



SNELLING MIDWAY REDEVELOPMENT SITE MASTER PLAN

ST. PAUL, MN

MARCH 3, 2016

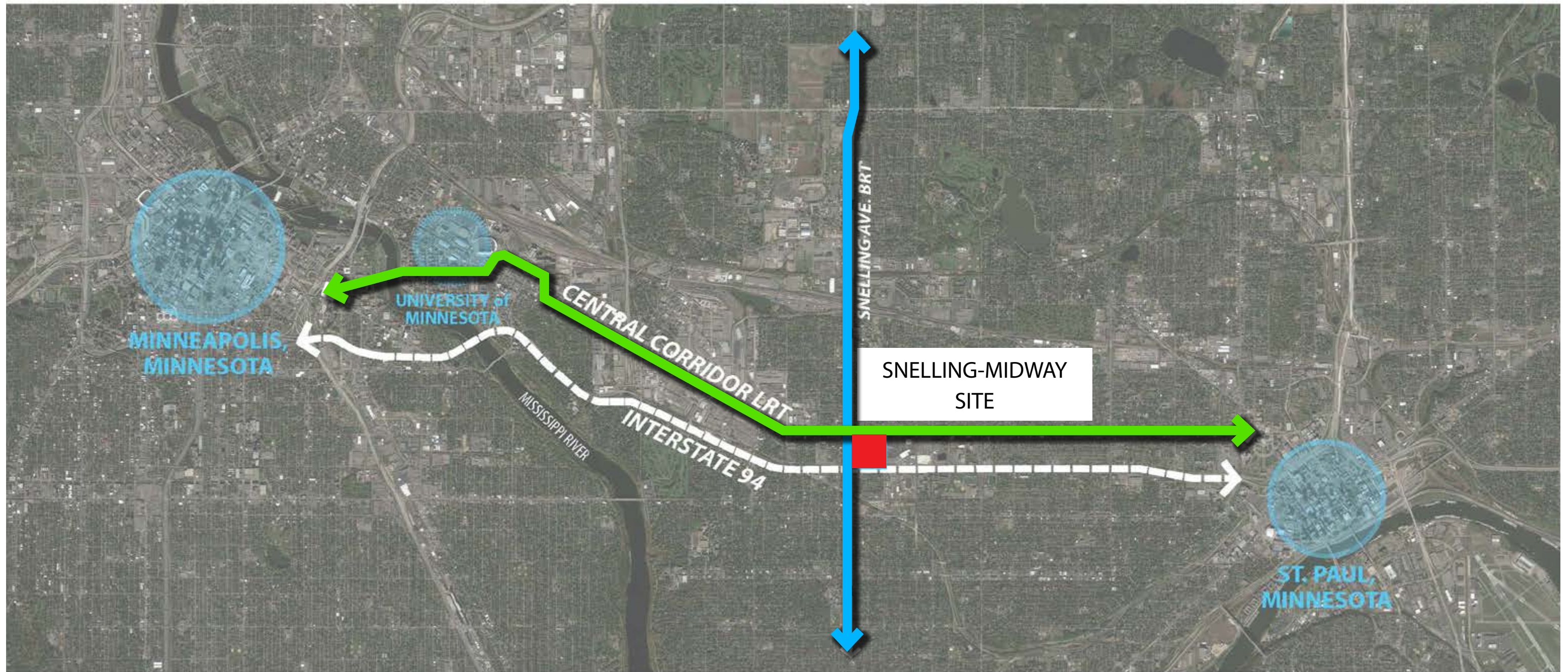
RK MIDWAY





S9ARCHITECTURE

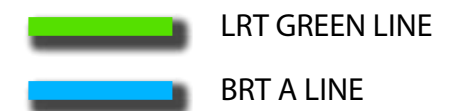
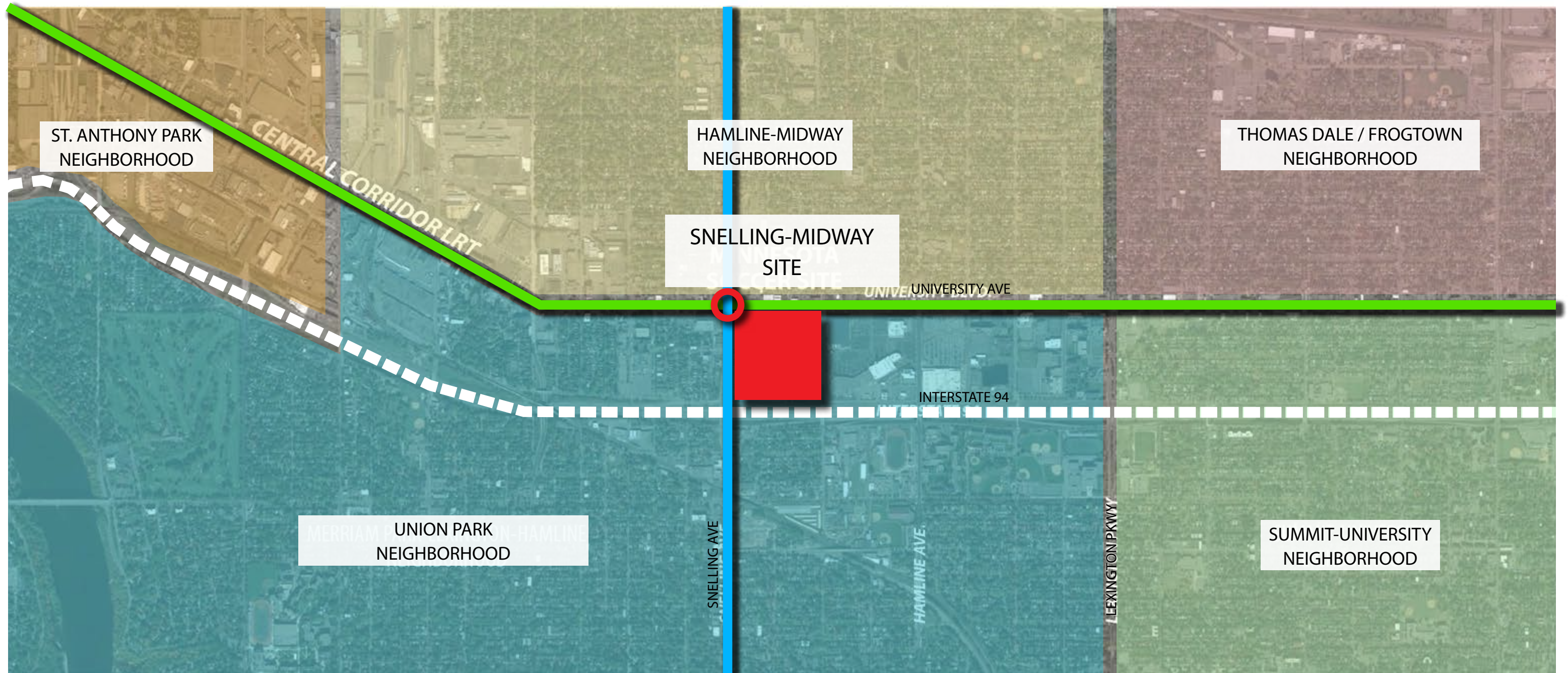
POPULOUS

TRANSPORTATION CORRIDORS



-  LRT GREEN LINE
-  BRT A LINE

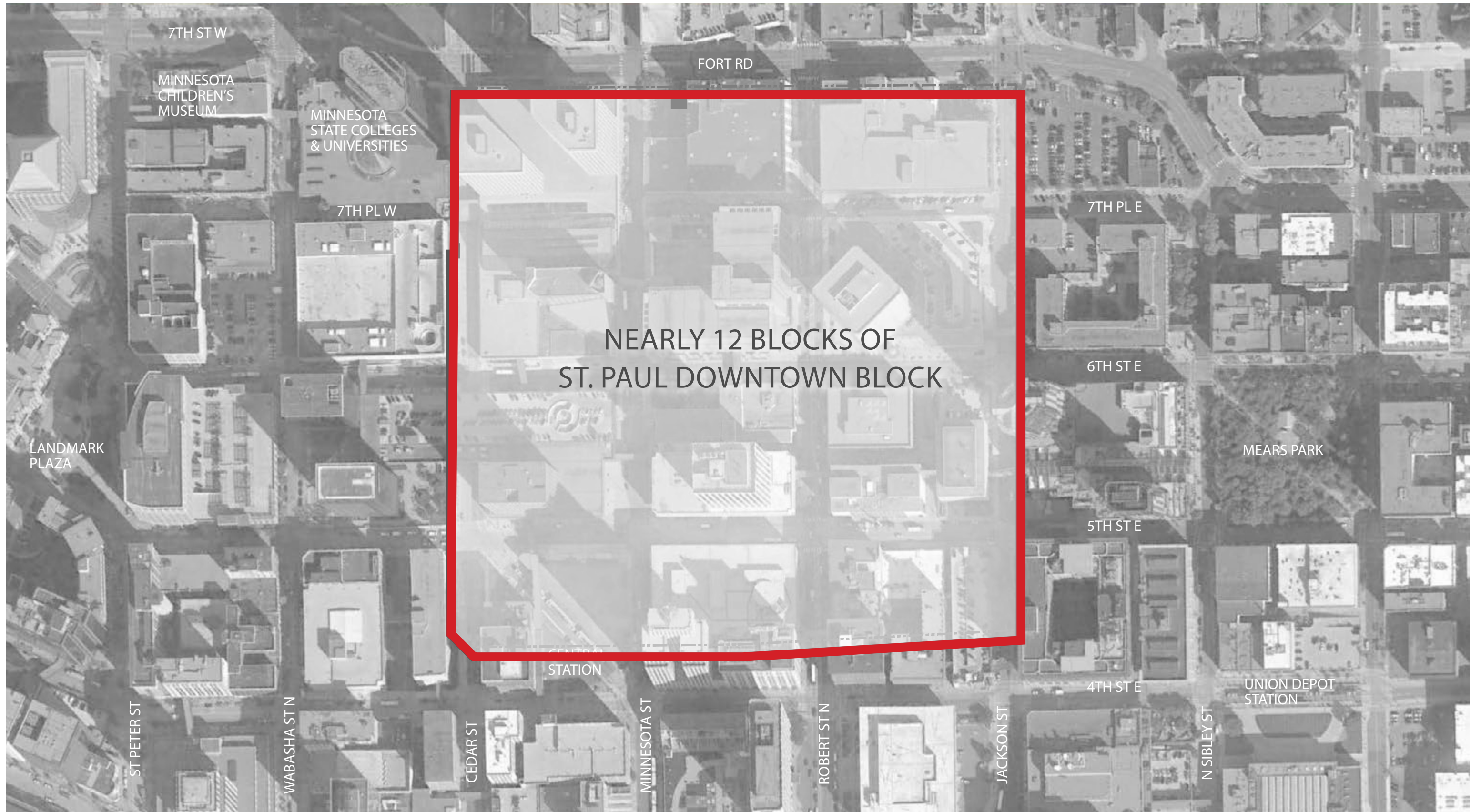
NEIGHBORHOOD CONTEXT



SITE AREA



ST. PAUL DOWNTOWN BLOCKS OVERLAY



EXISTING RETAIL & PARKING SPACES



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.

