



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section

375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Devt.
Zoning Section

1400 City Hall Annex, 25 W⁴th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # 24-023545

Fee Paid \$ 856.00 (payment in 24-017909)

Received By / Date D. Eide - 3/25/2024

Tentative Hearing Date 4/15/2024

APPLICANT

Name Snelling-Midway Redevelopment, LLC

(must have ownership or leasehold interest in the property, contingent included)

Address 730 Second Avenue S. Suite 1450 City Minneapolis State MN Zip 55402

Email bjp@kskpa.com Phone 612-375-1138 Name of Owner (if different) _____

Contact Person (if different) Bruce Parker, Sally Swanson Email bjp@kskpa.com; sjs@kskpa.com

Address 730 Second Avenue S, Suite 1450 City Minneapolis State MN Zip 55402

PROPERTY INFO

Address / Location: 0 University Avenue W **Temporary Address: 1566 University Ave W**

PIN(s) & Legal Description 342923320019, MLS Soccer Redevelopment Block 4, Lot 1
(attach additional sheet if necessary)

Lot Area 72,138 Current Zoning T4M with Master Plan

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code.

See attached_

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

See attached

☐ If you are a religious institution, you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Bruce J. Parker

Date

3/25/24

Zoning Variance Application United Village Block F1 (Food Pavilions)

The following variance is requested for the Block F1 Food Pavilions (Bldgs. A and B).

1. City Council RES 23-1442(3) - All new buildings within the master plan boundary must have a primary pedestrian building entrance on arterial, collector, and/or local streets.
 - F1 (Bldg. A): Request variance for North and East Facades to not provide pedestrian building entrances on Spruce Tree Drive and Simpson Street.
 - F1 (Bldg. B): Request variance for East Facade to not provide pedestrian building entrance on Simpson Street.
2. City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.
 - F1 (Bldg. A): North façade 30% of the area of ground floor window and door openings required; 19.6% proposed for a variance of 10.4%.
3. City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.
 - F1 (Bldg. A): East façade 30% of the area of ground floor window and door openings required; 22% proposed for a variance of 8%.
4. City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.
 - F1 (Bldg. B) East Façade 30% of the area of ground floor window and door openings required; 15% proposed for a variance of 15%.

Project Narrative

Snelling-Midway Master Plan Summary

The 2016 Master Plan contemplated the transformation of the Snelling-Midway Super Block (bounded by University Avenue, Snelling Avenue, Pascal Avenue and St. Anthony Avenue) consisting of 34.4 acres (the “Super Block”). Conditions of said property included a demolished Metro Transit repair and storage facility on 10 acres in the southwest corner and an outdated Midway Shopping Center comprised of single-story retail stores constructed in the mid-1950s era. The vision was to create an integrated modern village with sports, entertainment, office, retail, housing, and hotel amenities. Allianz Field, home to the Minnesota United FC of Major League Soccer, was completed in 2019 and was the first and keynote improvement on the Super Block. Allianz Field garnered national and international recognition for its sport stadium design. The stadium and the surrounding area are situated within the southern 40% of the Super Block. Given the current economic conditions, a phased development approach is necessary to build out the balance of the Super Block. The elements in United Village Phase 1 were carefully selected to provide the foundation for further development, to meet the local needs of the community, particularly the desire of the multiple local colleges and universities for a conveniently located district, and to demonstrate the developer’s commitment to open space and community-oriented improvements.

Block F1 – Food Pavilions

Populous, along with Loucks and the SMR Development Team submits this narrative along with referenced drawings to outline the design intent and use of paired hospitality retail establishments referred to as Block F, as situated on ‘Parcel F’, part of the 2016 Master Plan around the Allianz Field site. The 2016 Master Plan identified these buildings as the "Shops in the Green". The City Council Resolution RES PH 16-239 excepted these buildings from the minimum floor area ration (FAR) of 2.0.

Parcel F is bounded by Simpson to the east, Spruce Tree Street to the south, and Shields along the north, and the Great Lawn to the west. The Block F parcel is approximately 24,000 GSF, subdivided into two pavilions. Building A is 3,600 SF to the north and the larger Building B is 6,800 SF, located to the south. Both structures are one story, incorporating common architectural language and materials.

Both pavilions are placed to capitalize on views and frame connectivity with the adjacent 'Great Lawn' and Allianz Field. The roof eaves extend beyond the perimeter walls resulting in covered outdoor dining terraces, separated with large expanses of glazing to blur the interior spaces with exterior surroundings. Both pavilions are oriented toward the 'Great Lawn' to supplement activation of community events or matches inside the district. Both pavilions can be serviceable at the rear (east) along Simpson, although loading and unloading will be restricted within certain specified times to avoid conflict during event mode.

Between the paired pavilions is a 'mews' serving as the pedestrian pathway leading to the establishments' entry reception area. Both pavilions will serve unique hospitality and food experience offerings. Although exact operators have not been selected, the south pavilion serves as a full-service restaurant while the north pavilion provides more casual food offerings.

Both pavilions include outdoor seating zones to expand capacity on comfortable days/nights below the overhead roof eave. The pavilions reinforce the edge along the 'Great Lawn'. The pavilions are predominantly clad with full height glazing while opaque clad walls frame the back of house. Along Simpson, both pavilions feature large scale mural walls (12'x30' and 12'x75' respectively) to provide a pedestrian scale active experience. The façade will include additional treatments to accentuate identity branding and wayfinding, including plantings, lighting, and architectural detail which effectively translate to human scale and the environs. Note that signage and wayfinding will be submitted in a separate application later.

Exterior Façade Materials

The facades are a combination of precast or cast-in-place architectural concrete solid panels with integral color and insulated curtainwall/storefront glazing systems. The façade (material and fenestration patterns) for both pavilions employ consistent unifying materials, proportions and design features lining the base to unify both volumes. The east facades of each building will feature a full height mural to activate pedestrian interest and camouflage back-of-house building elements.

Variance #1: F1 Buildings Primary pedestrian entrances off streets.

City Council RES 23-1442(3) - All new buildings within the master plan boundary must have a primary pedestrian building entrance on arterial, collector, and/or local streets.

