO.: 63260.00

DRAWING TITLE:

**OVERALL
 GROUND
 FLOOR PLAN**

SCALE: 1"=100' PAGE:

MP - 1.01