FOUR SEASONS PUBLIC SPACE

WINTER



SPRING



SUMMER



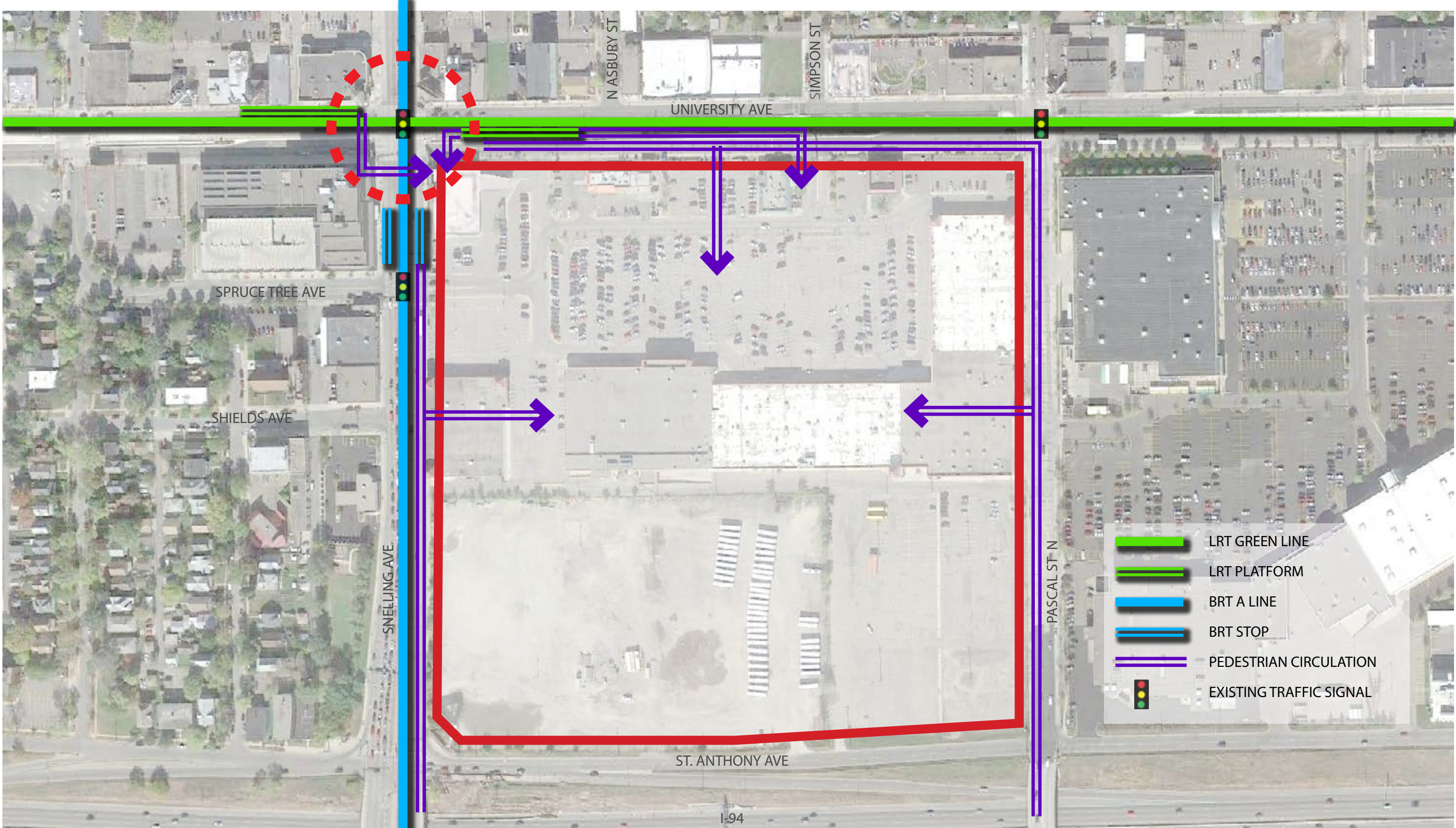
FALL



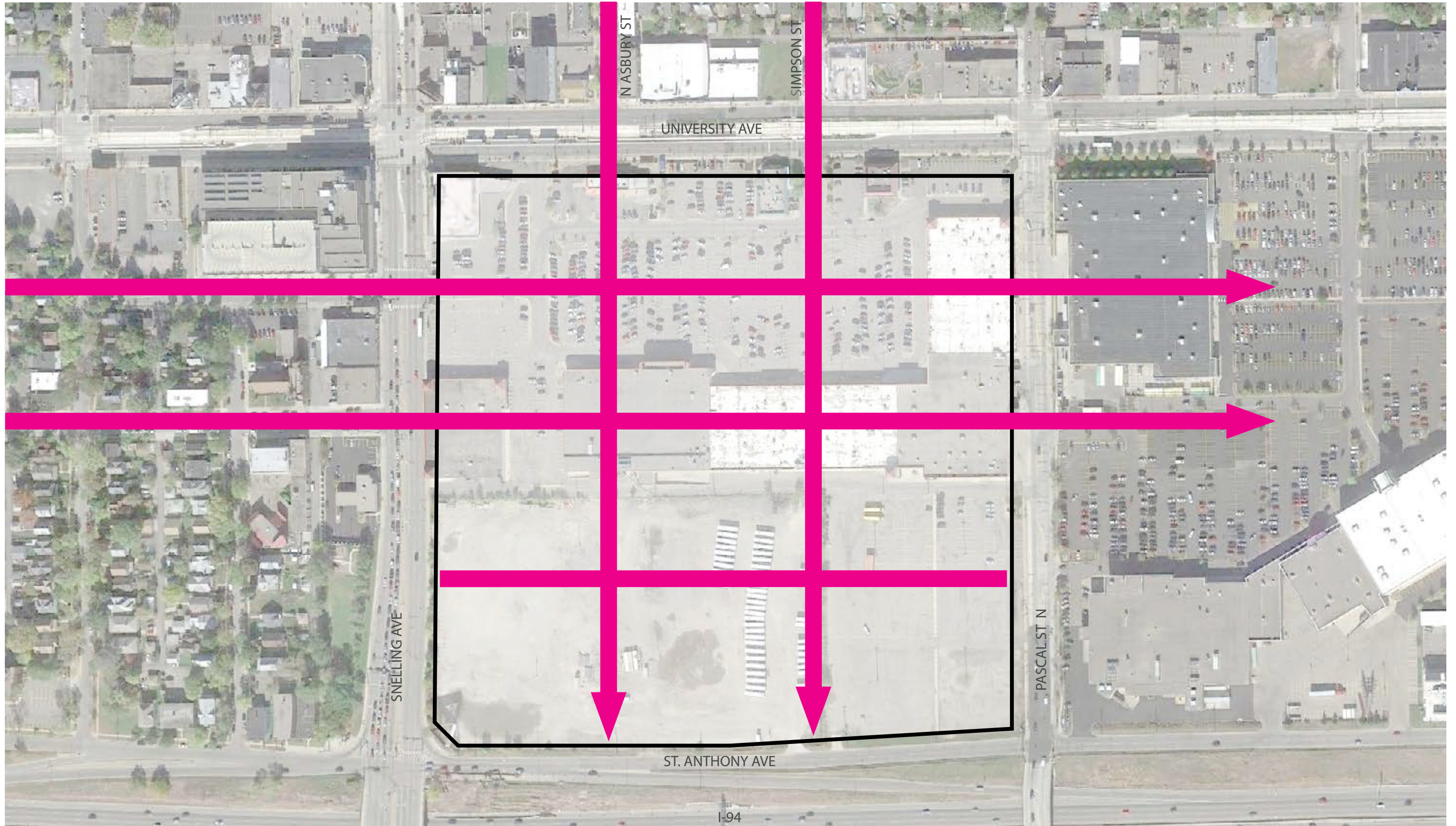
CURRENT SITE



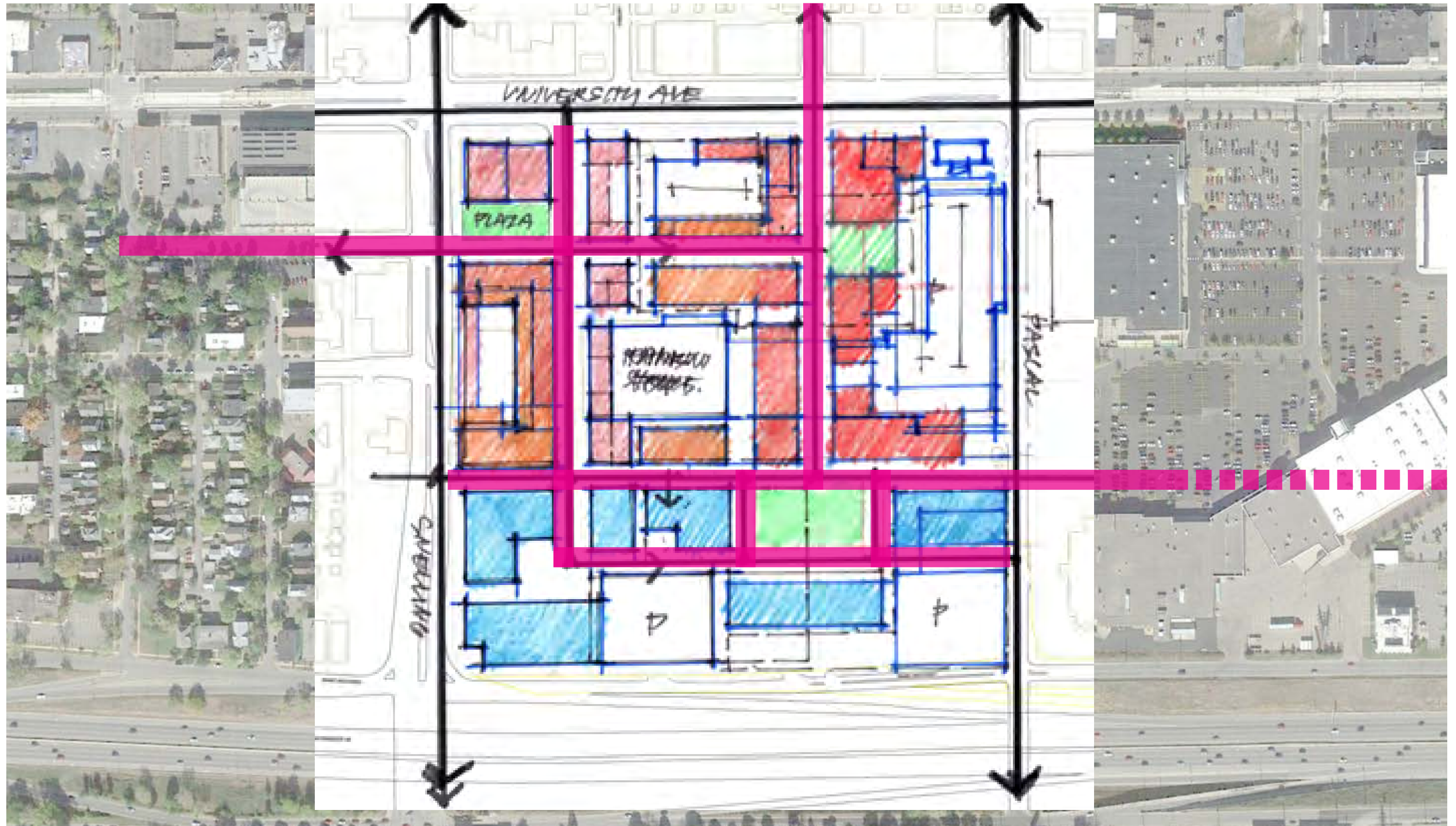
PUBLIC TRANSIT & PEDESTRIAN ENTRIES



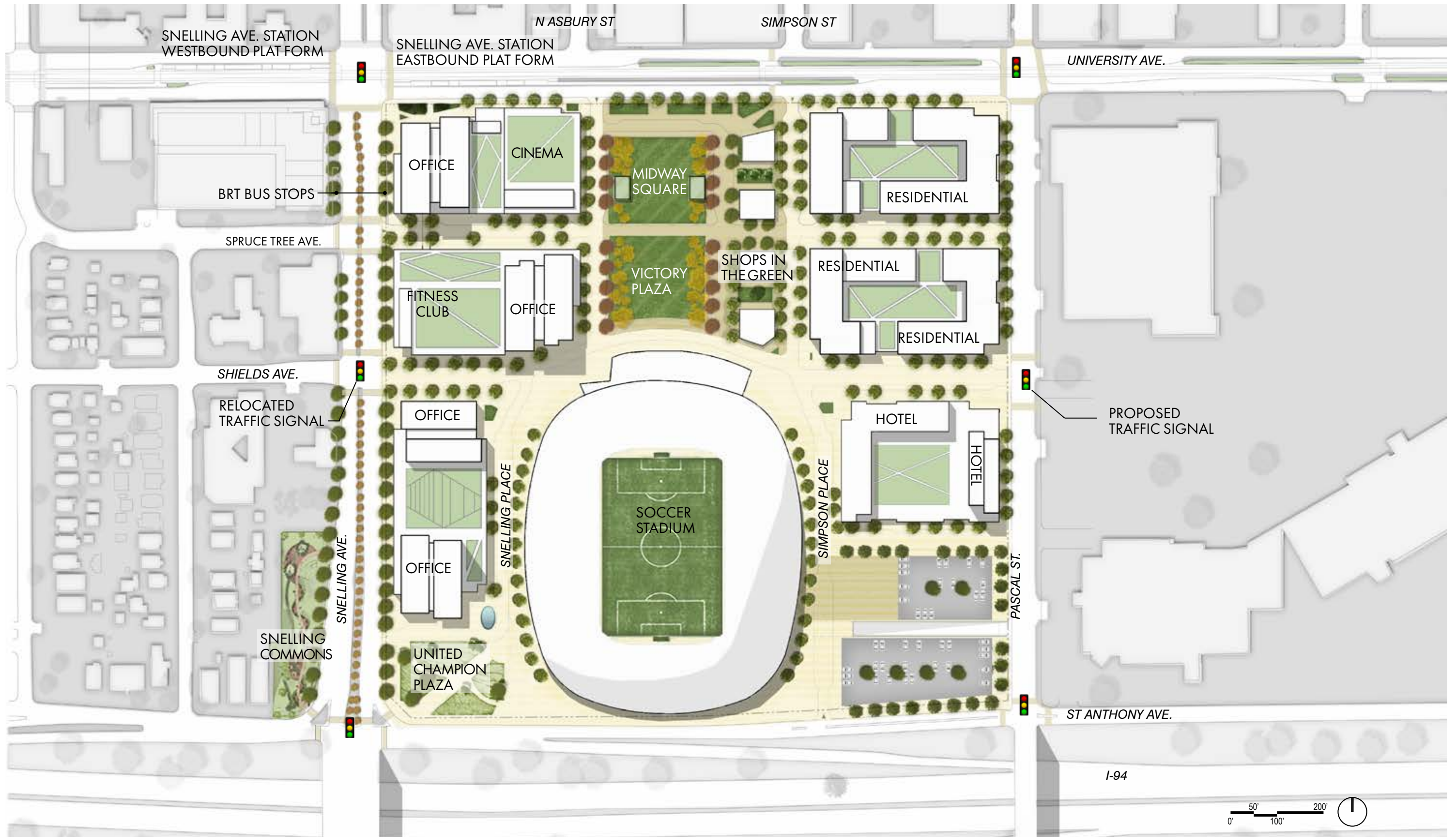
MENDING THE STREET GRID (CONNECTING NEIGHBORHOODS)



“SNELLING-MIDWAY SMARTSITE”



SITE PLAN





SMELLING AVE. STATION
WEST BOUND PLATFORM

SMELLING AVE. STATION
EAST BOUND PLATFORM

UNIVERSITY AVE.

TREE TRENCH IN PERMEABLE
PAVEMENT BOULEVARD
"GREEN FINGERS"
(COLLECTS WATER FROM
STREET R/W)

INTERACTIVE FOUNTAINS
(CLEANSED RUNOFF)

PUBLIC ART (ART PARK)

S PRUCE TREE AVE.

UNDERGROUND CISTERN