- F1 (Bldg. A): Variance Request for North and East Facades to not provide pedestrian building entrances on Spruce Tree Drive and Simpson Street.
- F1 (Bldg. B): Variance Request variance for East Facade to not provide pedestrian building entrance on Simpson Street.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. Block F parcel engages both Spruce Tree Drive to the north and Simpson Street to the east and, most importantly, the Great Lawn to the west. For the intended use and program density, it is deemed impractical to provide main pedestrian entrances off both above streets. The following outlines the specifics:
 - Given the properties direct adjacency to the Great Lawn, logic dictates bringing the public entries closer to this destination.
 - The central open-air pedestrian connection to both building entries (the Mews) respects the pedestrian flow through this site and provides an attractive visual connection to the Great Lawn.
 - The intent of the Mews is purposeful as the main connection from Simpson for pedestrians entering from the East and supports patrons entering from the north or west.
 - For Bldg. A, the Kitchen and Serving areas are located along the north side of the plan that abuts Spruce Tree Drive. Adding a primary entrance at this location would conflict with the functional operation of the facility.
 - For both Bldgs. A & B, the Back of House areas of the venues abut Simpson Street. Again, attempting to interject a pedestrian entrance into these service areas is counter to the functional layout of these pavilions due to the minimal amount of square footage
 - B. Pedestrian access from both Shields Street and the Great Lawn as shown on the site plan allows direct and convenient access to the front doors of each of the pavilions. This arrangement is in harmony with the general purpose of the zoning code as it addresses the pedestrian connection to the Great Lawn. Refer to further information in Item #4 below.
 - C. Reference Site Plan Sheet SD1-01.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. The inherent goal of the overall Master Plan is to celebrate and activate the Great Lawn. Thus, the public components of the pavilions are oriented toward this open space. The entry locations for both pavilions are located along a central pedestrian open-air mews that connects Simpson Street and the Great Lawn. Necessary service areas are placed at the back of the pavilions to provide access to the only available street (i.e. Simpson Street).
 - B. Reference Site Plan Sheet SD1-01.

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements Mixed use area: The mixed-use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The location of the pavilion entrances does not impede the pedestrian flow around the site. The addition of proposed trees, landscaping and streetlights along Simpson Street, Spruce Tree and Shields Avenue creates an attractive experience for pedestrians. The aforementioned mews provides a direct connection to the entrances as well as into the environs of the Great Lawn. Also, the artistic wall murals along the ground level east façades enhance the excitement as pedestrians circulate to and from the stadium. This approach illustrates how the design remains consistent with the comprehensive plan.
 - B. The single-story food pavilion Block F1 is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and D and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.
5. The variance is in harmony with the general purposes and intent of the zoning code. As noted above, the current design approach focuses on the pedestrian experience and connectivity to various components of the neighborhood. Connections to the Great Lawn as well as sidewalks along Spruce Tree Drive and Simpson Street allow for free movement to and from the pavilions. The centrally located mews enhances the pedestrian interaction with these two pavilions.
6. The variance is consistent with the comprehensive plan. The placement of these two pavilions directly adjacent to the Great Lawn and the mews between them is in alignment with the approved master plan. Rather than provide a barrier to those walking along Simpson, the mews invites them into the more intimate entries of the pavilions. Furthermore, the artistic wall murals along Simpson Street enliven the experience for those pedestrians walking to and from the stadium and light rail station.

Refer to Sheet S-1 (Phase 1 Site Plan) and Sheet S-2 (2016 Master Plan Programming View) and Site Plan Sheet SD1-01.

Variance #2: F1 (Bldg. A): Ground Floor Window and Door Openings (North)

City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.

- F1 (Bldg. A): North façade 30% of the area of ground floor window and door openings required; 19.6% proposed for a variance of 10.4%.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. On the north facade of F1-Bldg A, the addition of more windows than already shown would require adding them to the Serving Area and Kitchen. This would conflict with the internal layout and function of these support rooms.
 - B. The scoring pattern of the wall material along this façade helps to bring the scale down to a more pedestrian level for those walking along this sidewalk. Views toward the Great Lawn also enhance this path. Refer to Item #4 below.
 - C. Refer to Sheets F-a1 through F-a2 included below for “opening” calculations for each elevation.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred because Sec .66.343 Applicability of Traditional Neighborhood District Design Standards table, pertaining to item (13) ‘Door and window openings’ requires_for new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades. The T4M zoning code applies to various types of building structures such as office, residential, and retail. Food Pavilion layouts can meet these requirements in portions of the building where the façades are directly adjacent to the public areas. To apply the percentage of openings to back of house operational areas is impractical to achieve.
 - B. Reference Sheets A-4 through A-6 for elevation views of the Block F Pavilions.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed-use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Retail establishments are permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.
4. The variance will not alter the essential character of the surrounding area.

- A. The north façade of the F1 (Bldg. A) helps frame the exciting experience for the pedestrians at ground level. As one travels west on Spruce Tree Drive, the view opens toward the Great Lawn to the south as well as the hotel's open lawn across the street to the north. The F1 (Bldg. A) provides outdoor seating before you approach the Great Lawn, thus offering pedestrians opportunities to sit and enjoy the park setting. It is in harmony with the general purposes of the zoning code and consistent with the comprehensive plan as it welcomes the pedestrians traveling along this path to the stadium or light rail station.
 - B. The single-story food pavilion Block F1 is part and parcel of the Phase 1 mixed use block development, i.e. complementary with blocks B2 and D and the stadium. Collectively, the intent is Phase 1 development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.
- 5. The variance is in harmony with the general purposes and intent of the zoning code. As noted above, the current design approach focuses on the pedestrian experience and connectivity to various components of the neighborhood. Connections to the Great Lawn as well as sidewalks along Spruce Tree Drive and Simpson Street allow for free movement to and from the pavilions. The centrally located mews enhances the pedestrian interaction with these two pavilions.
 - 6. The variance is consistent with the comprehensive plan. The placement of these two pavilions directly adjacent to the Great Lawn and the mews between them is in alignment with the approved master plan and allows pedestrian circulation throughout this block.

Refer to Sheet S-1 (Phase 1 Site Plan) and Sheet S-2 (2016 Master Plan Programming View)

Variance #3: F1 (Bldg. A): Ground Floor Window and Door Openings (East).

City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.

