

# UNITED VILLAGE PHASE 1

PRELIMINARY PLAT SUBMITTAL  
PHASE 1 DEVELOPMENT NARRATIVE

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# Contents

|  |    |
|--|----|
| <b>1. Master Plan</b> .....  | 3  |
| 1.1. Vision and Intent of 2016 Master Plan .....   | 3  |
| 1.2. United Village Phase 1 Block Plan .....   | 4  |
| <b>2. Resolution to Conditions of 2016 Master Plan &amp; Staff Recommendations</b> ..... | 6  |
| 2.1. Resolution to Conditions of 2016 Master Plan Summary .....                          | 6  |
| 2.2. Relocation of Open Space and Offer of POPS Agreements .....                         | 7  |
| 2.3. Parking Structures and Interim Parking Lots.....                                    | 7  |
| 2.4. Interim Parking Lot.....  | 8  |
| 2.5. Structured Parking .....  | 8  |
| 2.6. Additional Considerations of 2016 Master Plan & Staff Recommendations.....          | 10 |
| 2.7. Master Plan Amendment Codes .....   | 11 |
| 2.8. Future Development.....   | 11 |
| <b>3. Park Open Space</b> .....  | 12 |
| 3.1. 2016 Master Plan Park and Open Space .....  | 12 |
| 3.2. Allianz Field Park Open Space .....   | 12 |
| 3.3. United Village Phase 1 Park Open Space .....  | 13 |
| <b>4. Architectural Design</b> .....   | 13 |
| 4.1. United Village Phase 1 – Site & Block Description .....                             | 13 |
| <b>5. Civil Engineering Design</b> .....   | 17 |
| 5.1. Grading.....  | 17 |
| 5.2. Utilities .....   | 17 |
| 5.3. Public Streets .....  | 18 |
| 5.4. Public Sidewalks and ADA Routes.....  | 18 |
| 5.5. Public Site Lighting .....  | 18 |
| <b>6. Archaeology Monitoring</b> .....   | 18 |
| <b>7. Phasing Plan</b> .....   | 18 |
| <b>EXHIBIT A – Parking Structure Façade Visuals</b>                                      |    |
| <b>EXHIBIT B – MLS Soccer Redevelopment Plat</b>   |    |
| <b>EXHIBIT C – United Village Phase 1 Milestone Schedule DRAFT</b>                       |    |

## 1. MASTER PLAN

### 1.1. Vision and Intent of 2016 Master Plan

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property included a demolished Metro Transit repair and storage facility on 10 acres in the southwest corner and an outdated Midway Shopping Center comprised of retail stores constructed in 1956. The 2016 Master Plan vision was to create an integrated modern village with sports, entertainment, office, retail, and hotel amenities. The Super Block site is critically located along vital community and transportation corridors as called out in planning efforts of both scale and importance that reach far beyond the immediate geography of the site. 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 over 40 national and international awards in recognition of the architectural design of a sports stadium and the related event experience. The stadium and its immediate surrounding area is situated within the southern 40% of the Super Block.

In developing the 2016 Master Plan, the following guiding design principles of the development were endorsed by residents, businesses, City Planning Staff and elected officials:

- A transit-oriented development (TOD) providing integrated urban places that bring people together by visiting, working, and living in a community offering public spaces, commercial buildings, residences, and entertainment activities – all with easy walking and cycling connections between them and with nearby transit services to the rest of the city.
- Creation of a new neighborhood district that is respectful of the surrounding existing neighborhoods and with walkable block dimensions.
- Emphasis on public open spaces, including creation of an open space network, connecting pedestrian walks, bike paths, parks, and new public open spaces that foster four-season use.
- Mixed-use design - including stadium, office, retail, residential, entertainment, hotel, and open space - with active retail fronts on principal streets with day and night uses and a mix of international, regional, and local programs.
- A sustainable stormwater management system – potentially including tree trenches, rain gardens, boulevard swales, and green roofs - with sustainable landscape, permeable paving surfaces, irrigation cisterns and grey-water recycling.

The design objectives were achieved in the construction of Allianz Field and the project was successful on all accounts. This major milestone built the foundation for continued success and attainment of the goals associated with the remaining development of the Super Block. Meaningful development of adjacent area residential housing and retail business has already occurred in response to the construction of Allianz Field. United Village Phase 1 will further that initial activity and anticipates the creation of over 150 full-time jobs, the relocation of nearly 300 full-time jobs to Saint Paul, and hundreds of high-value construction jobs with total wages to craftworkers of over \$25 million. These 450 potential full-time jobs meet or exceed

Metropolitan Council “Livable Wages” of being above \$55,000 annual salary. The tax revenue generated with United Village Phase 1 anticipates a significant increase in property tax over that of the current undeveloped land comprising the United Village property.

As a result of the extensive fire damage to the main Midway Shopping Center in May 2020 during the civil unrest following the murder of George Floyd, the buildings were subsequently demolished in 2022 to clear the way for redevelopment. The developer, Snelling-Midway Redevelopment LLC (SMR) has worked with local and national professionals to develop the first phase of United Village and continue the legacy that Allianz Field began.

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 (including strong input from the multiple local colleges and universities for a conveniently located hotel), and to continue the developer’s commitment to open space and community-oriented improvements. The following are the key elements of United Village Phase 1:

- A hotel with restaurant and meetings spaces, including adjacent structured parking. The hotel is planned to have between 150-195 hotel rooms (depending on economic cost drivers).
- A 4-story commercial building with limited below-grade parking, retail and food & beverage services on Level 1, and office space above. It includes adjacent interim open space parking that can be available for community use on weekends.
- Two (2) pavilion style restaurant spaces overlooking the Great Lawn (completed with Allianz Field).
- 1.78 additional acres of public open space, including a sculpture plaza, a playground, extra wide sidewalks bordered by mature trees and other open spaces. This will create a total of 4.2 acres of open space in the Super Block. The implementation of the University Village Phase 1 will complete the anticipated Park Dedication requirements for the entire Super Block through Privately Owned Public Space (POPS) agreements for the sculpture plaza and playground similar to the existing POPS agreement for the Great Lawn.
- To establish a refined, cleaned-up and assessable condition on the entirety of the Super Block to better interface with the initial Allianz field development and the pending Phase 1 development, and also relate to and interface with the surrounding neighborhoods and community.

