SAINT PAUL

SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development Zoning Section 1400 City Hall Annex, 25 West Fourth Street Saint Paul, MN 55102-1634 (651) 266-6583

Zoning Office Use Only					
File #					
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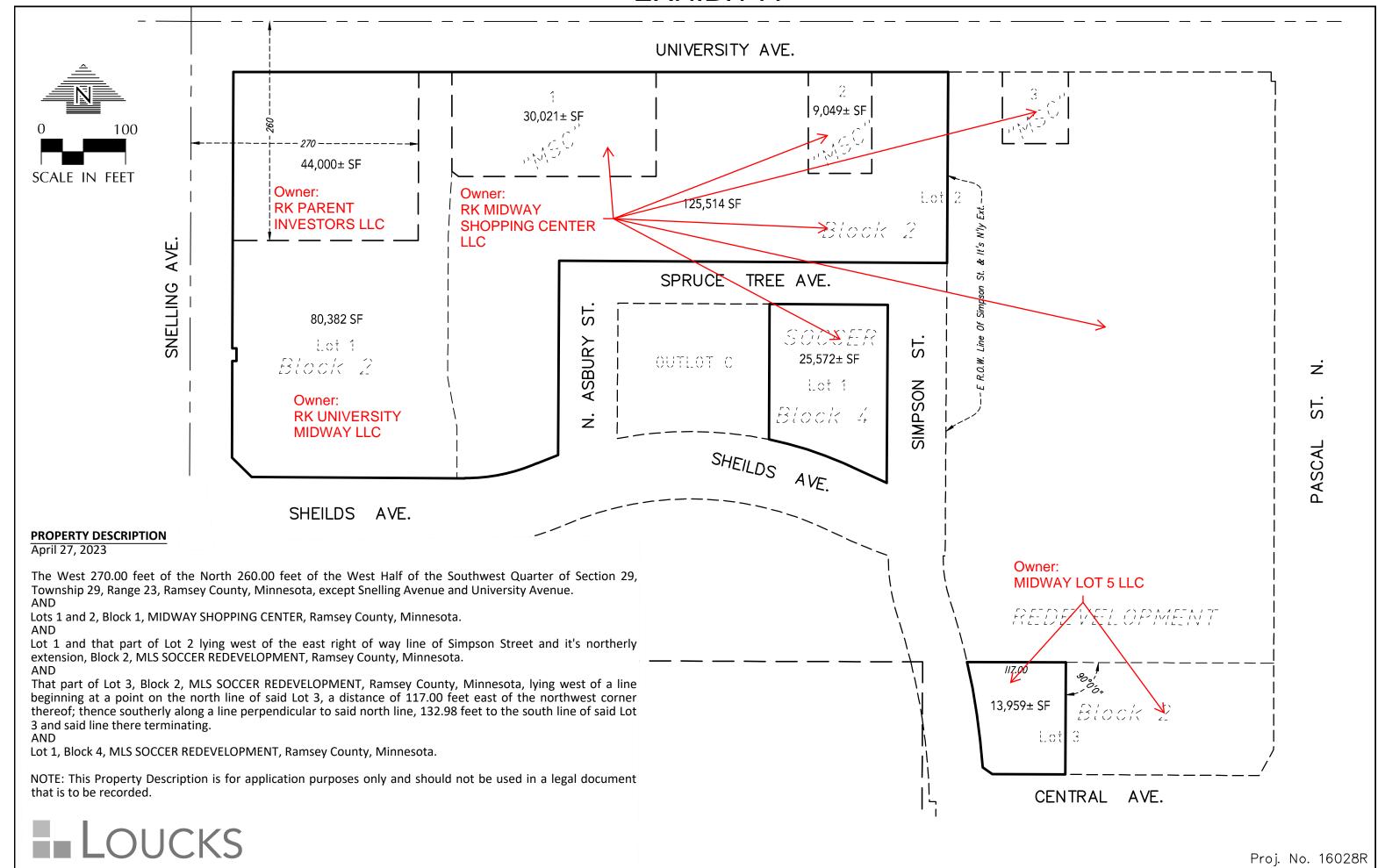
	Property Owner(s) Snelling Midw	ay Redevelop	ment, LLC			
APPLICANT	Address 720 Second Avenue Sc		City Minneapolis	State MN	Zip 55402	
	Email bjp@kskpa.com		Phone (612) 904-560			
	Contact Person (if different) Caro	lyn Wolf				
	Address 1600 Utica Ave South Suite	410	City St. Louis Park	State MN	Zip_ ⁵⁵⁴¹⁶	
	Email cwolf@tegragroup.com		Phone 952-208-2770			
	Address / Location See attached (E	Exhibit A)				
ROPERTY NFO	PIN(s) & Legal Description See at	ttached (Exhibit	A)			
WI-O	(Attach	additional sheet	if necessary.)			
			Lot Area	Current Zoni	ng	
☐ Adjustme	nt of Common Boundary			☐ Combined Pl☐ Final Plat	Combined Plat Final Plat	
dwelling units,	GINFORMATION: State the propose and types of business and industrial particles (Exhibit B)				and number of	
	lits and adjustments of common boo ode § 69.305(1) – (5) is attached.	undaries, a ce	ertificate of survey and ot	ther information a	s required under	
	ninary plats, a preliminary plat and o	other informati	on as required under Zo	ning Code § 69.4	101(a) - (e) is	
☐ If you are a	religious institution you may have certain	rights under RL	UIPA. Please check this box	if you identify as a	religious institution.	