- F1 (Bldg. A): East façade 30% of the area of ground floor window and door openings required; 22% proposed for a variance of 8%.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. For the east façade of the F1 (Bldg. A) pavilion, the window and door openings comprise approximately 22% of the area of the ground floor. The program areas on this side of the pavilion are service areas for the establishment. The introduction of more openings would not align with the function of these perimeter internal areas. However, the pedestrian experience is still a safe and comfortable one aligning with the goals of the comprehensive plan as outlined in Item #4 below.
 - B. Refer to Sheets F-a1 through F-a2 included below for “opening” calculations for each elevation.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred because Sec .66.343 Applicability of Traditional Neighborhood District Design Standards table, pertaining to item (13) ‘Door and window openings’ requires_for new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades. The T4M zoning code applies to various types of building structures such as office, residential, and retail. The Food Pavilion layout can meet these requirements in portions of the building where the façade is directly adjacent to the public areas. To apply the percentage of openings to back of house operational areas is impractical to achieve.
 - B. Reference Sheets A-4 through A-6 for elevation views of the Block F Pavilions.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed-use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Retail establishments are permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The east façade of the F1 (Bldg. A) pavilion with mainly service-related areas behind still provides a safe and secure experience for pedestrians at ground level. The ground floor level material palette is primarily an artistic mural that enhances the experience of traversing this side of Simpson Street. The building height steps down to 12 feet along this façade and combined with adjacent street trees bring the scale of the building down to a comfortable level. As one travels further south on Simpson Street, the visual excitement of the mural is joined with the opening view toward the stadium. It is in harmony with the general purposes of the zoning code and consistent with the comprehensive plan as it welcomes the pedestrians traveling along this path to the stadium or light rail station.
 - B. The single-story food pavilion Block F1 is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and D and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.
5. The variance is in harmony with the general purposes and intent of the zoning code. As noted above, the current design approach focuses on the pedestrian experience and connectivity to various components of the neighborhood. Connections to the Great Lawn as well as sidewalks along Spruce Tree Drive and Simpson Street allow for free movement to and from the pavilions. The centrally located mews enhances the pedestrian interaction with these two pavilions.
6. The variance is consistent with the comprehensive plan. The placement of these two pavilions directly adjacent to the Great Lawn and the mews between them is in alignment with the approved master plan. Rather than provide a barrier to those walking along Simpson, the mews invites them into the more intimate entries of the pavilions. Furthermore, the artistic wall murals along Simpson Street enliven the experience for those pedestrians walking to and from the stadium and light rail station.

***Refer to Sheet S-1 (Phase 1 Site Plan) and Sheet S-2 (2016 Master Plan Programming View).
Required site plan is attached. - Refer to Sheet SD1-01.***

Variance #4: F1 (Bldg. B): Ground Floor Window and Door Openings (East).

City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.

- F1 (Bldg. B) East Façade 30% of the area of ground floor window and door openings required; 15% proposed for a variance of 15%.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. For the ground level east façade of the F1 (Bldg. B) pavilion, the window and door openings comprise approximately 15% of the total area of the ground floor of the façade. Like the east façade of the other pavilion (F1-Bldg. A), the program areas on this side of the building are service areas for the establishment. The introduction of more openings would not align with the function of these perimeter internal areas. However, the pedestrian experience is still a safe and comfortable one aligning with the goals of the comprehensive plan as outlined in Item #4 below.
 - B. Refer to F-a3 through F-a4 included below for “opening” calculations for each elevation.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred because Sec .66.343 Applicability of Traditional Neighborhood District Design Standards table, pertaining to item (13) ‘Door and window openings’ requires for new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades. The T4M zoning code applies to various types of building structures such as office, residential, and retail. The Food Pavilion layout can meet these requirements in portions of the building where the façades are directly adjacent to the public areas. Applying the percent of openings to back of house operational areas is impractical to achieve.
 - B. Reference Sheets A-4 and A-5 for elevation views of the Block F Pavilions.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed-use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Retail establishments are permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.
4. The variance will not alter the essential character of the surrounding area.
 - A. The east façade of the F1 (Bldg. B) pavilion with mainly service-related areas behind still provides a safe and secure experience for pedestrians at ground level. The ground floor level

material palette is primarily an artistic mural that enhances the experience of traversing this side of Simpson Street. The building height steps down to 15 feet along this façade and combined with adjacent street trees bring the scale of the building down to a comfortable level. As one travels further south on Simpson Street, the visual excitement of the mural is joined with the opening view toward the stadium. It is in harmony with the general purposes of the zoning code and consistent with the comprehensive plan as it welcomes the pedestrians traveling along this path to the stadium or light rail station.

- B. The single-story food pavilion Block F1 is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and D and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.
- 5. The variance is in harmony with the general purposes and intent of the zoning code. As noted above, the current design approach focuses on the pedestrian experience and connectivity to various components of the neighborhood. Connections to the Great Lawn as well as sidewalks along Spruce Tree Drive and Simpson Street allow for free movement to and from the pavilions. The centrally located mews enhances the pedestrian interaction with these two pavilions.
- 6. The variance is consistent with the comprehensive plan. The placement of these two pavilions directly adjacent to the Great Lawn and the mews between them is in alignment with the approved master plan. Rather than provide a barrier to those walking along Simpson, the mews invites them into the more intimate entries of the pavilions. Furthermore, the artistic wall murals along Simpson Street enliven the experience for those pedestrians walking to and from the stadium and light rail station.

Refer to Sheet S-1 (Phase 1 Site Plan) and Sheet S-2 (2016 Master Plan Programming View)