As the site development proceeds beyond Phase 1, open space parking areas will be replaced by structured parking with either independent stand-alone ramps or those combined with residential and/or commercial spaces. The structured parking will support and benefit all users of the Super Block and will be an integral part of future development.

## **1.2. United Village Phase 1 Block Plan**

The following page presents and summarizes the proposed block diagram for United Village Phase 1 (the “Block Diagram”):

# BLOCK DIAGRAM

6/27/2023



**DEVELOPMENT LAND SUMMARY**  
**United Village Phase 1**  
 Block B2 - Office Retail - 0.68 acres  
 Block F1 - Food Pavilion - 0.41 acres  
 Block D - Hotel and Parking Ramp 1.26 acres  
**Total Phase 1 Development Land - 2.35 acres**

**Future Development Land**  
 Block A2 - 0.86 acres  
 Block B1 - 1.02 acres  
 Block C1 - 1.10 acres (Parcel 7A and MLS L1, B1)  
 Block C2 - 0.78 acres  
 Block E - 1.94 acres  
 Block F2 - 2.16 acres  
 Block G - 1.52 acres  
**Total Future Development Land 9.38 acres**

**OPEN SPACE SUMMARY**  
 Great Lawn, Ped Corridor & Sculpture Court - 0.81 acres  
 Sculpture & Plaza (Univ & Snelling) - 0.91 acres  
 United Plaza - 1.08 acres  
 Playground & Bike Racks - 0.34 acres  
 Hotel Public Space - 0.38 acres  
 SE Public Plaza and Bike Racks - 0.56 acres  
 Snelling Ave Pedestrian Sidewalk Width - 0.10 acres  
 University Ave Public Space - 0.09 acres  
**Total Public Open Space 4.28 Acres**

**ROW SUMMARY**  
**United Village Phase 1**  
 Simpson St - 0.36 acres  
 N. Asbury St - 0.36 acres  
 Spruce Tree Ave - 0.61 acres  
 Snelling Ave - 0.10 acres  
**Total Phase 1 ROW - 1.43 acres**

**Future ROW**  
 Spruce Tree Ave - 0.63 acres  
 Shields Ave - 0.72 acres  
**Total Future ROW 1.35 acres**

## **2. Resolution to Conditions of 2016 Master Plan & Staff Recommendations**

### **2.1. Resolution to Conditions of 2016 Master Plan Summary**

The 2016 Staff Report to the City's Planning Commission considering the 2016 Master Plan (the "Staff Report") makes clear that the development plan as set forth in the 2016 Master Plan for United Village was "a framework and mechanism that offers developers flexibility in how to achieve quality design." Specifically, the Staff Report stated:

"The block development concepts illustrated in the master plan represent one of many possible development scenarios. The purpose is to illustrate how the principles and objectives for new development could be realized over time. They are not intended to be exactly prescriptive for evaluating future development proposals but are examples of how the vision, goals, and objectives of the master plan can be realized."

"The master plan provides a framework and mechanism that offers developers flexibility in how to achieve quality design but also provides enough protection to assure the master plan vision is achieved and not compromised."

"The density shown in the master plan indicates what could be built. The exact density of development built will be determined by what market forces make feasible."

(See pages 3 and 8 of the Staff Report).

United Village Phase 1 holds as essential the five (5) design principles of the 2016 Master Plan as set forth in Part 1.1 above. United Village Phase 1 adheres to these design principles as demonstrated in this submittal. This submittal is also a critical opportunity to clarify the project status related to certain statements in the City documentation approving the 2016 Master Plan in order to update intent and to be certain the City and the developer are proceeding with the same understanding in this Phase 1 and for future development.

The 2016 Master Plan contemplated that market forces would also guide future development of the site following the development of Allianz Field. Since the 2016 approval of the master plan economic forces, societal direction, civil unrest and the impact of Covid on all aspects of life and society have significantly changed lifestyles and the market. These impacts have dramatically altered market forces in 2023, producing an environment that no longer reflects the market forces in play in 2016 when the master plan was adopted. This has been considered in the Phase 1 plan now being put forward.

The 2016 Master Plan delineated a maximum development scenario for the Super Block. A development of such a scale and complexity typically occurs in stages and adjustments are made based on market conditions at the time of each phase. Comments on page 19 of Staff Report anticipated such needs and provided confirmation of this approach:

"6. Phasing plan, where applicable, including the phasing of open space and street improvements. The stadium portion of the master plan is scheduled to be developed first, with day-of-opening anticipated in spring of 2018. This first phase includes a portion of the street and open space improvements called for in the master plan. The

stadium site plan provides greater detail. Market interest and forces will determine future phases of development for the remainder of the site. (Emphasis added.)”

## **2.2. Relocation of Open Space and Offer of POPS Agreements**

In United Village Development Phase 1, the proposed hotel is located where the public open space labeled Midway Square (approximately 0.87 acres) was shown in the 2016 Master Plan. Phase 1 relocates this open space to the northwest corner of the Super Block in the area designated as the sculpture plaza (0.91 acres). Paragraph 7 in City Council Resolution PH 16-239 (the “Council Resolution”) adopted on August 17, 2016 approving the 2016 Master Plan states in pertinent part: *“New public streets or removal of . . . park or open space . . . shall be considered a major modification of the redevelopment site master plan and shall require amending the redevelopment site master plan.”* (Emphasis added.) The United Village Phase 1 proposal relocates park or open space and does not “remove” any park or open space. The proposal will in fact exceed the established minimum acreage requirement for open space and do so in a way that maintains the flexibility to plan the developments within the redevelopment site master plan area that satisfy the five design principles..

