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

MINNEAPOLIS, MINNESOTA

CENTRAL CORRIDOR LRT

SNELLING-MIDWAY SITE

ST. PAUL, MINNESOTA

LRT GREEN LINE

BRT A LINE
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
TOTAL SITE AREA
34.4 AC

RK MIDWAY
(24.6 AC)

MET COUNCIL
(9.8 AC)
EXISTING RETAIL & PARKING SPACES

EXISTING RETAIL SPACE
326,191 SF
EXISTING SURFACE PARKING
± 1,700 CARS
NEARLY 12 BLOCKS OF ST. PAUL DOWNTOWN BLOCK
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.
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
FOUR SEASONS PUBLIC SPACE

WINTER

SPRING

SUMMER

FALL
EVENTS

LA LIVE
LOS ANGELES, CA

OUTDOOR YOGA
BRYANT PARK, NY

ST. CATHERINE STREET
MONTREAL, CANADA
EXISTING SITE CONDITIONS

NORTHWEST CORNER

NORTHEAST CORNER

SOUTHWEST CORNER

SOUTHEAST CORNER
EXISTING SITE CONDITIONS

1. UNIVERSITY AVENUE
2. PASCAL STREET
3. SNELLING AVENUE
4. I-94
PUBLIC TRANSIT & PEDESTRIAN ENTRIES

LRT GREEN LINE
LRT PLATFORM
BRT A LINE
BRT STOP
PEDESTRIAN CIRCULATION
EXISTING TRAFFIC SIGNAL
PUBLIC TRANSIT & PRIMARY VEHICLE ACCESS ROUTES
MENDING THE STREET GRID (CONNECTING NEIGHBORHOODS)
"SNELLING-MIDWAY SMARTSITE"
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
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
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.

BLOCK A
- OFFICE: 350,000 SF (INCLUDING 800-SEAT CINEMA)
- 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 (INCLUDING 50,000 SF FITNESS CLUB)
- 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 C1 & C.2
- 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 29,000 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: 190 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/UNIT)
- HOTEL PARKING: 441 CARS (1.1 CAR/ROOM)
- TEMPORARY SURFACE PARKING: 190 CARS
- TOTAL: 4,720 CARS
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

THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
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)
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
NEW URBAN FABRIC: VICTORY PLAZA
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
STREET SECTIONS

A

EXISTING
SIDEWALK
2 DRIVING LANES
MEDIAN
3 DRIVING LANES
SNELLING AVENUE
SIDEWALK
MIN. 15'

B

PARKING
LANE
15'
NEW SECONDARY STREET
70' ROW

PARKING
LANE
2 DRIVING
LANES
PARKING
LANE

42
THIS CONCEPTUAL STUDY IS FOR PLANNING PURPOSE ONLY. SITE SPECIFIC INFORMATION SUCH AS SURVEY, EXISTING CONDITIONS, ZONING REQUIREMENTS MUST BE VERIFIED.
CURBLESS STREETS

DIRECTOR PARK  
PORTLAND, OREGON

MARIAHILFER STRAßE  
VIENNA, AUSTRIA

SCHADOWSTRAßE  
DUSSELDORF, GERMANY

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