United Village
Block F a & b. ARCHITECTURE
Supporting Documents

POPULOUS

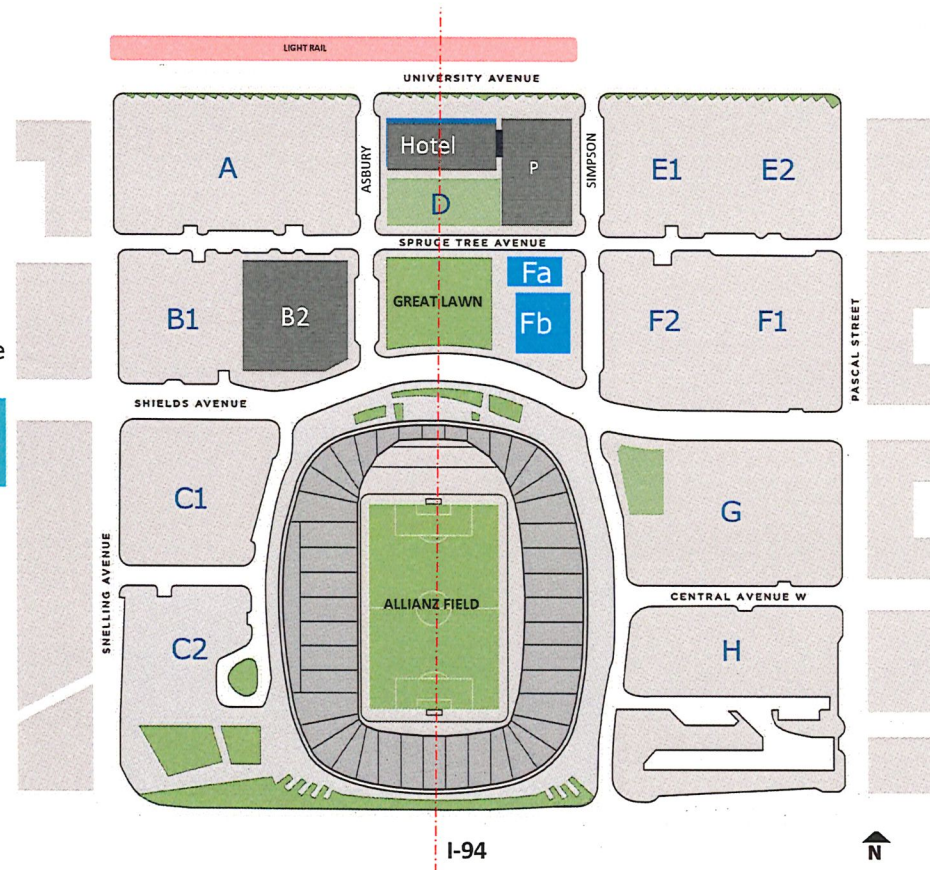
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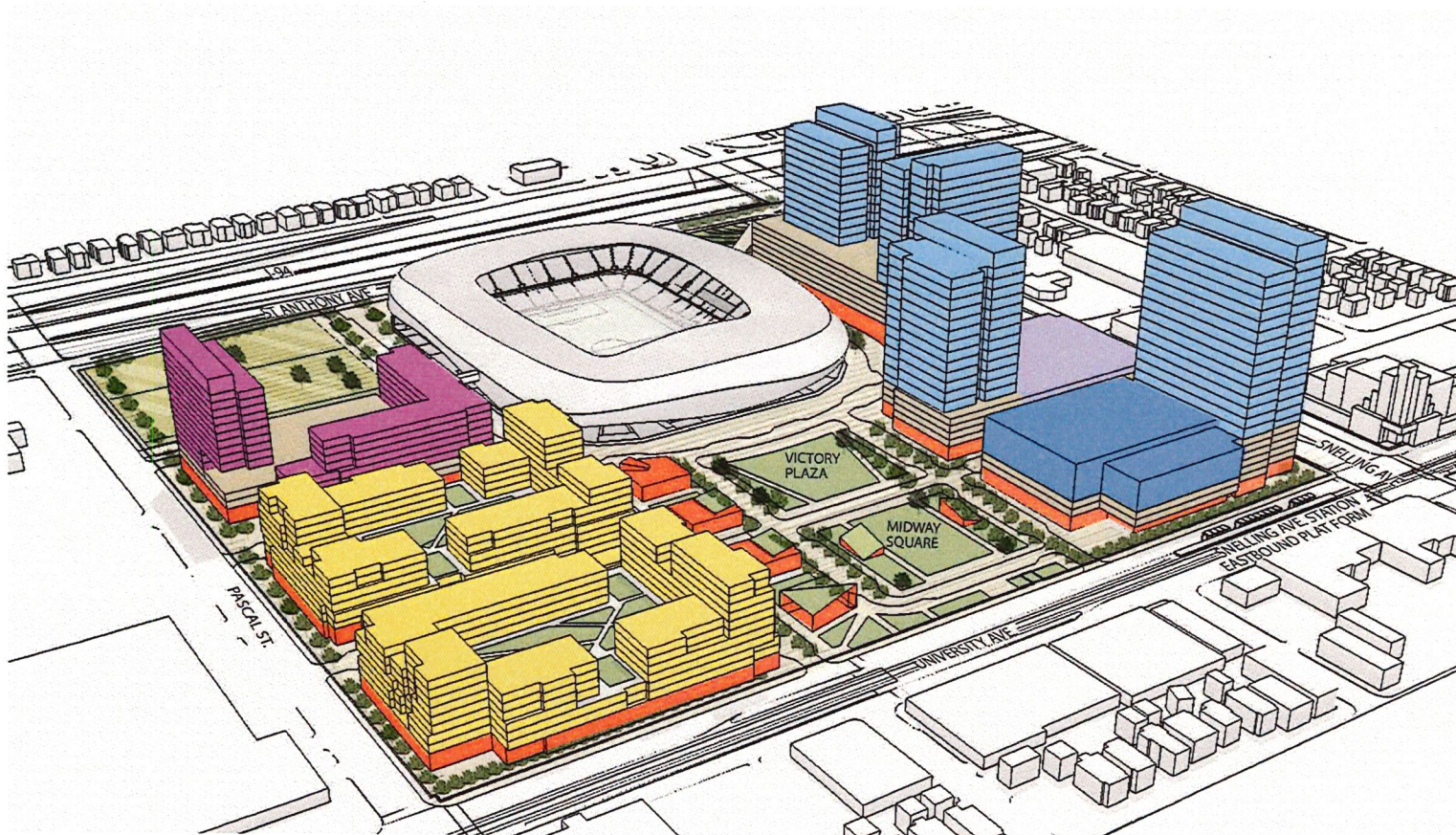
PHASE 1