The developer must have discretion to make changes to the type, size and location of improvements based on market and economic conditions. The City Staff captured the intent of the Master Plan on page 2 of the Staff Report that stated:

“The goal of the master plan is to create a new transit-oriented urban village surrounding a stadium that includes retail, office, residential, hotel, entertainment, and public open space uses. The master plan represents a vision of the type and amount of development the site could accommodate at full build-out based on what is allowed by existing zoning and the comprehensive plan.”

This is precisely what the developer intends by relocating what was called Midway Square in the 2016 Master Plan to the most publicly visible, accessible and preeminent location in the Super Block - the intersection of Snelling Avenue and University Avenue – and to add a major work of art to the site. Like the Great Lawn immediately north of Allianz Field, the developer is offering to place the sculpture plaza under a Privately Owned Public Space (POPS) agreement similar to the Great Lawn parkland agreement, and has reached agreement with MUSC Holdings (the parent of the Minnesota United FC professional soccer team) that holds the long-term lease where the playground is to be located – to also offer to place the playground under a Privately Owned Public Space (POPS) agreement similar to the Great Lawn parkland agreement.

The change in the location of this open space should not be considered a major or minor amendment to the 2016 Master Plan since the total opens space after Phase 1 meets (and significantly exceeds) the open space acreage requirement in the 2016 Master Plan.

## **2.3. Parking Structures and Interim Parking Lots**

Available parking is essential for the development of the Super Block, whether residential or commercial (including retail, office, hotel and entertainment). The light rail on University Avenue and bus transportation on Snelling and University Avenues make the area readily accessible to public transportation, but that cannot replace the need for adequate parking to serve the totality of visitors, tenants, and residents. A significant demand for parking exists to

provide an inviting and dynamic area for all people. The City has acknowledged that “The amount of parking provided will be up to the developer to determine based on the needs of the development and in consideration of the amount of transit available nearby.” See Staff Report p. 7. The parking included in each phase of the development needs to be scaled to the extent of development to date as well as the cost of the types of parking included in each phase. This will necessitate a mix of structured parking, standalone parking ramps and interim parking lots as the development proceeds.

United Village Phase 1 includes structured parking adjacent to and serving the hotel and an interim parking lot adjacent to the office/food services building. The Staff Report and the Council Resolution set certain parameters for parking. It is important that the City, the developer, and MUSC Holdings agree on the design and requirements for parking in the Super Block. As recognized on page 14 of the Staff Report, “As development proceeds, existing surface parking will be removed to make way for structures and parking will be provided underground or within structures.”

#### **2.4. Interim Parking Lot**

When the two surface parking lots west of Allianz Field were approved with Allianz Field development, the City Council conditions of approval were based on a 5-year interim use permit for these parking lots. As part of the preliminary platting process, the developer is similarly requesting that the City Council approve a 5-year interim use permit for the planned interim parking lot on Block B1 that serves the office/retain on Block B2 as shown in the Site Plan Part 1.2 above. Further, depending on the stage of development, interim use permits may be needed for other parts of the development and may need to be extended in the future. MUSC Holdings, in a separate application, will be requesting 5-year extensions of the interim parking permits for the two parking lots to the west of Allianz Field. These areas have not yet been developed due to the market conditions and completion of the land lease terms with the Met Council, and alternative structured parking has not yet been constructed to meet the parking needs for Allianz Field currently served by these two surface parking areas.

The interim parking lot on Block B1 included in United Village Phase 1 will meet the parking needed for the office/food service building on Block B-2. Soil conditions limit underground parking opportunities in the site, and the office and retail/food service building does not have enough density for structured parking or a standalone parking ramp to be feasible based on economic considerations of that building alone. The office and retail space/food services building on Block B2 would not be a viable project without the interim parking lot on B1. Accordingly, this interim parking on Block B1 is the appropriate solution at this stage of development. Such interim parking lots are the expected approach based on market conditions, the demands of investors, and the requirements for parking within United Village until structured parking or standalone parking ramps are economically viable additions in the Super Block.

#### **2.5. Structured Parking**

As United Village is developed, structured parking and standalone parking ramps will supplement public transportation and provide the most efficient way to meet the parking demands from workers in the office and commercial buildings; residents in the apartments; and visitors to Allianz Field, the hotel, the restaurants, and other entertainment venues in United Village, as well as the public art throughout the village.

Phase 1 includes structured parking for the hotel planned along University Avenue. It is expected that future development will include structured parking under or adjacent to commercial and apartment buildings and at least two stand-alone parking ramps will eventually be needed for a fully built out United Village when the cost to construct them can be justified by additional development or built with funding support by the city, county or State. As part of the Super Block development process, we have learned that there are constraints on underground parking due to contaminated perched water and soils as well as the cost to construct underground parking, and there are limitations inherent in above ground parking structures due to the size of the blocks within the development. Therefore, a creative approach is needed to facilitate structured parking and standalone parking ramps that are cost effective and meet the design principles of the 2016 Master Plan.

Both the Staff Report and Council Resolution approving the 2016 Master Plan include some specific requirements relating to structured parking and standalone parking ramps. Specifically, the following portions of Paragraph 5 in the Council Resolution are relevant:

“Free standing parking ramps are not permitted unless wrapped with active first floor uses on all street frontages. Above ground structured parking is permitted provided, at a minimum, that the entire ground floor of the structure contains active uses with entrances on all street frontages. Underground parking is permitted in any structure. Structured parking must be designed with level parking floors and adequate floor to ceiling clearance height to allow the space to be converted to finished floor area if parking is no longer needed in the future.”