(COLLECTS WATER FROM
BUILDINGS & EXCESS WATER
FROM GREEN FINGERS)



OPEN WATER FEATURE
(CLEANSED RUNOFF)

SHIELDS AVE.

SUECCHI STADIUM

RAIN GARDEN
START OF GREEN
FINGER, TYP.

UNITE & CHAMPION
PLAZA

PASCAL GREEN

ST. ANTHONY AVE.

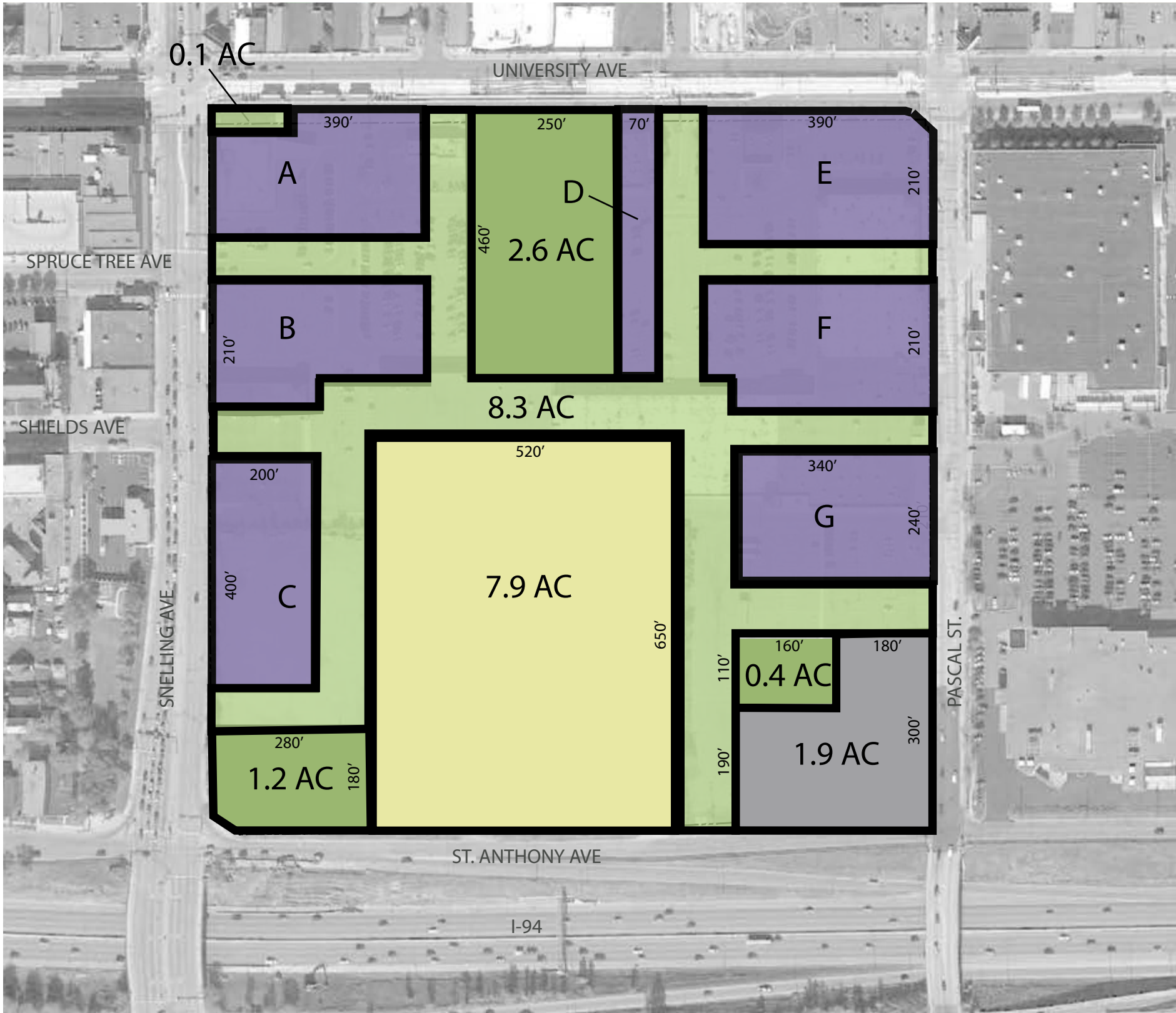
SMELLING GAVE.

I-94






LEGEND

-  WATER FEATURE
-  EXISTING TREE TRENCH
-  TREE TRENCH
-  RAIN GARDEN
-  TREE
-  GREEN SPACE
-  PUBLIC ART
-  LRT STATION AREA

PROPOSED BLOCK PLAN



PROPOSED LAND USAGE

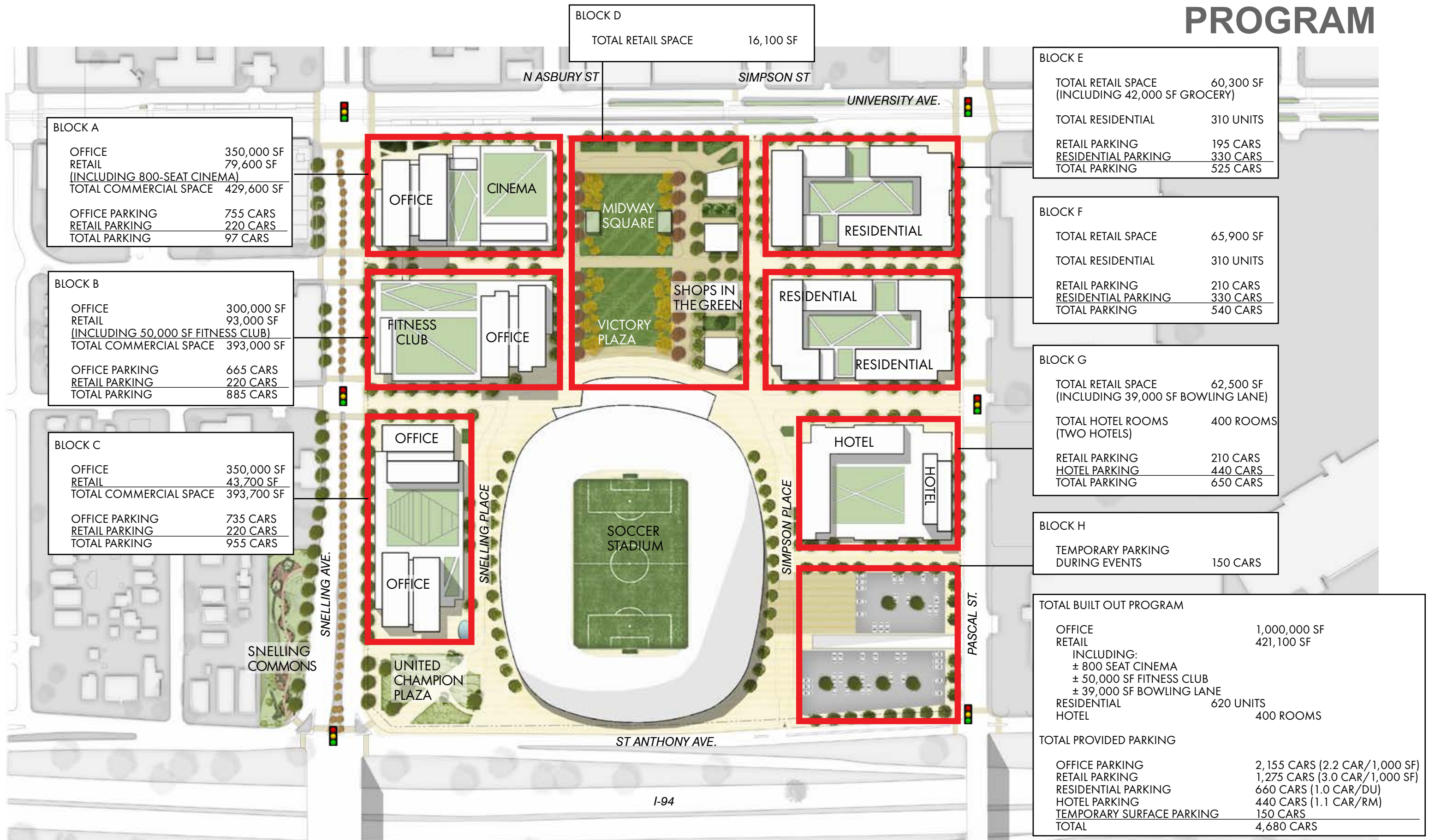
	OPEN SPACES	4.2 AC
	STREET	8.3 AC
	STADIUM	7.9 AC
	SURFACE PARKING	1.9 AC
TOTAL PUBLIC REALM		22.3 AC (64.8%)
	DEVELOPABLE BLOCKS:	12.1 AC (35.2%)