Block D-HOTEL-stay

Block B- B1 Surface parking
B2 Office/Mixed Use

Block F-Fa Hospitality
Fb Hospitality





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

RK MIDWAY



S9ARCHITECTURE

POPULOUS

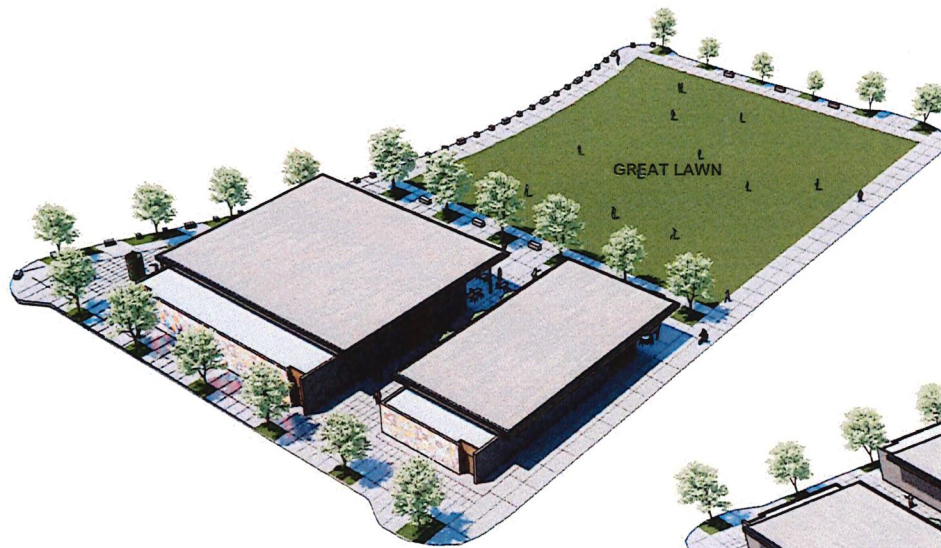
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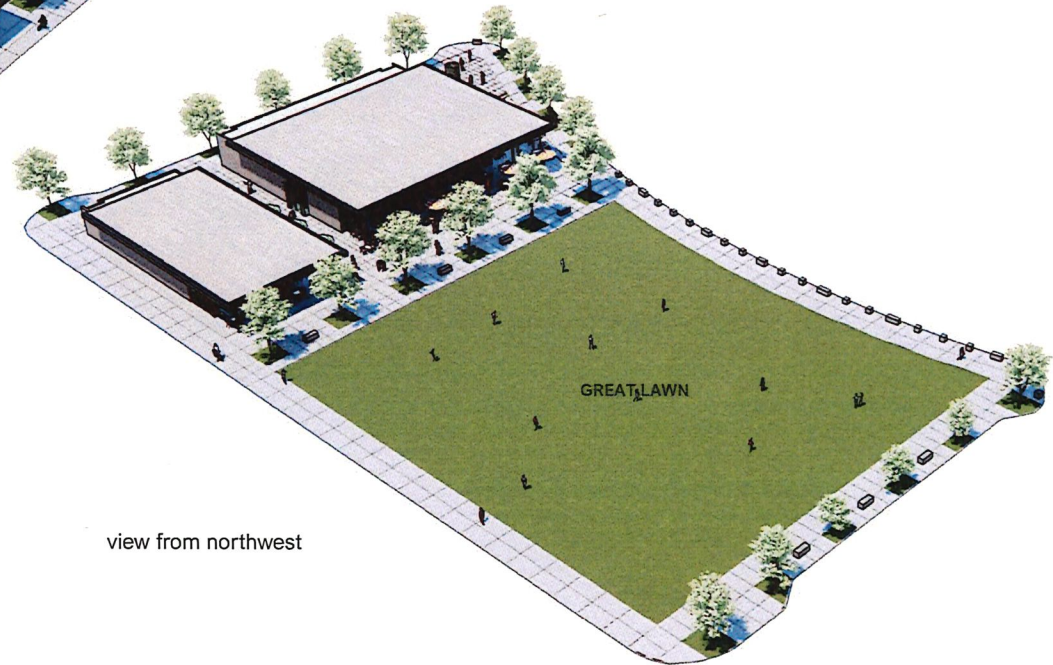
POPULOUS
(REVISED MAY 24, 2016)

S-2

BLOCK F EXTERIOR MASSING



view from northeast



view from northwest

2024-03-25

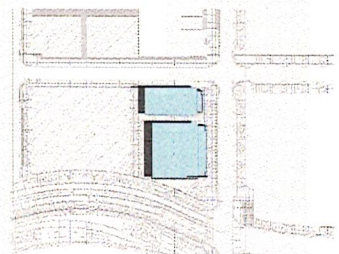
*illustration is included for general design intent only, reference site plan application for submission detail.



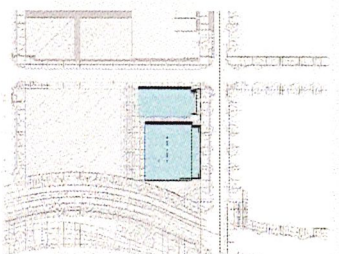


FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

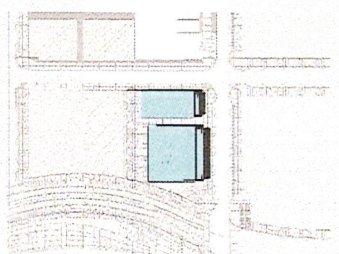
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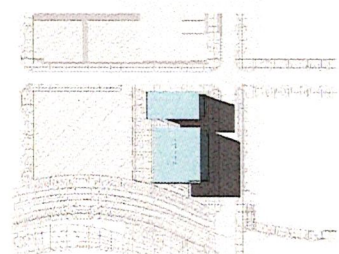
① SUMMER SOLSTICE - 8AM



② SUMMER SOLSTICE - 12PM

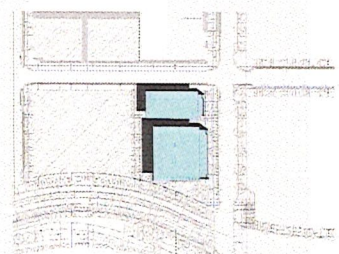


③ SUMMER SOLSTICE - 3PM

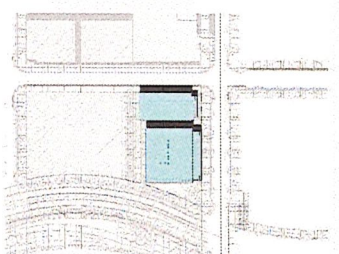


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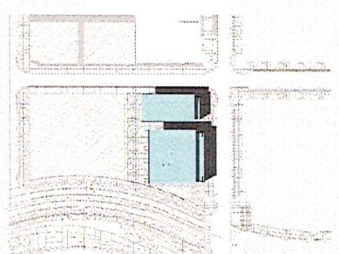
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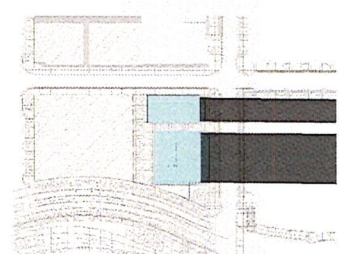
① FALL/SPRING EQUINOX - 8AM



② FALL/SPRING EQUINOX - 12PM

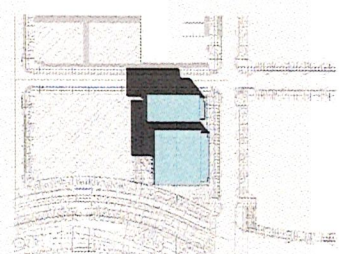


③ FALL/SPRING EQUINOX - 3PM

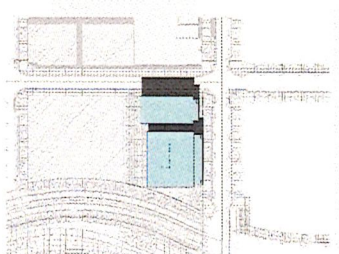


④ FALL/SPRING EQUINOX - 6PM

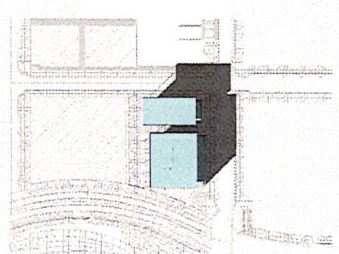
FALL/SPRING EQUINOX - 09/22/24 - 03/19/2024