The Staff Report includes the following specific requirements for structured parking and standalone ramps:

“The master plan calls for one level of parking underground and additional parking on floors two and above. The master plan should offer flexibility and allow structured parking to be located all underground (in addition to being split below and above retail). Structured parking should be designed with level parking floors and adequate floor to ceiling clearance height to allow the space to be converted to finished floor area if parking is no longer needed in the future. No freestanding ramps should be allowed unless they are wrapped with active first floor uses along all street frontages.”

“Upper levels of new parking structures shall be designed with exterior wall treatments, detailing, fenestration, and materials that screen the view of vehicles and relate to existing adjacent buildings. The master plan calls for structured parking on floors above the first-floor retail to serve the office, residential, hotel and cinema uses above. Future development must meet this standard.”

(Staff Report pages 14 - 15).

As part of this submission of the 2023 United Village preliminary plat to the City Staff, Planning Commission and City Council, the developer is requesting that the following requirements be updated/modified: (1) free standing parking ramps must be “wrapped” by active first floor uses; and (2) structured parking must have active uses on the entire ground

floor and entrances on all street frontages. The developer offers to work with City to modify conditions related to parking requirements that will meet aesthetic and economic considerations.

These requirements should be updated for the following reasons:

- The requirements substantially increase the cost for these parking structures making full development of the Super Block less likely if not impossible.
- Market forces should determine the ground floor uses in the parking structures and standalone ramps. If there is demand for retail or other commercial uses, then the developer will include them. If there is not the demand for such spaces, the developer should not be required to include such space that are likely to remain vacant; will lessen the efficiency and increase the cost of the structured parking or standalone ramp; and will be a burden on the development that needs to provide an acceptable return to the owners of the improvements.
- Parking structures can be designed consistent with the design principles of the 2016 Master Plan, and in doing so do not require active uses on the entire ground floor or to be fully wrapped with retail or other active uses.

The Developer and architectural team believe parking structures can be tastefully designed to include aesthetic features such murals, interesting exterior materials and finishes on the walls of the ground and first upper level, and wider pedestrian walkways that can include seating or meeting areas. Exhibit A - Parking Structure Façade Visuals, included in the Appendices, illustrates a few options the Developer has taken into consideration.

## **2.6. Additional Considerations of 2016 Master Plan & Staff Recommendations**

Along with review of the 2016 Master Plan, the development team has also taken into consideration Staff Recommendations as follows:

- “Require a minimum floor area ratio of 2.0 for new development within the master plan boundary. The stadium and single-story buildings planned for the “Shops in the Green” are part of the master plan and an exception to the FAR requirement.”

United Village Phase 1 meets the 2.0 FAR, with the exception of the Restaurant Pavilion which is the one-story building identified in the 2016 Master Plan as “The Shops in the Green”. These buildings were excluded from the FAR requirement.

- “Require a minimum of 250,000 square feet of office uses, 168,400 square feet of retail uses, and 248 residential units at maximum build out.”

United Village Phase 1 includes development of 2.35 acres of the total 11.73 acres of overall developable land. Lot B2 includes 50,168 square feet of office space and 12,199 square feet of retail and approximately 30 underground parking stalls. Lot D includes 119,725 square feet of hotel/retail space with a range of 150-195 keys, and structured parking for up to 332 vehicles. Lot F1 features two (2) Restaurant Pavilion buildings consist of 10,124 retail restaurant spaces with seating for approximately 211 indoors and 145 outdoors.

In summary, United Village Phase 1 is providing:

- 50,168 square feet of office space (meeting 20% of the minimum required office space)
- 142,048 square feet of retail space (meeting 84% of the minimum required retail space)

The remaining developable area in the United Village Super Block has 9.38 acres which provides ample acreage to meet the minimum goals of the Master Plan including the 248 residential units.

## 2.7. Master Plan Amendment Codes

Based on the following code language, United Village Phase 1 is consistent with the design principles of the Master Plan as outlined above. Accordingly, no major or minor amendment will be pursued.

Saint Paul Zoning Code Sec. 66.344. - Traditional neighborhood district planning requirements states the following criteria for requirements that require Master Plan Amendments

“(c) Changes to master plan. Once approved, a master plan may be modified as follows:

(1) Minor modification. Minor modifications to an approved master plan may be requested by the property owner or developer. The planning administrator may approve minor modifications, including changes of less than ten (10) percent in land area designated in a specific category, provided such changes are consistent with the intent of the master plan.”

“(2) Major modification. Major modifications to an approved master plan may be initiated by the city council, the planning commission, or any person having an ownership or leasehold interest (contingent included) in property that is the subject of the proposed modification. Major modifications include changes of ten (10) percent or more in land area designated in a specific category; creation of a new public street or removal of a public street segment; removal of a park or open space area; or addition or removal of an entire block.”

United Village Phase 1 has not changed the area more than 10% in a specific category, public streets proposed within United Village Phase 1 are in conformance with the master plan, and the park or open space area is consistent with the master plan.

## 2.8. Future Development

Upon completion of United Village Phase 1 there is 9.38 acres of land available for future development. Currently, there are no definitive plans for future developments, but concepts are being pursued consistent with the overall vision for the site and the community. Such future development depends first on Phase 1 beginning this year, and secondly on economic and market factors such as demand for different types of spaces (i.e., commercial office, retail, residential); lease and rental rates for those spaces; investor appetite for building types and/or the Midway community; and available debt financing and terms. Future economic conditions cannot be predicted with any certainty, so the specific elements of future development cannot be determined at this time. Development cannot occur unless there is a reasonable outlook and return to the investor participants, and this consideration will be an important factor in what development takes place. To that end, the success of these key elements in Phase 1 set

the stage for future development driven by the attractiveness and success created, and the visible commitment to the area and community that it expresses.