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

PROPOSED SITE



RK MIDWAY



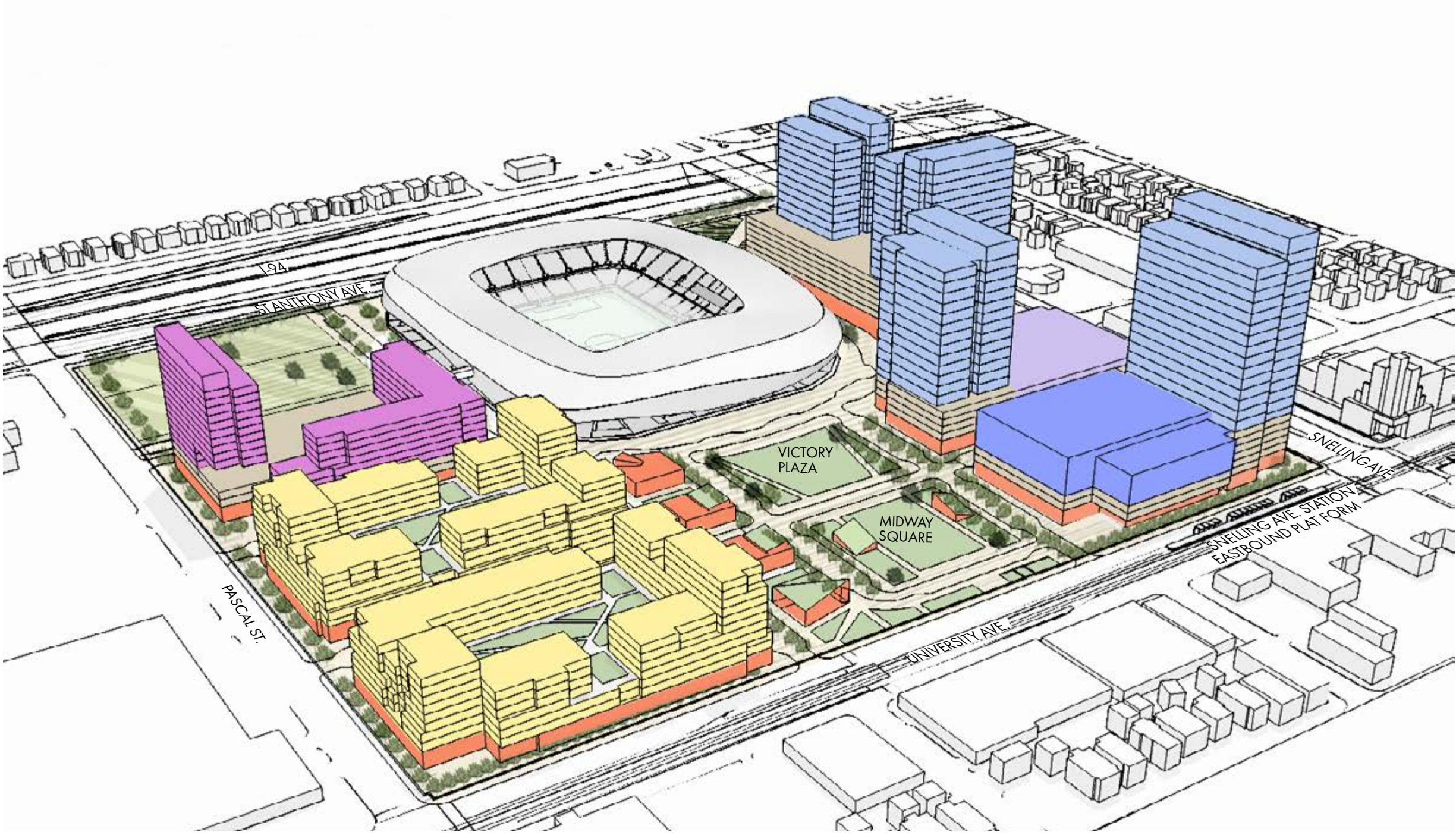
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POPULOUS

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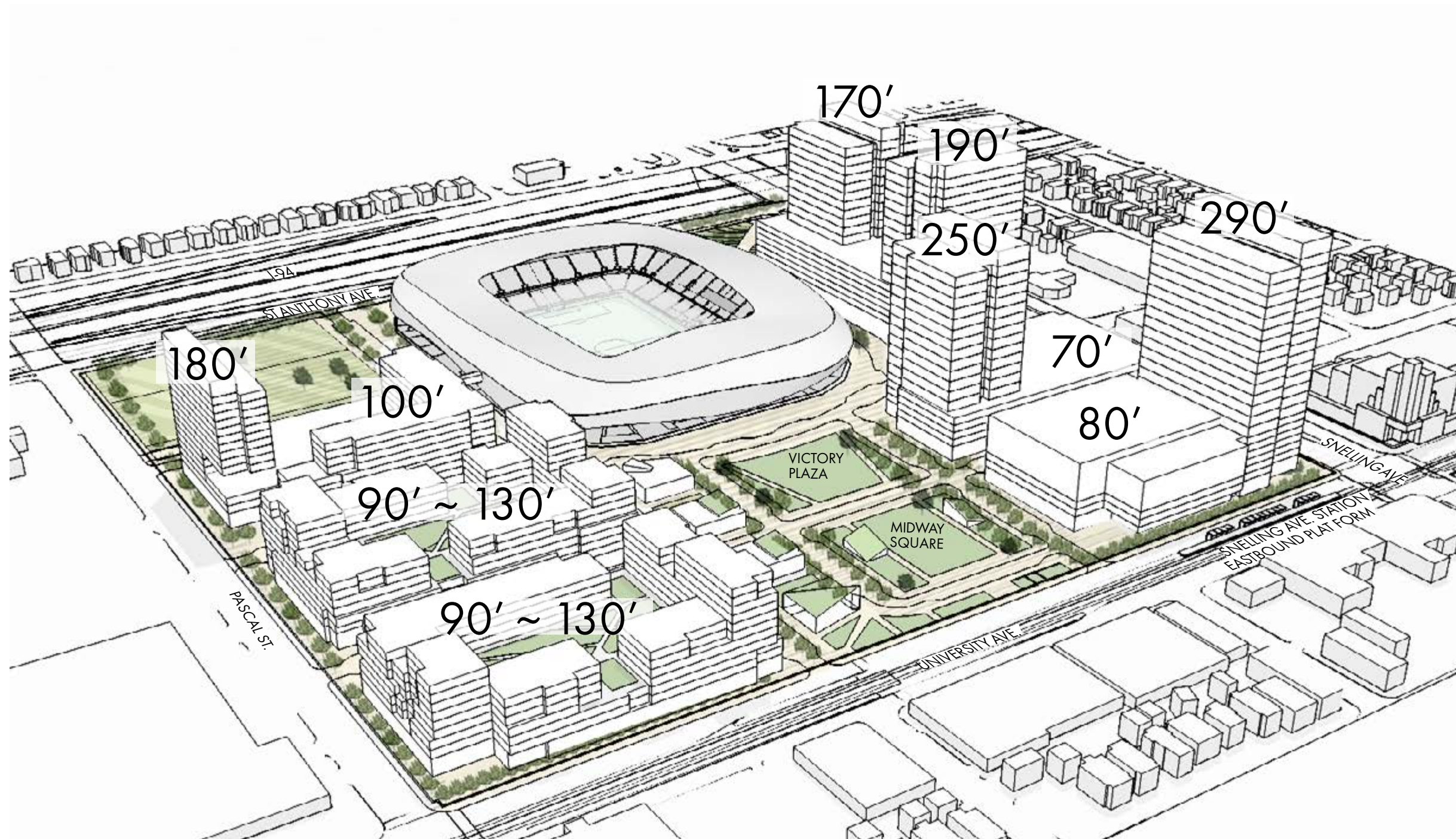
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PROGRAM DIAGRAM