Applicant's Signature Brewelf. Parker, Asst. Secretary Date June 28, 2023

Rev 8.6.2019

Acct. # 1-78051100-46115 Zoning

EXHIBIT A



Subdivision Review Application

Exhibit B – Supporting Information

The following information is the current vision of the United Village Phase 1 development.

1.1. United Village Phase 1 – Site & Block Description

BLOCK A1 – SCULPTURE PLAZA

The sculpture plaza is located on Parcel A1 in the preliminary plat being submitted. This area is part of the 2016 Master Plan located in the Super Block around the Allianz Field site. Parcel A1 is enclosed by Parcel A2 to the east, University Avenue to the north, Spruce Tree Avenue to the south, and Snelling Avenue to the west. The footprint of the plaza is approximately 35,000 square feet (0.81 acres) compromising both grasses and hard surfaces, and the adjacent space to the east, also around 40,000 square feet, is planned to be temporarily incorporated as part of the Sculpture Plaza.

Creation of a Sculpture Plaza highlighting a major artwork for the community, the City of Saint Paul, and the State of Minnesota. This corner will also serve as a major arrival point to the United Village development for pedestrians departing from the adjacent light rail line. The accessible design of the hardscape allows people to be drawn into the plaza and experience the immense sculpture at the center point of the space. As the area around and within the sculpture plaza is expected to experience a considerable amount of pedestrian activity, all planting will be durable and maintainable. A design complimentary to the nature of the sculpture will be developed. All plantings are to be complimentary to those used within the stadium development, consisting primarily of ornamental grasses. Lawn areas will be established with grasses, and maintained in a tall condition, further enhancing the established design motif.

BLOCK B2- OFFICE

The building is situated on Parcel B2 and the temporary parking lot is located on Parcel B1, part of the 2016 Master Plan located in the Super Block around the Allianz Field site. Parcels B1 and B2 are enclosed by Asbury Street to the east, Spruce Tree Avenue to the north, Shields Avenue to the south, and Snelling Avenue to the west. The footprint of the building is approximately 19,000 SF. The area outside of the available parcel on Shields Avenue is already completed streetscape.

The building located on this parcel consists of a 4-story office building over one level of underground parking. The parking count for this lower level is 30 stalls. The footprint of the building restricts the available underground parking, and the office building is reliant on the interim surface parking located on Block B1 being constructed. The ground floor level of the building contains a combination of retail spaces and building core components (elevators, restrooms, egress stairs and back of house service areas including a loading dock). The upper three levels are tenant office areas along with support spaces. The external façade is a combination of storefront/curtainwall glazing systems and embossed metal panels. Portions of the façade have vertical metal louver

screen elements to not only provide shading on the east and west exposures of the building but also provide a robust design presence. The balcony at the upper level provides a respite for the tenant to enjoy the surrounding environments of the development during a busy workday.

BLOCK F1 – RESTAURANT PAVILIONS

The buildings are situated on Parcel F1, part of the 2016 Master Plan located in the Super Block around the Allianz Field site. Parcel F1 is enclosed by Asbury Street to the west, Spruce Tree Avenue to the north, Shields Avenue to the south, and Simpson Street to the east. The footprint of the two buildings is 10,168 SF, and the total available parcel size is 21,062 SF. The area outside of the available parcel is already completed streetscape and greenspace, including a public sculpture court to the southeast of the parcel.

The F1A and F1B structures referred to as 'restaurant pavilions' consist of a smaller single level building to the north, and a larger single level building to the south. F1A totals 3,498 GSF, and F1B 6,670 GSF. Front-of-house areas are 1,708 SF and 3,340 SF respectively. The two restaurant pavilions are split by a 30 ft. wide pedestrian mews walkway. The program includes front-of-house (FOH) restaurant areas, kitchen and back-of- house (BOH) spaces. Additionally, F1B includes storage and trash areas to the south. BOH access is from Simpson Street. Potential features could include partial green roof and/or fixed and operable glass walls on the west and south elevations to create a seamless extension of the restaurants to the terrace areas, covered by 10-15 foot overhangs. These outdoor terraced areas face the Great Lawn to the west. All streetscape is existing and exterior hardscape is to match existing within the parcel. There is an integrated landscape planter along the south/east edge of the terrace area to create a transition element between changes in grade. Remaining exterior wall material is textured finish concrete wall panels that could serve as a backdrop for potential murals.