Currently contemplated ideas for future development will include retail and/or housing most likely located on Blocks B1, F2 and G. Office, retail, entertainment and/or housing is possible for the remaining development areas including Blocks E, again dependent on market conditions. Such a development will likely require one and potentially two additional standalone parking ramps as well as structured parking attached to improvements.

The 9.38 acres of future developable land is more than adequate to allow for the minimum goals of the 2016 Master Plan for housing, retail, and office. In defining the original vision for the area, density in the 2016 Master Plan and AUAR was purposefully projected to be the top end of the potential maximum development for the Super Block in order to anticipate all scenarios. This allowed for understanding of effects of traffic, utilities, pedestrian routes, and open space at its maximum potential. Currently, United Village Phase 1 and remaining land for future development does not anticipate building to the density evaluated in the 2016 Master Plan.

### **3. PARK OPEN SPACE**

#### **3.1. 2016 Master Plan Park and Open Space**

The 2016 Master Plan approved by the City Council identified 3.3 acres of public common space. Subsequently, and in connection with the construction of Allianz Field, the City Council also approved the MLS Soccer Redevelopment Plat, a copy of which is attached as Exhibit B. The MLS Soccer Redevelopment Plat dedicated the streets around Allianz Field. However, the MLS Soccer Redevelopment Plat (See attached) did not require any specific parkland dedication or open space area in Lots 1 and 2, Block 2 of the MLS Soccer Redevelopment Plat consisting of a total of 12.81 acres. These parcels were reserved for replating in the future to allow for development, streets and right of way consistent with the Council Resolution. The dedication of parkland for these acres was deferred to take place at a future time. In connection with United Village Phase 1, this platting proposed will fulfill that promise and designate additional open space and create additional Privately Owned Public Space including what is required to adhere to the Parkland Dedication Ordinance.

#### **3.2. Allianz Field Park Open Space**

From its original vision, Allianz Field and associated development have had ambitious undertakings grounded in public/private partnership and investment into one of the Metropolitan Region's most important and challenged intersections. The centerpiece stadium has been recognized for both design and customer experience excellence and has brought millions of visitors from around our state, the nation and the world to St. Paul's Midway. The successful project has to date been a catalyst for cleaning-up the former Metro Transit maintenance site and has brought to life community plans associated with transit-oriented development and watershed management. It has leveraged over \$400 million of private investment from \$20 million of public investments in infrastructure. It has been a resounding success.

The Allianz Field development created 2.49 acres of permanent public open space consisting of:

- 0.64-acre park area called the Great Lawn to the north of Allianz Field which is subject to a Privately Owned Public Space (POPS) agreement adhering to the City's Parkland Dedication Ordinance.
- 0.11-acre easement for a 30-foot-wide pedestrian walkway on Lot 1, Block 4 of the MLS Soccer Redevelopment Plat along the east side of the Great Lawn
- 0.10-acre pedestrian sidewalk on Snelling Avenue
- 1.08-acre United Plaza open and green space in the southwest corner of the Super Block
- 0.56-acre public plaza and bike racks on the southeast corner of the Super Block

### **3.3. United Village Phase 1 Park Open Space**

The next phase of the United Village development will expand on the success to date and make possible the next investments at the site including infrastructure, exceptional open space, and exciting development parcels. United Village Phase 1 will create and add the following open spaces:

- 0.91 acres for a Sculpture Plaza in Block A1 which is proposed to be subject to a POPS agreement.
- 0.34 acres for a privately funded, public playground on the western side of Block G which is also proposed to be subject to a POPS agreement.
- 0.38 acres of publicly accessible open space associated with the hotel on Block D.
- 0.06 acres for a Sculpture Court/open space located at the northwest corner of Shields Avenue and Simpson Street.
- 0.09 acres of University Avenue public space.

As a result, the total open space in the Super Block is 4.28 acres - considerably more than the amount required in the 2016 Master Plan.

## **4. ARCHITECTURAL DESIGN**

The following information is the current vision of the United Village Phase 1 development. The development team has not finalized the design of each structure at this time; however, the intent is consistent with the 2016 Master Plan and will progress as approvals are provided.

### **4.1. 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) comprising 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 include 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.

- Trash Receptacles
- Block Bench Seating
- 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
- Ornamental Trees – 6 ft. tall minimum
- Shrubs, Groundcovers and Ornamental Grasses

## 5. CIVIL ENGINEERING DESIGN

The project is designing the following streets and utilities to be constructed with United Village Phase 1:

- Spruce Tree from Asbury to Snelling Ave (To Be Completed with UV Phase 1)
- Asbury from Spruce Tree to University Ave (To Be Completed with UV Phase 1)
- Simpson from Spruce Tree to University Ave (To Be Completed with UV Phase 1)

In addition, the project is designing the following streets and utilities to be constructed with future development phases.

- Spruce Tree from Simpson to Pascal (To Be Completed with Future Development)
- Shields Ave from Simpson to Pascal (To Be Completed with Future Development)

### 5.1. Grading

Construction of the various blocks will require excavation of the existing fill soils within the proposed building pad areas to create geotechnically adequate building pads for the various buildings and structures. Most of the existing fill soils have low levels of contamination with some minor amounts of rubble. If the soil is geotechnically suitable, they will be compacted and reused. The soils that contain rubble and/or not geotechnically suitable to support buildings will be exported to an approved landfill disposal area.

The construction documents will develop a SWPPP in conjunction with the selected contractor. Minimizing erosion, controlling sediment tracking during trucking, and catch basin sediment protection will be of utmost importance to prevent sedimentation to existing infrastructure. Trucking routes will be coordinated with the City to avoid potential sensitive areas.