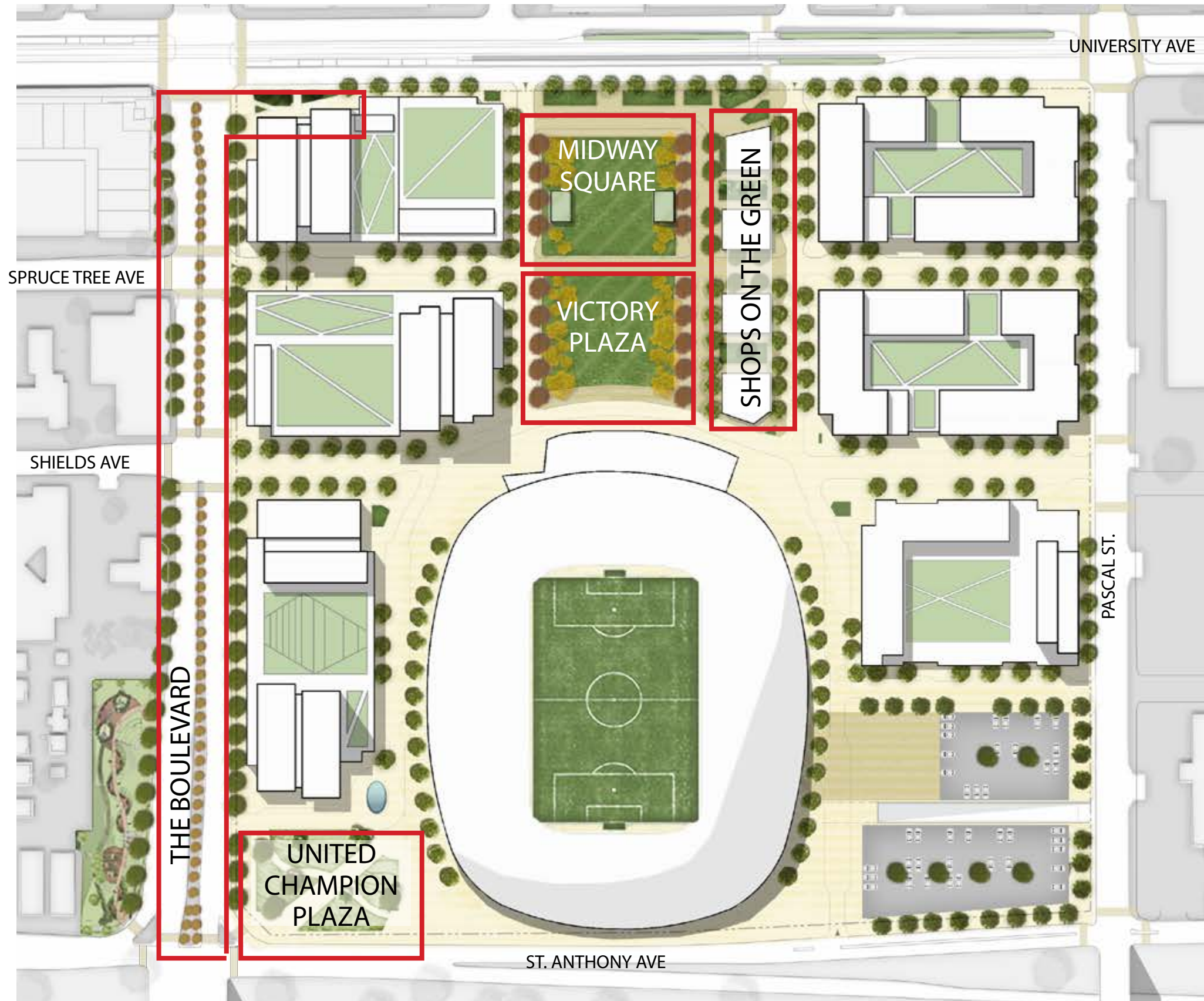


- OFFICE
- RETAIL
- RESIDENTIAL
- HOTEL
- CINEMA
- FITNESS
- SERVICE/PARKING

BUILDING HEIGHT

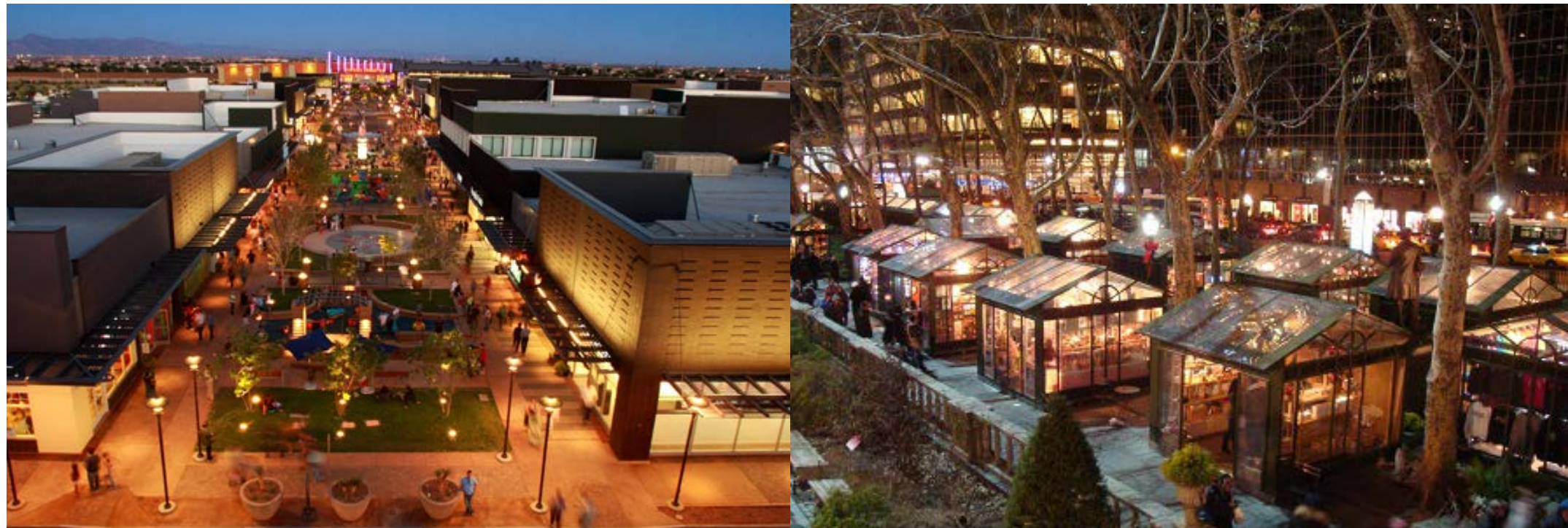


PUBLIC PLACES



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



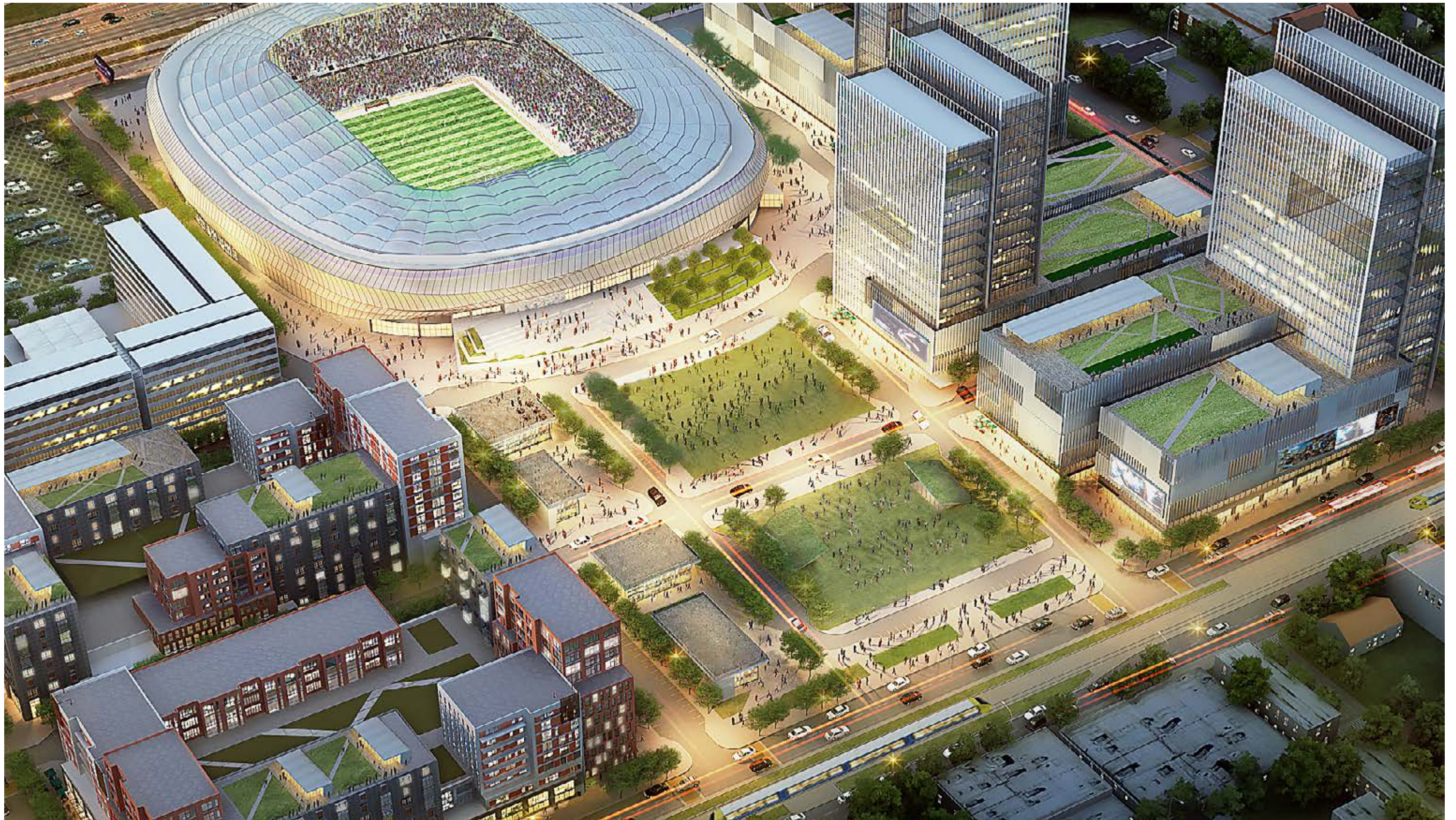
SHOPS ON THE GREEN PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA PRECEDENTS



MIDWAY SQUARE AND VICTORY PLAZA



RK MIDWAY



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MARCH 3, 2016

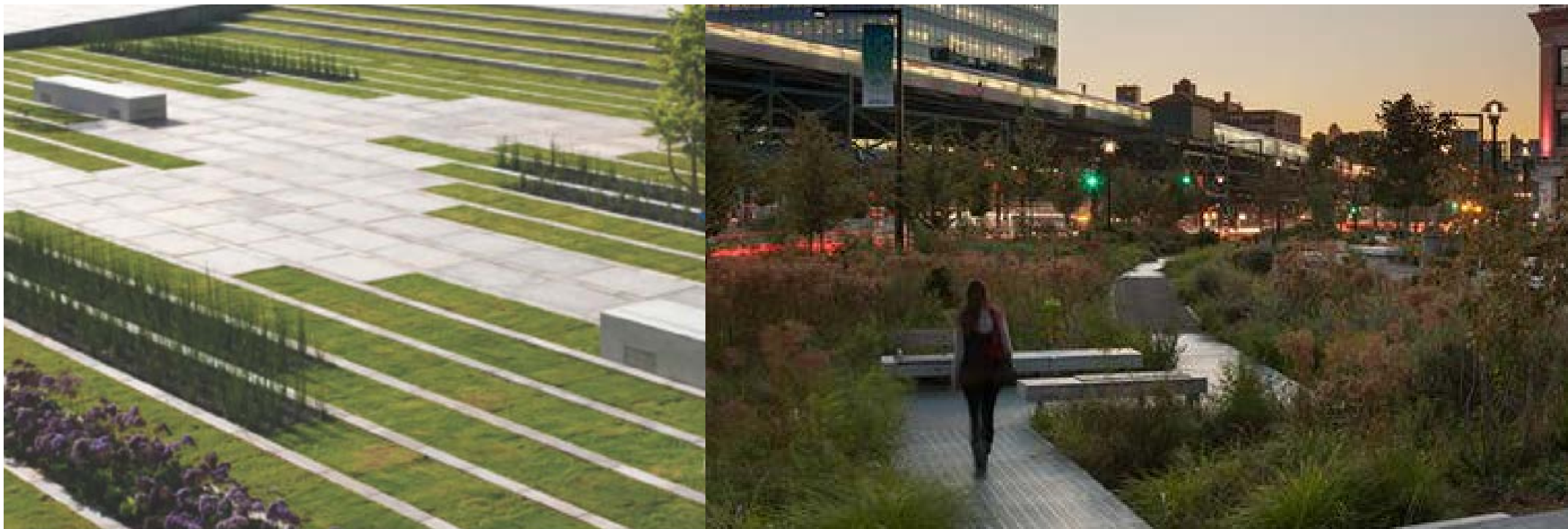
PROJECT COMPARISON - LANSDOWNE PARK, OTTAWA