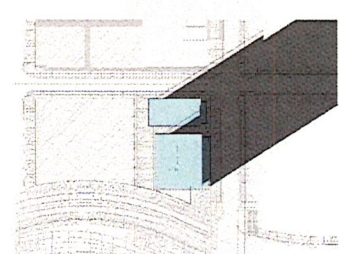
① WINTER SOLSTICE - 8AM



② WINTER SOLSTICE - 12PM



③ WINTER SOLSTICE - 3PM



④ WINTER SOLSTICE - 6PM

WINTER SOLSTICE - 12/21/24

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PROJECT
UNITED VILLAGE
BLOCK 71 - RESTAURANT
PAVILIONS
1000 15th Street, Suite 1000
San Francisco, CA 94103
415.774.8800
www.populous.com

DATE
06/20/24

BY
JLW

CHECKED BY
JLW

DATE
06/20/24

BY
JLW

CHECKED BY
JLW

DATE
06/20/24

BY
JLW

CHECKED BY
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06/20/24

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JLW

DATE
06/20/24

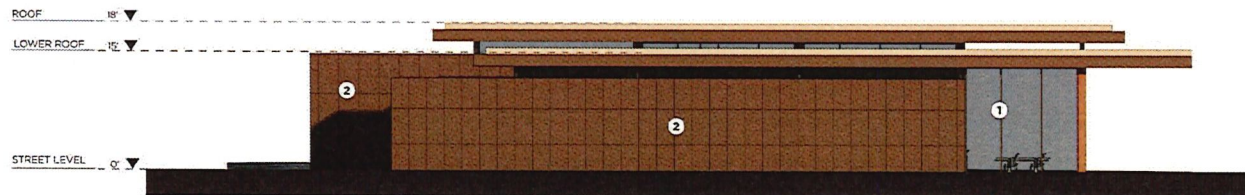
BY
JLW

CHECKED BY
JLW

DATE
06/20/24



2 EAST ELEVATION
3/16" = 1'



1 NORTH ELEVATION
3/16" = 1'

NOTES

KEY FINISHES

- 1 Insulated Glass Storefront
- 2 CD Veneer Panel
- 3 Overlaid Porcelain Tiles
- 4 Glass Mural/Art Wall
- 5 Aluminum Sashnet Entry/Pumpet System

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Architectural Firm

Address

City

State

Zip

Phone

Fax

Website

Principal

Project Manager

Architect

Engineer

Interior Designer

Landscaper

Lighting Designer

Acoustic Consultant

Historic Preservation

Environmental

Transportation

Urban Planning

Construction Management

Cost Estimation

Construction Safety

Construction Quality

Construction Insurance

Construction Bonds

Construction Financing

Construction Leasing

Construction Marketing

Construction Operations

Construction Research

Construction Training

Construction Technology

Construction Innovation

Construction Sustainability

Construction Resilience

Construction Adaptability

Construction Flexibility

Construction Scalability

Construction Portability

Construction Transferability

Construction Reusability

Construction Recyclability

Construction Biodegradability

Construction Compostability

Construction Degradability

Construction Disintegrability

Construction Dissociability

Construction Divisibility

Construction Separability

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Construction Partitionability

Construction Divisibility

Construction Separability

Construction Isolability

Construction Partitionability

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UNITED VILLAGE
BLOCK #1 - RESTAURANT
BUILDING

Architectural Firm

Address

City

State

Zip

Phone

Fax

Website

Principal

Project Manager

Architect

Engineer

Interior Designer

Landscaper

Lighting Designer

Acoustic Consultant

Historic Preservation

Environmental

Transportation

Urban Planning

Construction Management

Cost Estimation

Construction Safety

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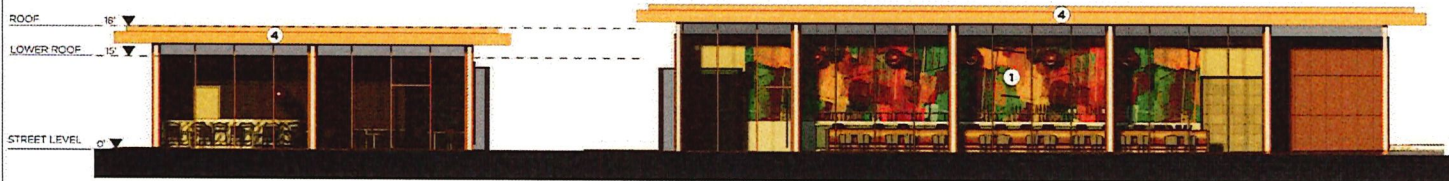
Construction Partitionability

Construction Divisibility

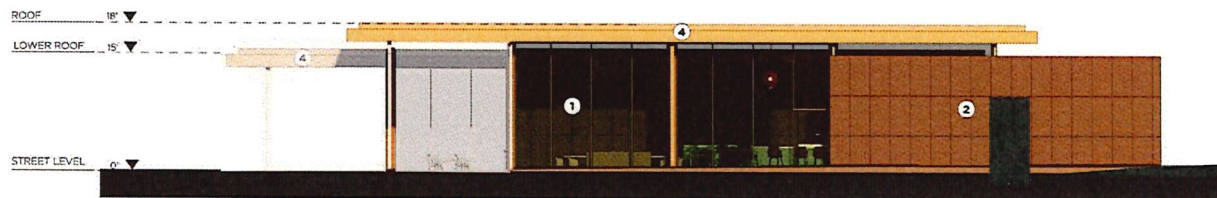
Construction Separability

Construction Isolability

Construction Partitionability



4 WEST ELEVATION
3/16" = 1'



3 SOUTH ELEVATION
3/16" = 1'

NOTES

KEY FINISHES

- ① Insulated Glass Stormfront
- ② Off Wall Panel
- ③ Overhead Pendant Truss
- ④ Glass Hurricane Wall
- ⑤ Aluminum Stained Satin/
- ⑥ Insular System

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Project Name
United Village
Block 71 - Restaurant Pavilions
Location
New York, NY