### 5.2. Utilities

- Sanitary: The main sanitary sewer system was constructed with Allianz Field. United Village Phase 1 includes adding services lines to Block B2 and A2 from the existing sanitary sewer located within Spruce Tree westerly leg. A new 8-inch sanitary sewer will be connected to the existing 15-inch sanitary sewer at University Avenue and Simpson Street. The 8-inch sewer line will run in Simpson Street to the intersection of Spruce Tree Avenue. This sanitary sewer will service Block D, Block E, Block F2, and the northerly Restaurant Pavilion building on Block F1. This sanitary sewer will serve the remaining Blocks that were not served in Allianz Field construction. The new Simpson sanitary sewer line will also only have one connection to the 15-inch sewer in University Avenue right of way and will avoid future sewer connections through the tree trenches in University Avenue.
- Water: Watermain will be designed in accordance with Saint Paul Regional Water Services. The watermain that was installed in Spruce Tree (westerly leg) was connected to the watermain in Snelling Avenue during the Allianz Field construction. Watermain will be installed in all of the streets and connected to the existing watermain in University and Pascal to provide complete looping for every block. Connections to University Ave will be coordinated and permitted with Ramsey County public works.
- Public Stormwater: A complete hydrology report has been completed for the project. In summary, all public streets will be treated with tree trenches similar to those installed in

the streets during the construction of Allianz Field. The roof water from the proposed buildings will be connected to the stormwater reuse system. Re-use purple irrigation pipe will be extended to the proposed lots for irrigation of private development. Stormwater treatment for private pervious surfaces beyond the roofs will be treated within the development parcel in accordance with the stormwater rules of the City of St. Paul and the Capital Region Watershed District.

### **5.3. Public Streets**

The public streets will be constructed to City of St. Paul standards. The roads are to be constructed using asphalt paving with concrete curb and gutter. Connections to Snelling Avenue will be coordinated and permitted with MnDOT. Connections to University Ave will be coordinated and permitted with Ramsey County. All streets have a 70 foot right of way to provide adequate area for streets, parallel parking, street lighting, sidewalks, and underlying utilities.

### **5.4. Public Sidewalks and ADA Routes**

An additional 10 feet of right of way has been provided along Snelling Avenue for additional sidewalk width. University Avenue will also have a widened pedestrian corridor with sidewalk and areas of greenspace where feasible. All sidewalks and crossings at intersections will meet ADA requirement including access width, curb ramps, transition areas, landings, and detectable warning strips per MnDOT details and standards. Design of sidewalks reconstruction for portions of the sidewalks on Snelling and University Avenues will be in conjunction with MnDOT and Ramsey County.

### **5.5. Public Site Lighting**

Adequate lighting for events and everyday use is regarded as essential for functionality and safety. The lighting is planned to be programmable to meet the various needs of different activities and times. Fixtures and poles will be metal with a natural metallic or painted finish. The style will be contemporary and compatible with the Allianz Field. Fixtures will be power efficient.

- Streetlights
- Pedestrian Lights
- Service/Parking Area Lights

## **6. Archaeology Monitoring**

In consultation with the State Archaeologist Office, the contractor will be aware of the potential of historic artifacts. There will not be a full-time archeologist on site during site preparation period, but the Contractor will coordinate with the State Archaeologist.

## **7. PHASING PLAN**

### **United Village Phase 1 – Anticipated Phasing Plan**

The development team is working closely with design professionals, St. Paul Port Authority, and key city officials to outline the project milestones linked with starting construction of United Village Phase 1. The St. Paul Port Authority has been working diligently to obtain Environmental Cleanup Grants to be utilized specifically for United Village Phase 1 construction activities. The environmental funds received will require initiation of the clean-up in the Fall 2023, enforcing the

importance of obtaining appropriate permits and approvals as outlined within this narrative.  
**Exhibit C - United Village Phase 1 Milestone Schedule DRAFT** reflects current understanding of durations and objectives, along with developers phasing plan related to construction of outlined blocks.