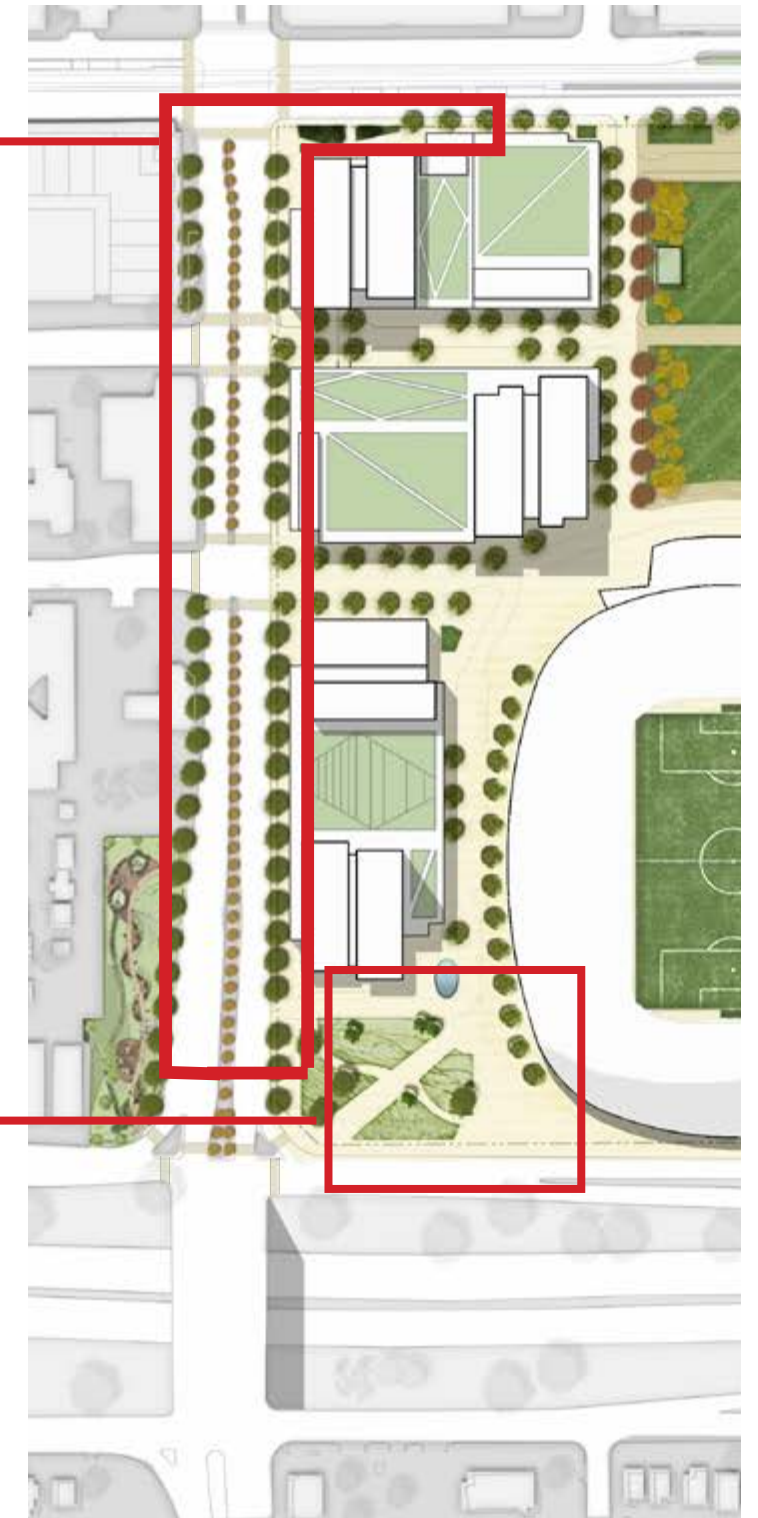
THE BOULEVARD



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



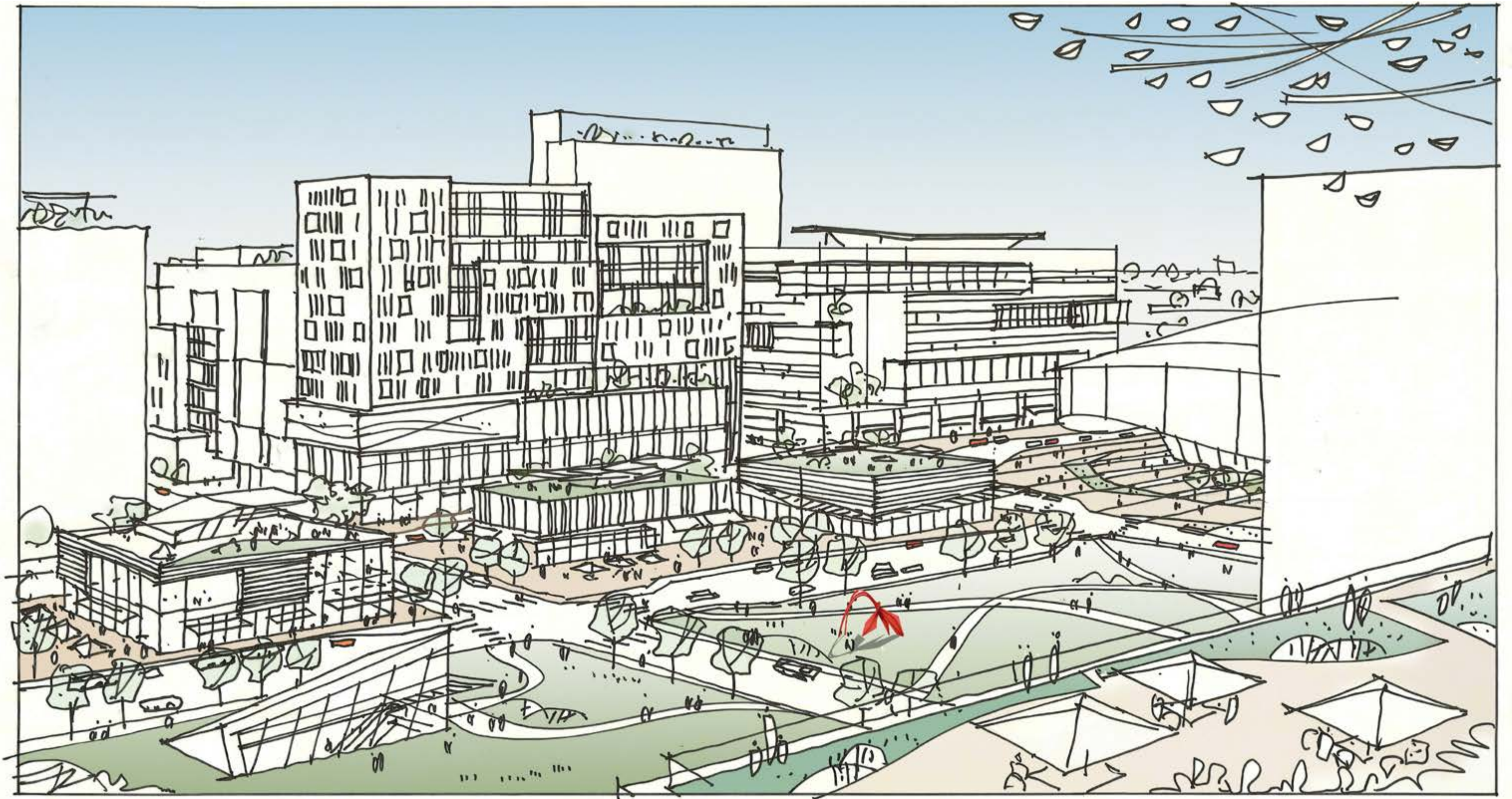
NEW URBAN FABRIC: MIDWAY SQUARE



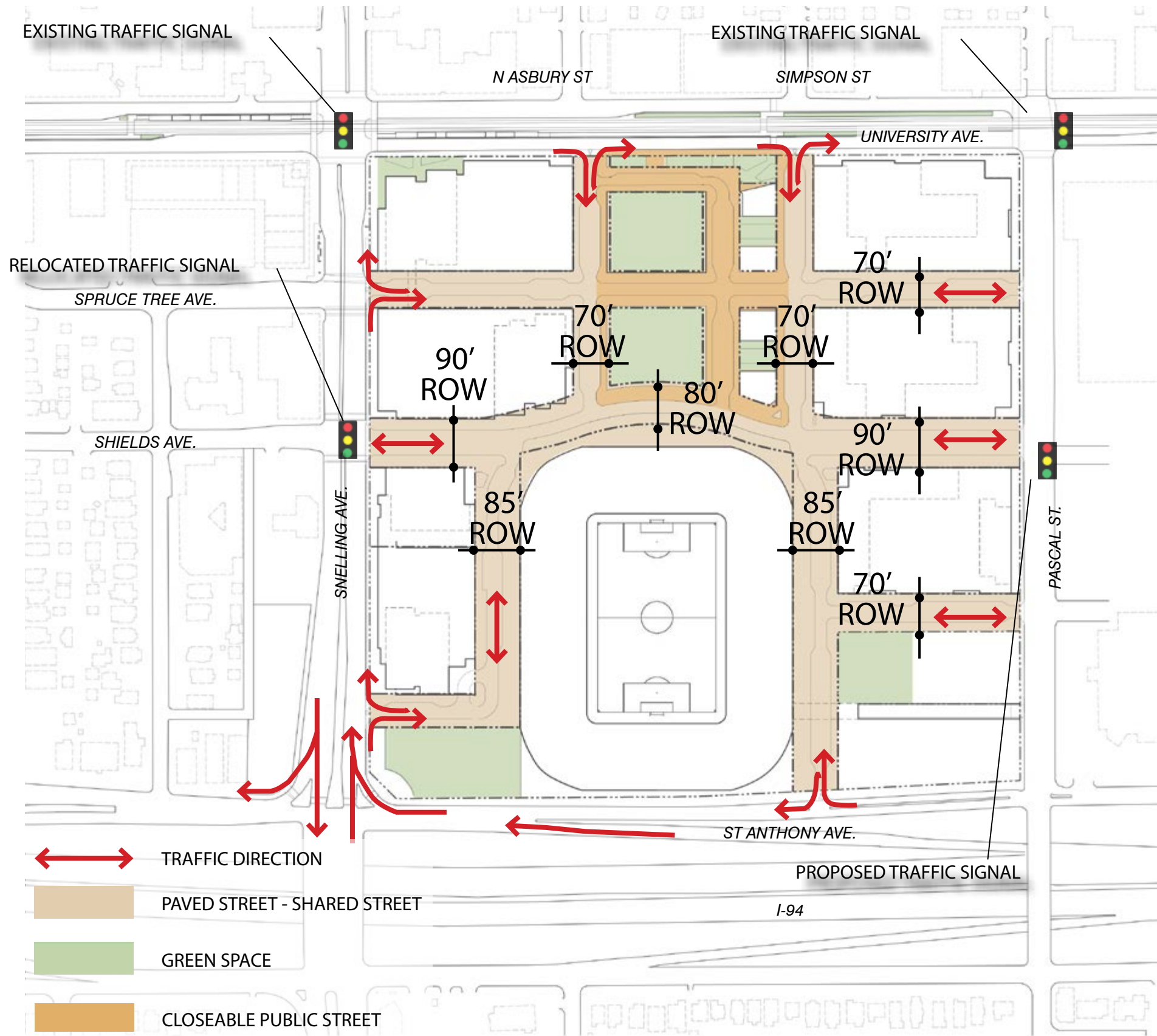
EXISTING: VICTORY PLAZA



NEW URBAN FABRIC: VICTORY PLAZA