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PAVILIONS

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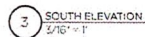
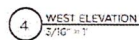
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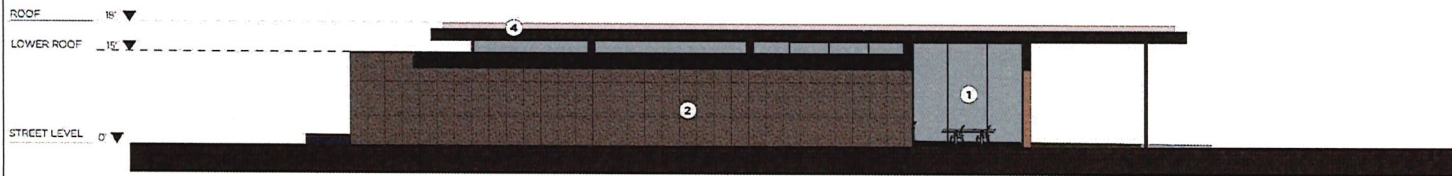
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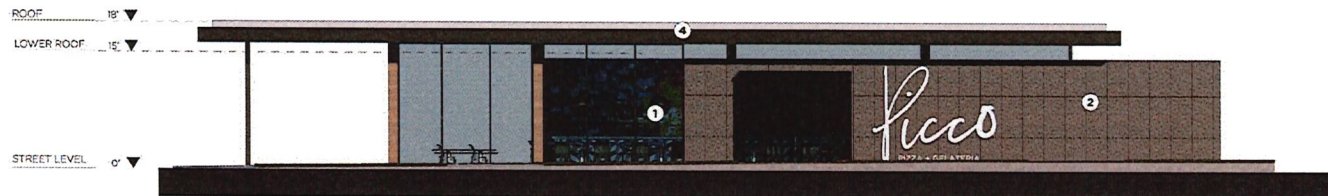
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4 NORTH ELEVATION - F1R
3/16" = 1'



3 SOUTH ELEVATION - F1A
3/16" = 1'

NOTES

KEY FINISHES

- 1) Insulated Glass Sidelight
- 2) 1/2" Wall Panel
- 3) Overhead Portacore, 104"
- 4) Glass Muntin Wall
- 5) Aluminum Sidelight Sidelight
- 6) Window System

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UNITED VILLAGE
BLOCK P1 - RESTAURANT
PAVILIONS

DATE: 07/18/2014
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
PROJECT NO.: 2014012

SCALE: 3/16" = 1'

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DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

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DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

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DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

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DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

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DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

DATE: 07/18/2014

PROJECT NO.: 2014012

SCALE: 3/16" = 1'

BLOCK F Perspective Fa&b- ALONG PEDESTRIAN WAY – WEST
ELEVATION



2024-03-25

*illustration is included for general design intent only, reference site plan application for submission detail.

BLOCK F Perspective Fb- ALONG PEDESTRIAN WAY – WEST ELEVATION



2024-03-25

*illustration is included for general design intent only, reference site plan application for submission detail.

BLOCK F Perspective – MEWS BETWEEN Fa&B



2024-03-25

*illustration is included for general design intent only, reference site plan application for submission detail.



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United Village

DOORS AND OPENINGS DIAGRAMS

Supporting Documents

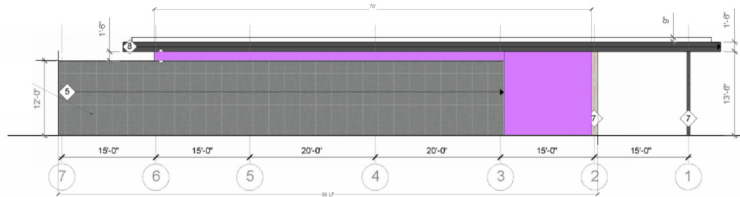
1. Elevation diagrams
2. Percentage of openings

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Block F BLDG. A NORTH

METHODS

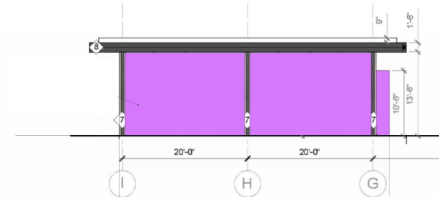
1. 19.6%
2. 19.6%
3. 71%



F1 A - North Elevation

METHODS

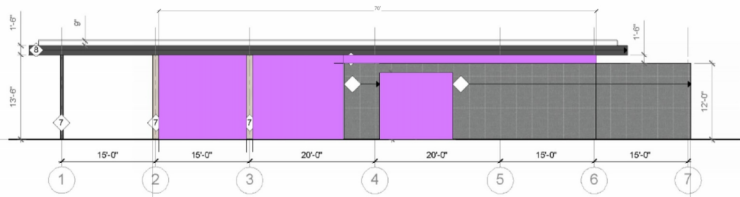
1. 79.7%
2. 79.7%
3. 93%



F1 A - West Elevation

METHODS

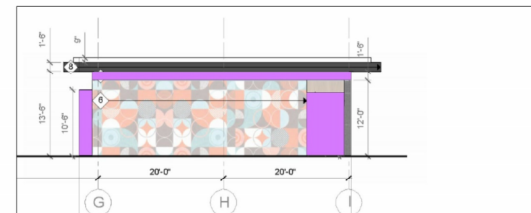
1. 38.6%
2. 38.6%
3. 71%



F1 A - South Elevation

METHODS

1. 22.3%
2. 22.3%
3. 93%



F1 A - East Elevation

FACADE OPENINGS (DOORS) AND WINDOWS PER ELEVATION

BLOCK F **A**

3/25/2024

Comprehensive Façade METHOD 1 - 63.110 (B)									
	WEST	SF	NORTH	SF	EAST	SF	SOUTH	SF	TARGET
General building design standards. For principal buildings ... above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk.									
Entire Façade		665	Entire Façade	1462	Entire Façade	665	Entire Façade	1462	
overall method	Entire Glazed	530	Entire Glazed	286	Entire Glazed	148	Entire Glazed	564	
	proportion glazed	79.7%	proportion glazed	19.6%	proportion glazed	22.3%	proportion glazed	38.6%	15%
REQUIRED									zoning
SHORTFALL								0	
Building base Area METHOD 2 - Resolution 3									
	WEST	SF	NORTH	SF	EAST	SF	SOUTH	SF	TARGET
All new commercial and civic buildings shall have window and door openings and at least 30 percent of the area around the ground floor along arterial, collector, and/or local street facades.									
Base Façade		665	Base Façade	1462	Base Façade	665	Base Façade	1462	
entire façade for single story	Base Glazed	530	Base Glazed	286	Base Glazed	148	Base Glazed	564	
	proportion glazed	79.7%	proportion glazed	19.6%	proportion glazed	22.3%	proportion glazed	38.6%	30%
REQUIRED				439		200			zoning
SHORTFALL				153		52			
Linear distribution along street METHOD 3 - Resolution 3									
	WEST	LF	NORTH	LF	EAST	LF	SOUTH	LF	TARGET
All new commercial and civic buildings shall have window and door openings that comprise at least 50 percent of the length along ground floor									
Linear portion		43 LF	Linear portion	100	Linear portion	43 LF	Linear portion	100 LF	
linear method for entire façade	Storefront	40 LF	Storefront	71	Storefront	40 LF	Storefront	71 LF	
	proportion glazed	93.0%	proportion glazed	71.0%	proportion glazed	93.0%	proportion glazed	71.0%	50%
REQUIRED									zoning
SHORTFALL								0	