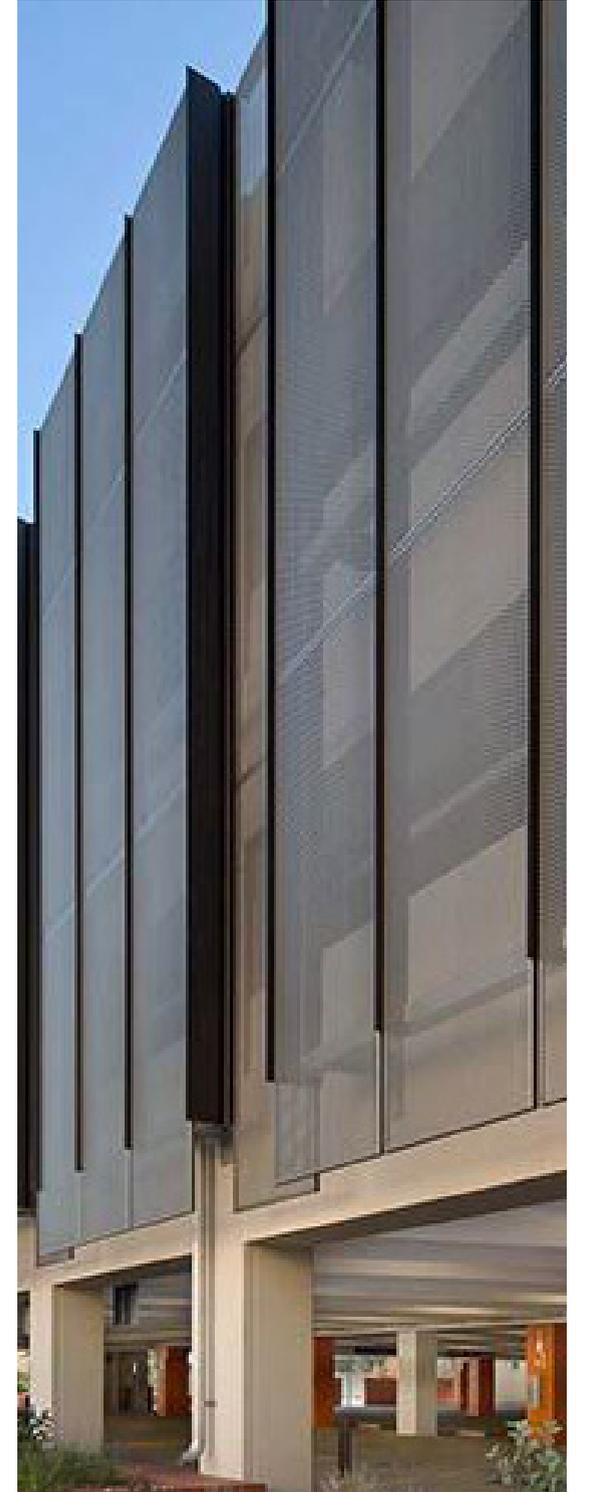
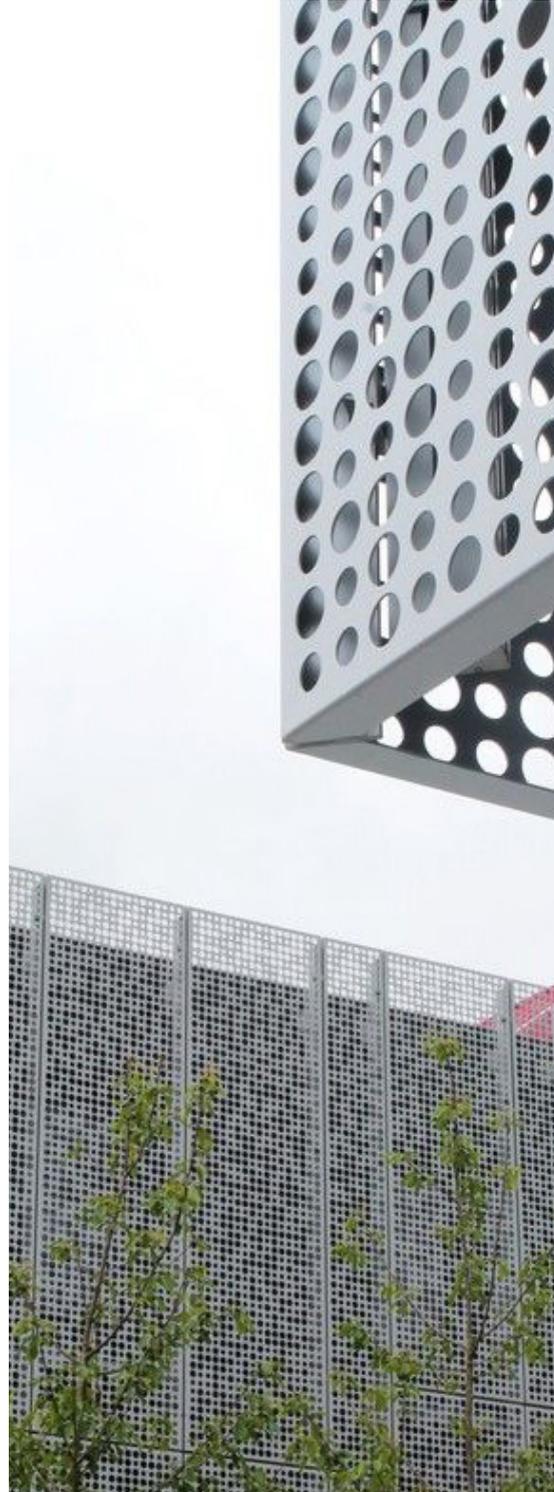
**PARKING GARAGE** Facade | Mesh Screen  
IMAGES FOR VISUAL ONLY - DOES NOT REFLECT FINAL DESIGN