STREET GRID AND DIRECTIONS

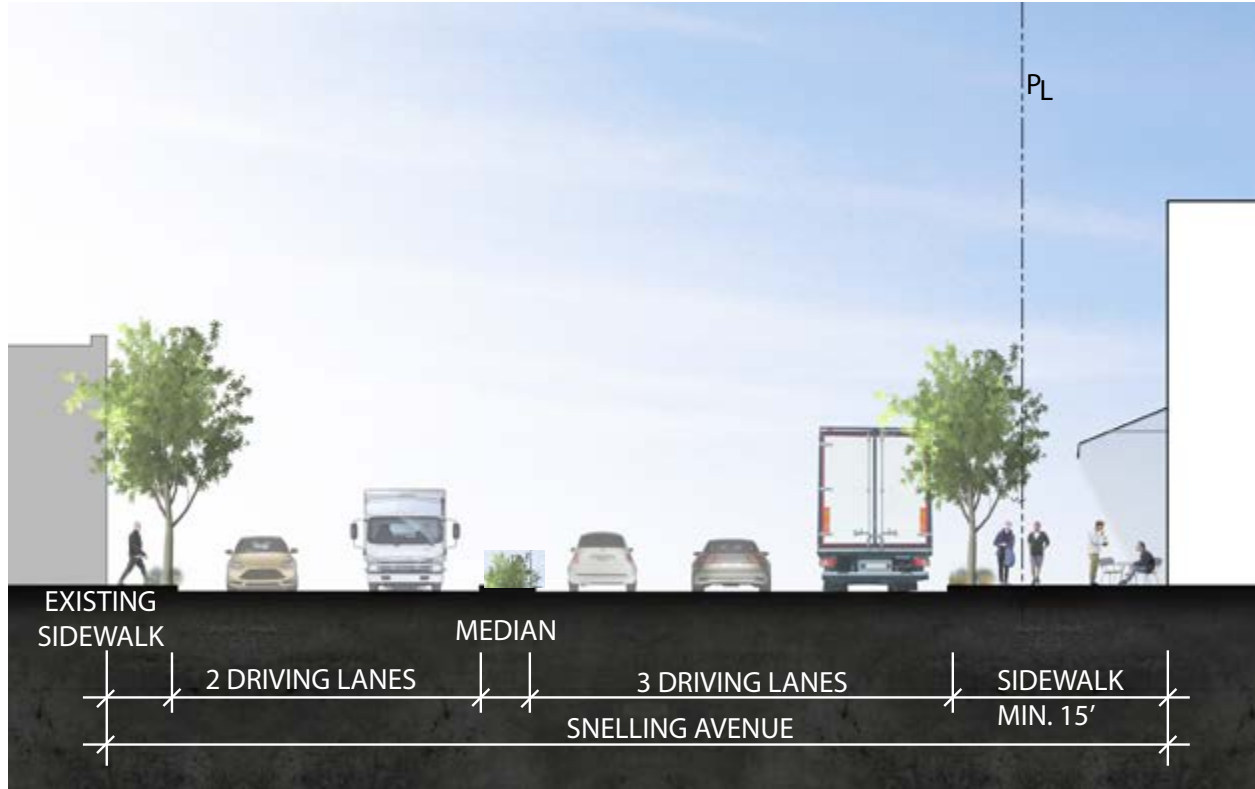


CURBLESS STREET - SHARED STREET

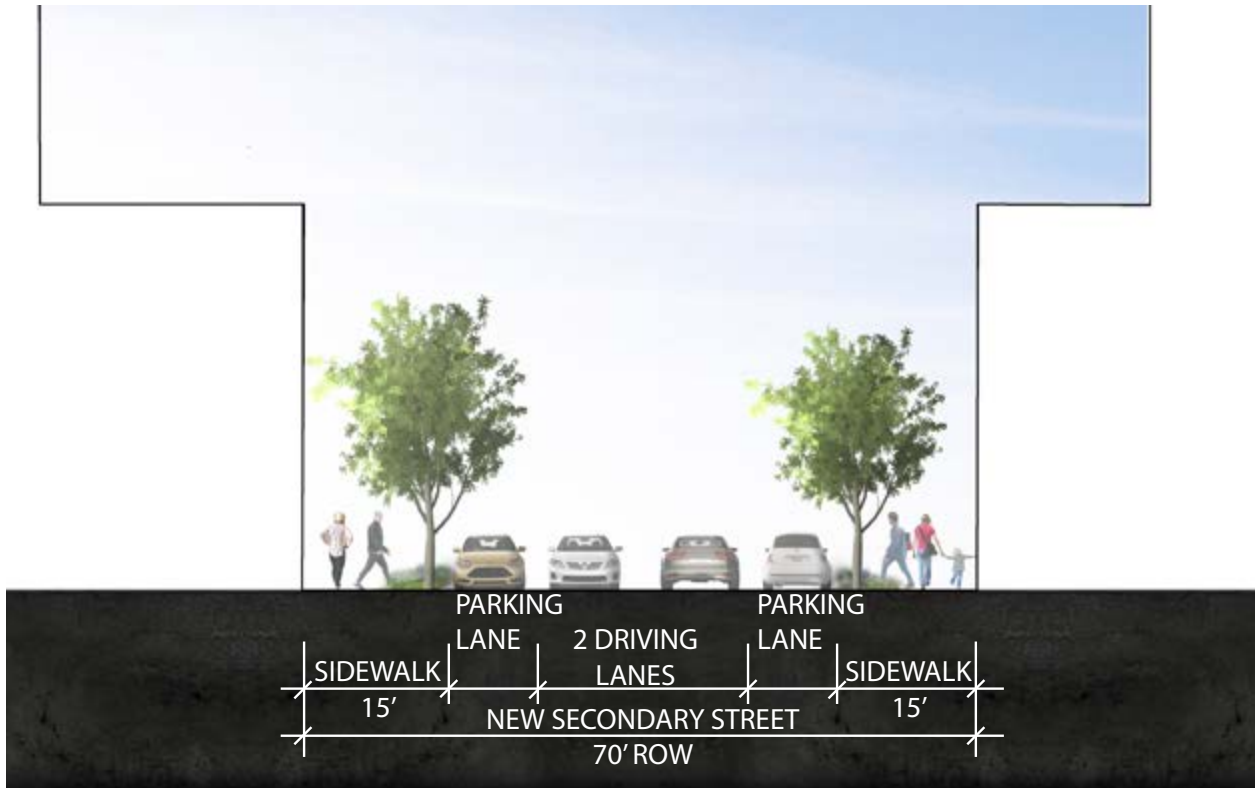
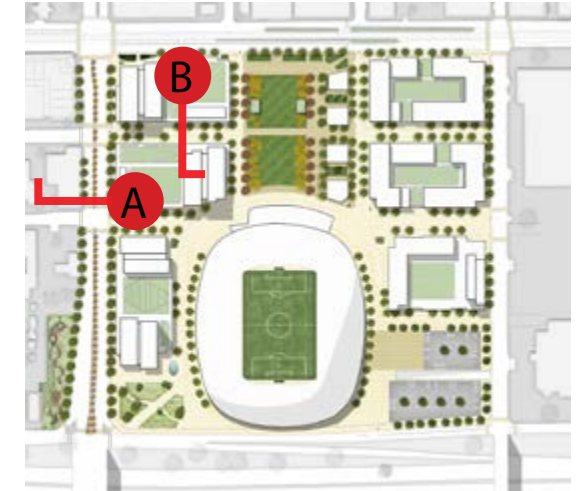


CLOSED PUBLIC STREET

STREET SECTIONS



A



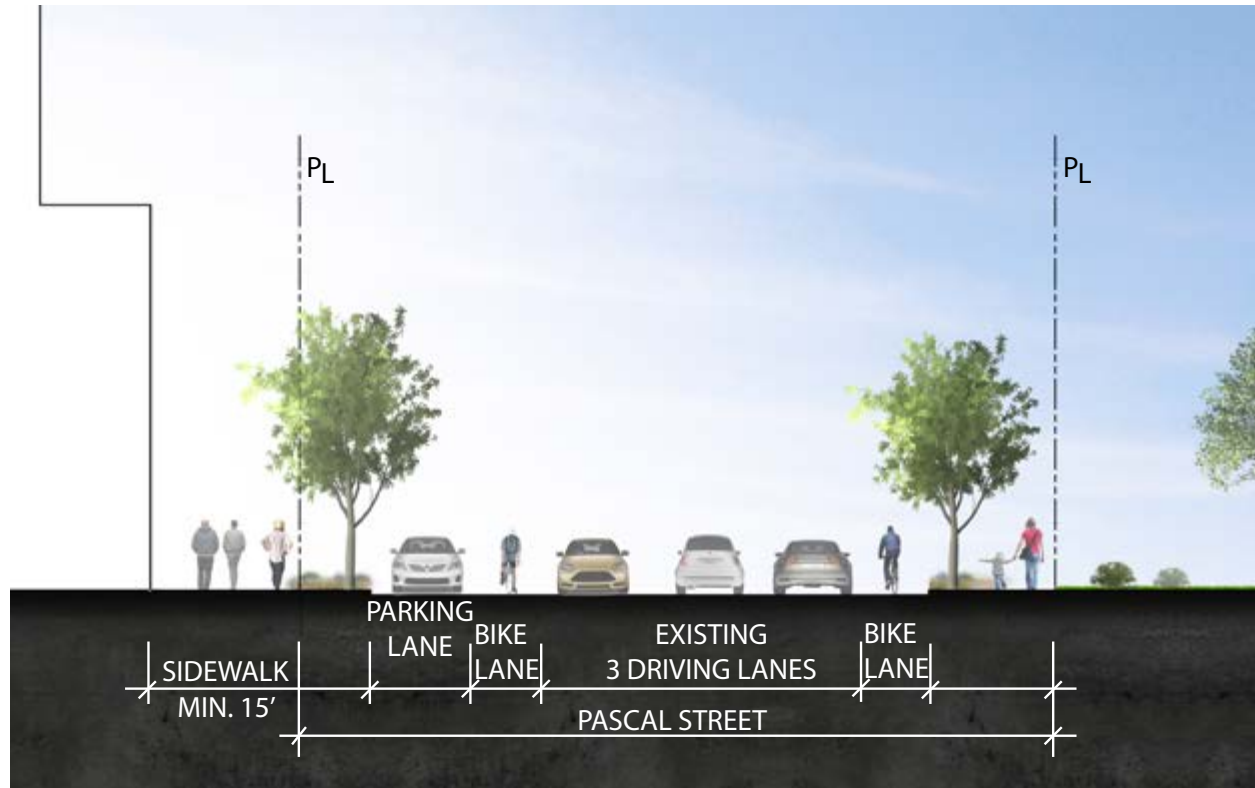
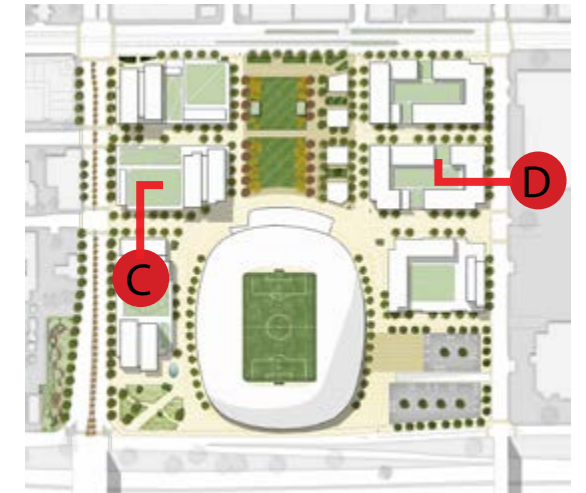
B