= DOOR AND WINDOW OPENING SHORTFALL

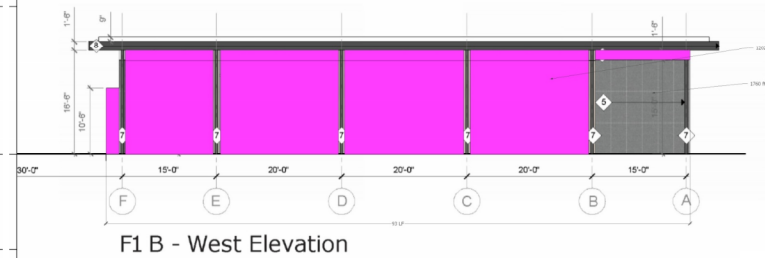
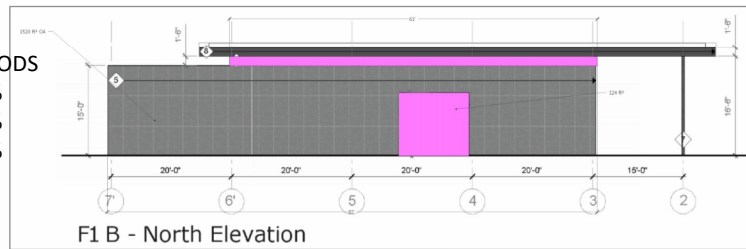
2024-03-25

DOORS AND WINDOWS – AREA PER METHOD

Block F BLDG. B SOUTH

METHODS

1. 15%
2. 15%
3. 61%

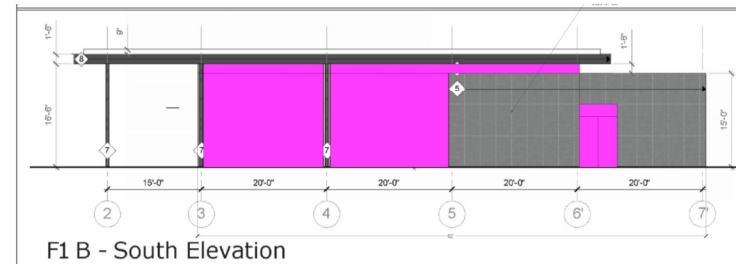
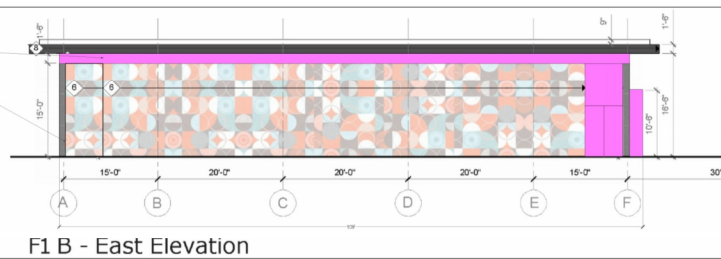


METHODS

1. 70.9%
2. 70.9%
3. 92%

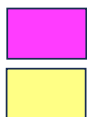
METHODS

1. 15.1%
2. 15.1%
3. 92%



METHODS

1. 49.2%
2. 49.2%
3. 67%



= DOORS OR WINDOWS.

= % OF OPENING WHERE SHORT FALL.

FACADE OPENINGS (DOORS) AND WINDOWS PER ELEVATION

BLOCK F B

3/25/2024

Comprehensive Façade METHOD 1 - 63.110 (B)									
	WEST	SF	NORTH	SF	EAST	SF	SOUTH	SF	TARGET
General building design standards. For principal buildings ... above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk.									
	Entire Façade	1650	Entire Façade	1440	Entire Façade	1650	Entire Façade	1440	
overall method	Entire Glazed	1170	Entire Glazed	216	Entire Glazed	249	Entire Glazed	708	
	proportion glazed	70.9%	proportion glazed	15.0%	proportion glazed	15.1%	proportion glazed	49.2%	15%
REQUIRED SHORTFALL zoning									
Building base Area METHOD 2 - Resolution 3									
	WEST	SF	NORTH	SF	EAST	SF	SOUTH	SF	TARGET
All new commercial and civic buildings shall have window and door openings and at least 30 percent of the area around the ground floor along arterial, collector, and/or local street facades.									
	Base Façade	1650	Base Façade	1440	Base Façade	1650	Base Façade	1440	
entire façade for single story	Base Glazed	1170	Base Glazed	216	Base Glazed	249	Base Glazed	708	
	proportion glazed	70.9%	proportion glazed	15.0%	proportion glazed	15.1%	proportion glazed	49.2%	30%
REQUIRED SHORTFALL zoning									
				N/A		495		246	
Linear distribution along street METHOD 3 - Resolution 3									
	WEST	LF	NORTH	LF	EAST	LF	SOUTH	LF	TARGET
All new commercial and civic buildings shall have window and door openings that comprise at least 50 percent of the length along ground floor									
	Linear portion	100 LF	Linear portion	100	Linear portion	100 LF	Linear portion	100 LF	
linear method for entire façade	Storefront	92 LF	Storefront	61	Storefront	92 LF	Storefront	67 LF	
	proportion glazed	92.0%	proportion glazed	61.0%	proportion glazed	92.0%	proportion glazed	67.0%	50%
REQUIRED SHORTFALL zoning									

 = DOOR AND WINDOW OPENING SHORTFALL



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United VILLAGE MASTERPLAN PHASE 1

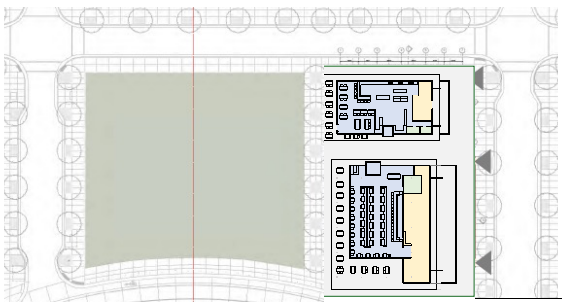
BLOCK F1: RESTAURANT PAVILION MURALS



WEST ELEVATION



EAST ELEVATION - THE PAVILION MEWS



GREAT LAWN PLAN

EAST ELEVATION - SIMPSON STREET