BLOCK D – HOTEL:

The building referred to as Block D, is situated on 'Parcel D', part of the 2016 Master Plan located in the Super Block around the Allianz Field site. Parcel D is enclosed by Asbury Street to the west, Spruce Tree Avenue to the south, University Avenue to the north, and Simpson Street to the east. The footprint of Block D is approximately 37,000 SF, the total available parcel size is 67,520 SF. The remaining area of the block will be a private drive aisle on the north elevation to provide drop-off and valet services for the hotel, and a terrace and public accessible open space to the south. The pedestrian friendly curb-less drive aisle to the north is approx. 12,635 SF. Public accessible open space to the south totals approximately 16,566 SF. The building is primarily split into two volumes, with a shared podium condition at the ground floor. Building volumes include the hotel block on the west of the parcel, and 2-bay structured parking on the east. The baseline design includes a total of 7-9 levels for the hotel block (including ground level) and 5 levels for the parking structure including ground level, with an additional partial mezzanine level.

The building contains retail space, hotel rooms and amenities, a restaurant, parking ramp, and back-of-house and service program - a total of approximately 210,000 GSF across all levels. Hotel specific program at the ground level includes a central lobby entry

on the north elevation that opens into an open-plan space consisting of lounge, restaurant, and bar areas. Amenity rooms are located along the north elevation, which will function as meeting and event rooms. The ground level of the structured parking block volume includes vehicular access from Simpson Road for entry to the parking and for loading access. Loading and trash rooms service hotel back-of-house space and a small retail space totaling 2,085 SF. The typical two bay parking ramps within the parking structure contain 64 stalls per level. The upper level of parking is intended to be open to the sky above. The second level of the hotel block is programmed to included certain amenities, with a mix of fitness center, meeting rooms, and back-of-house spaces and hotel rooms. Typical hotel room floors provide a total of 29 keys.

The floorplate shifts between bays to create a staggered effect. There are two egress stairs that run throughout the building. A back-of-house service elevator is in addition to a centrally located three (3) elevator core. The elevator at the north elevation is envisioned to be visible behind glass from the exterior from Level 2 upwards. The top level of the hotel block envisions a penthouse condition, with 12 large 'studio' hotel rooms. Available exterior space is contemplated to be occupied as a covered terrace.

The hotel building façade is composed of precast or cast-in-place architectural concrete solid panels with integral color and varying texture finish. Glazed openings will utilize insulated window units and metal railings systems at exterior balcony conditions. The parking ramp façade will be comprised of architectural metal panels and metal screen panels that allow for proper ventilation of the levels.

The ground level of the hotel opens to a terrace and publicly accessible open space that resides to the south and effectively serves as an extension of the United Village Great Lawn

BLOCK G – PLAYGROUND

The playground is situated on the western portion of Block G, part of the 2016 Master Plan located in the Super Block around the Allianz Field site. Parcel G is enclosed by Pascal Street to the east, Shields Avenue to the north, Central Avenue to the south, and Simpson Street to the west. The total available parcel size is 0.34 acres. The area outside of the available parcel on Central Avenue and Simpson Street is already completed streetscape.

Across Simpson Street from the east promenade of Allianz Field, this privately owned playground (POPS) available to the community provides an accessible play space for children. Durable play equipment will provide 25 different activities and is geared for children from 3 to 14 years of age and of all abilities. A softened ground surface and perimeter fence will provide a secure play environment. Benches located at the perimeter will allow family members to relax while still monitoring the various activity areas.

HARDSCAPE MATERIALS

To remain consistent with materials used at the stadium development areas, all pedestrian hardscape areas will be concrete, with scoring patterns complimentary to

those patterns established with the stadium development. Walking surfaces will primarily be standard gray, with colored concrete accents to aid in defining key spaces.

SITE FURNISHINGS

Site furnishings will be provided as part of the streetscape. Site furnishings will match those utilized throughout the stadium development.

- o Trash Receptacles
- o Block Bench Seating
- o Street lighting to match those poles and fixtures used on the stadium development.

SOFTSCAPE MATERIALS

Phase 1 Development will experience a considerable amount of pedestrian activity, so all planting will need to be durable and maintainable – requirements consistent with the area around the stadium. All plantings are to be complimentary to those used within the stadium development. Street trees will be provided along each street frontage and will be consistent with the patterns established with the stadium development.

- Shade Trees –2" caliber minimum
- o Ornamental Trees 6 ft. tall minimum
- o Shrubs, Groundcovers and Ornamental Grasses