STREET SECTIONS



C



D



CURBLESS STREETS

DIRECTOR PARK



PORTLAND, OREGON

MARIAHILFER STRAÙE



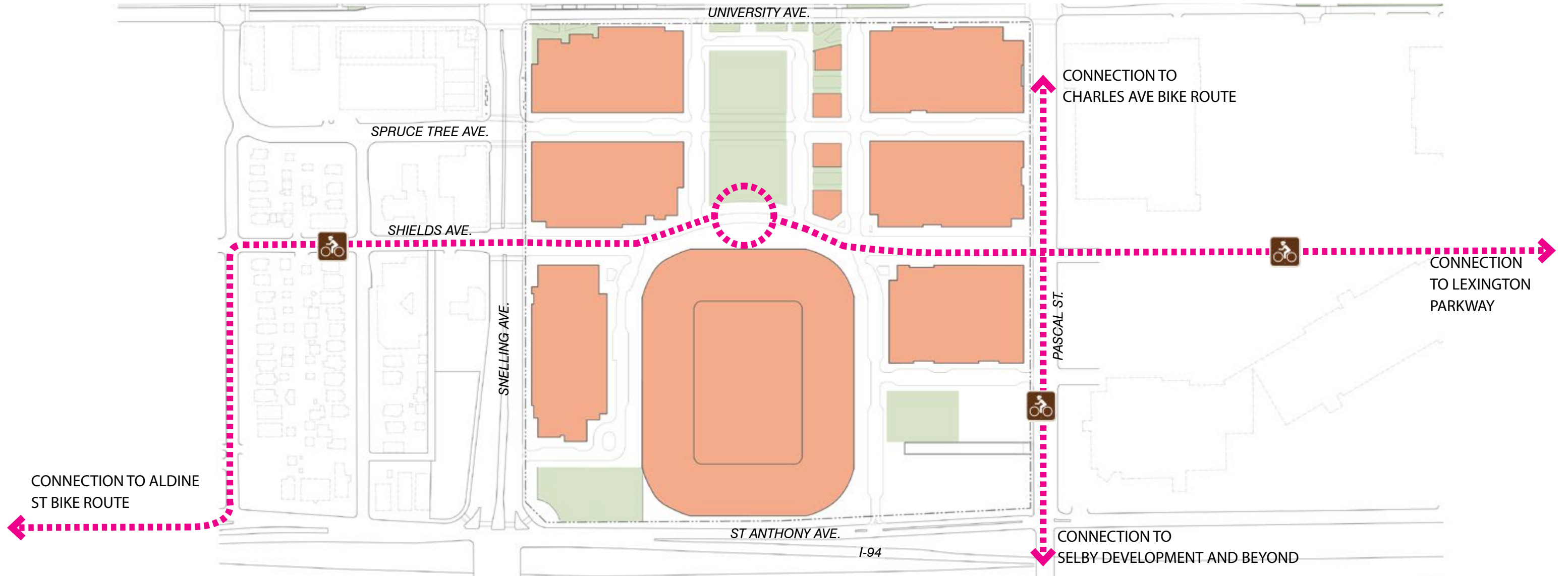
VIENNA, AUSTRIA

SCHADOWSTRASSE

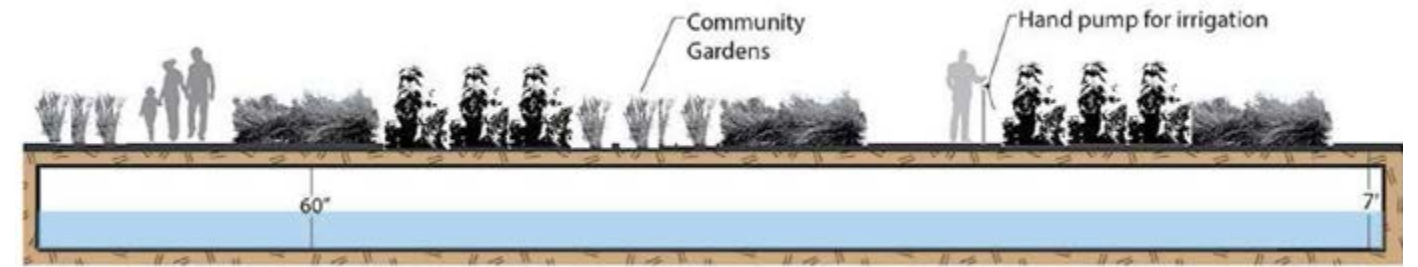
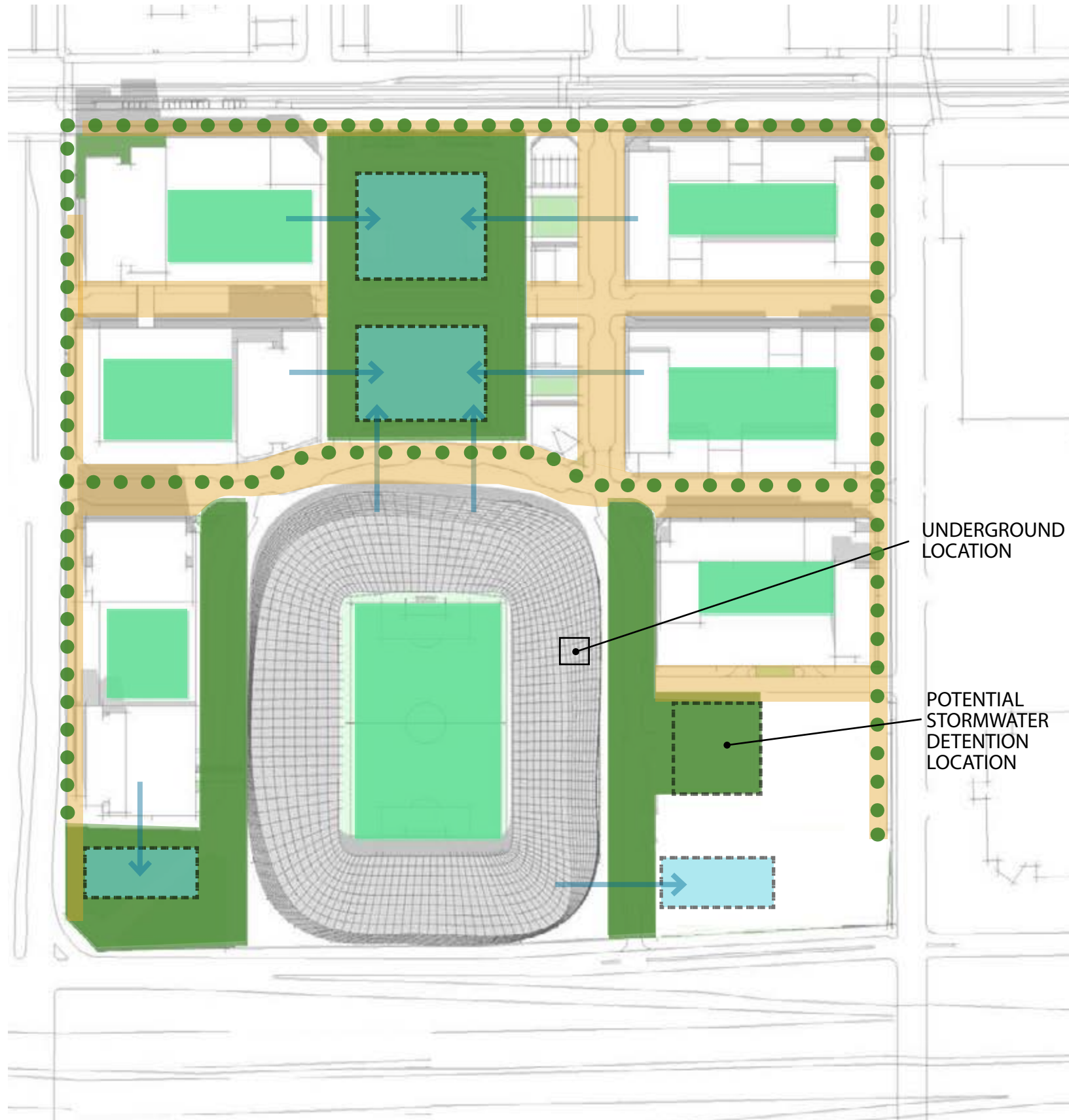


DUSSELDORF, GERMANY

BIKE ROUTES



LANDSCAPE: SUSTAINABILITY AND STORMWATER INITIATIVES



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



**MINNESOTA
UNITED FC**

POPULOUS

RK MIDWAY



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**MINNESOTA
UNITED FC**

POPULOUS



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ENVIRONMENTAL REVIEW

Why is Environmental Review Required?

- Sports or entertainment facilities: 20,000 or more persons meets the threshold for a mandatory EIS Environmental Impact Statement
- Environmental review is not a permitting process. It is a disclosure process where project effects are identified along with mitigation to avoid significant effects.

Type of Environmental Review

- **AUAR** - Alternative Urban Areawide Review is a hybrid of EAW and EIS review process
- A planning tool designed to look at cumulative impacts of anticipated development scenarios
- Begin with a **Scoping EAW** – Environmental Assessment Worksheet
 - Identify scenarios to be evaluated in AUAR (2)
 - Identify relevant issues for AUAR
 - Identify level of analysis of those issues for AUAR
 - City adopts a final order to prepare an AUAR after comments
- The AUAR uses the EAW form but provides for level of analysis of typical urban impacts comparable to an EIS

Draft AUAR

- EAW form used for AUAR document
 - Project described in detail
- Project impacts are identified (construction through project opening and operation)
- Mitigation measures to avoid significant environmental effects from the project are identified and a Mitigation Plan is created
 - A commitment by city, agencies, and project partners to take action to prevent adverse impacts from the project

AUAR: Items Evaluated

- Cover types – before and after evaluation
- Permits and approvals required for the project
- Existing land use, plans, and zoning – project's compatibility with area
- Geology, soils, and topography
- Water resources - surface water, groundwater, wastewater, stormwater, water appropriation
- Contamination/Hazardous Materials/Wastes
- Fish, wildlife, plant communities, sensitive ecological resources
- Historic properties
- Visual
- Air - stationary source emissions, vehicle emissions, dust and odors
- Noise
- Transportation - traffic, parking, transit, bicyclists, pedestrians
- Cumulative potential effects

AUAR Schedule

- **February – May**
 - **AUAR research, analysis, and preparation**
 - **Mitigation Plan preparation**
- **Late May**
 - Draft AUAR released for review and 30-day comment period begins
 - Public meeting held on Draft AUAR and Mitigation Plan
- **Late June**
 - comment period ends
- **Early July**
 - Respond to comments
 - Finalize AUAR and Mitigation Plan
- **Mid-July Final AUAR and Mitigation Plan distributed**
- **July Final AUAR and Mitigation Plan adopted**

CITY PROCESS AND AGREEMENTS

Process and Schedule

- April 26th Comprehensive Planning Committee reviews site plan, master plan, and T4 zoning amendment
- April 29th Planning Commission releases site plan, master plan, and T4 zoning amendment for formal public review and schedules public hearing for June 10th
- Mid May public information meeting-open house held

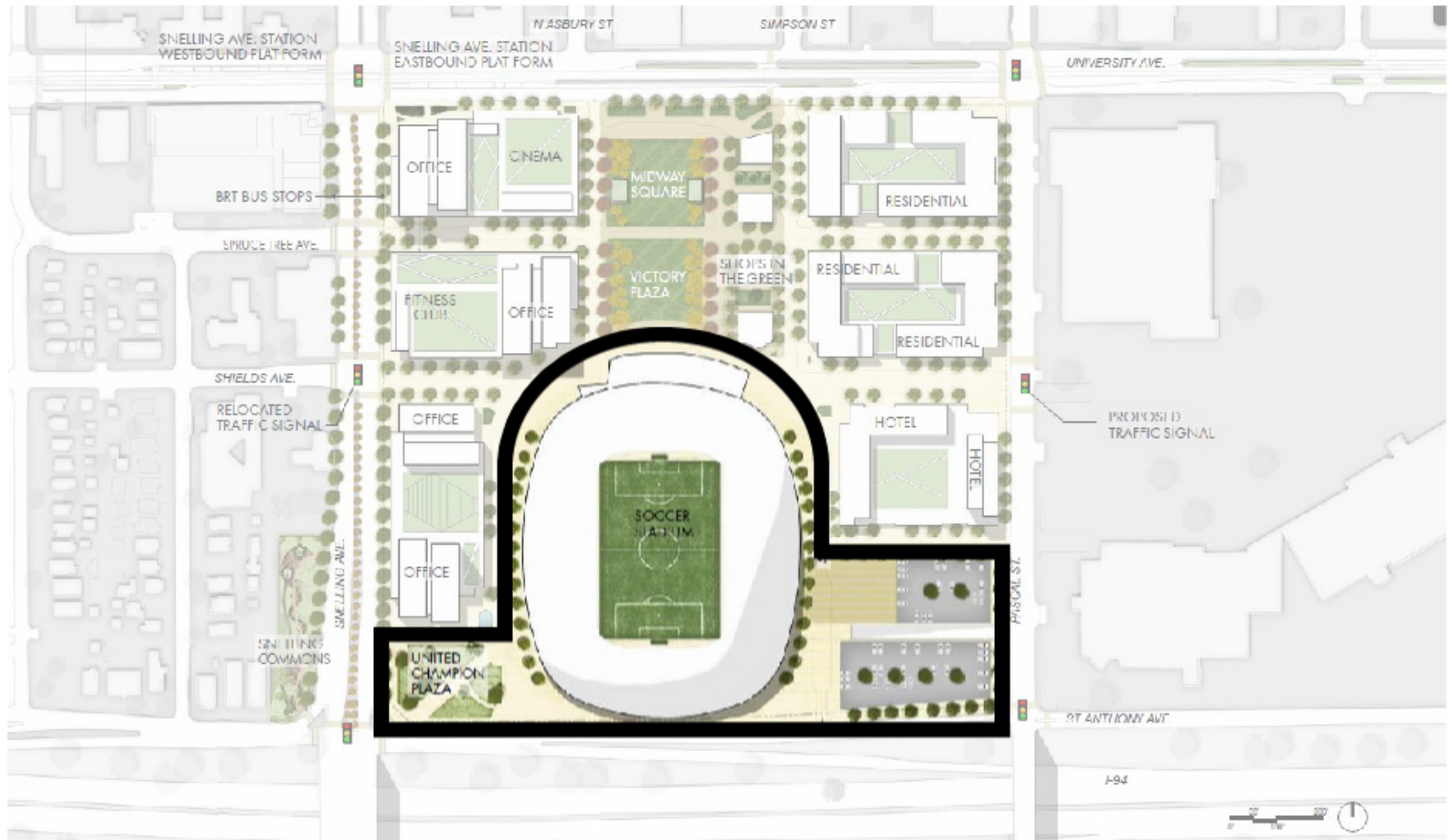
Process and Schedule

- June 10th Planning Commission holds public hearing and refers items to Comprehensive Planning Committee for consideration on June 21st
- July 8th Planning Commission makes final recommendation on site plan, master plan, and T4 zoning amendment
- August 3rd City Council public hearing held on site plan, master plan, zoning amendment, and preliminary plat
- August 10th City Council final decision

City Council/HRA Agreements

- Ground Lease
- Environmental Management Agreement
- Development Agreement
- HRA Budget
- Use Agreement

Stadium Site



Ground Lease

- City, Port Authority, & Met Council
- 52 years
- \$556,924/year (paid by Team)
- Can sublease for development

Environmental Management Agreement

- City, Port Authority, Met Council, Team
- RAP (Response Action Plan)
- Clean Up Coordination
- Grant Management

Development Agreement

Team:

- \$120M, 20K capacity stadium
- Design, builds, funds
- Operations, maintenance, Capital Improvements
- Security inside & outside of stadium
- Vendor Outreach, Workforce, PLA

City:

- Support for property & sales tax exemptions
- Support for liquor license
- Master Plan
- \$1.5M clean up loan/grants
- Public infrastructure budget

Infrastructure Budget

- \$16.1 M
- Streets, sidewalks
- Plazas
- Lighting
- Sewer, water
- Storm water
- Parking

Use Agreement

- \$556,624/year
- Public use
- Team manages Stadium & Stadium Site
- Capital Improvement & Maintenance Plans
- Naming Rights
- Affordable ticket program
- Youth & Amateur Sports
- Workforce
- Local Food Vendors, LPA
- Parking Plan

Snelling-Midway Jobs Workgroup

Purpose:

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

Four areas of focus:

- Business and Job Retention
- Employment Transitions
- Business and Job Attraction
- Local Employment