# EXHIBIT A

**PARKING GARAGE** Facade | Perforated Panel  
IMAGES FOR VISUAL ONLY - DOES NOT REFLECT FINAL DESIGN

# EXHIBIT A



# EXHIBIT B MLS SOCCER REDEVELOPMENT

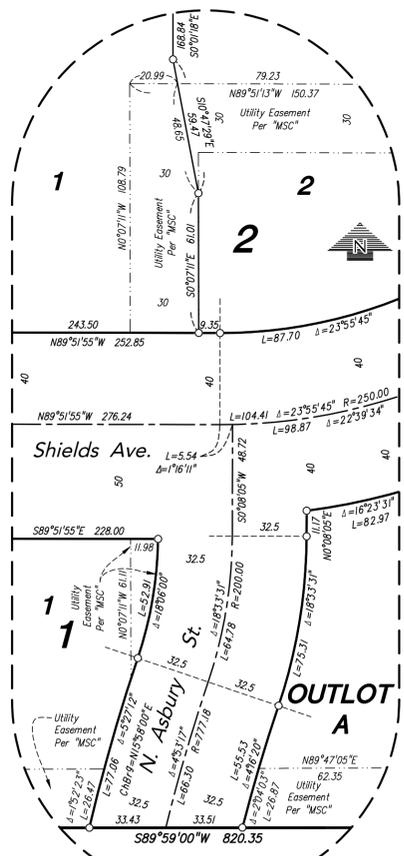
LYMAN D. BAIRD'S ADDITION



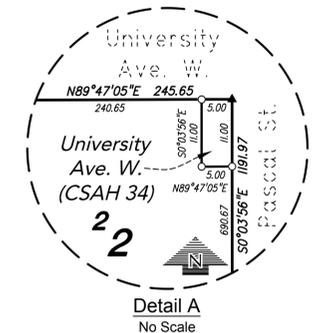
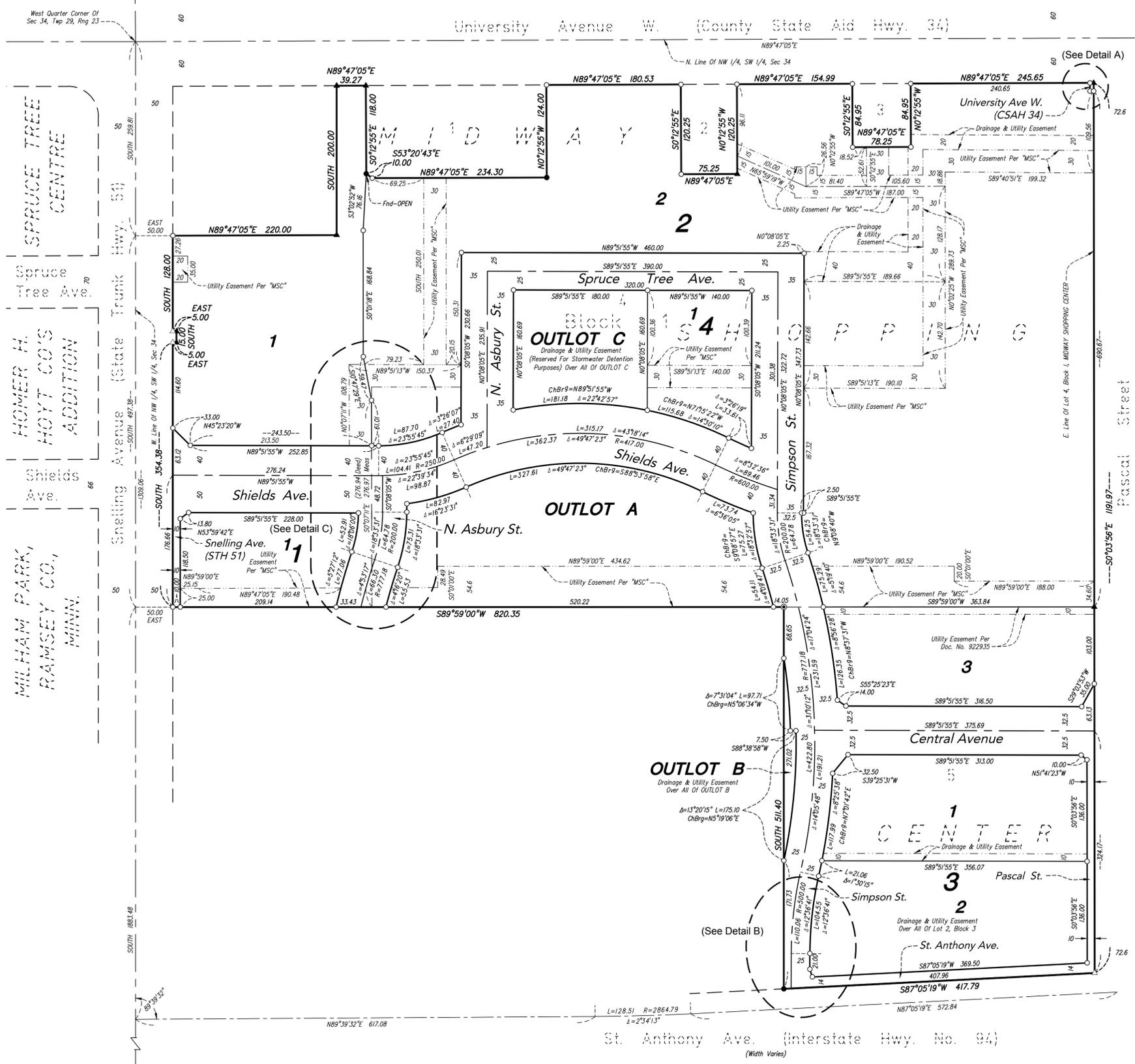
0 80  
SCALE IN FEET  
1 INCH = 80 FEET

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF LOT 4, BLOCK 1, MIDWAY SHOPPING CENTER IS ASSUMED TO HAVE A BEARING OF SOUTH 0°03'56" EAST.

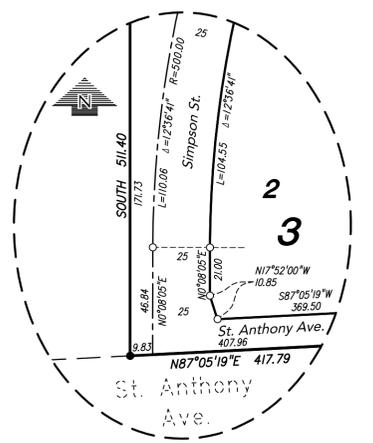
- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET, MARKED "LS 16099"
- △ DENOTES "PK NAIL" SET WITH DISK MARKED "LS 16099"
- DENOTES 1/2 INCH IRON PIPE FOUND, CAP DESTROYED, UNLESS OTHERWISE INDICATED
- ▲ DENOTES "PK NAIL" FOUND
- ⊙ DENOTES FOUND "PUNCH" MARK IN STEEL BEAM
- "MSC" DENOTES PLAT OF MIDWAY SHOPPING CENTER



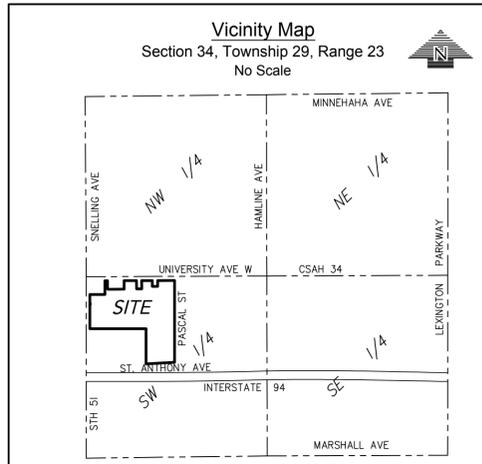
Detail C  
No Scale



Detail A  
No Scale



Detail B  
No Scale



Vicinity Map  
Section 34, Township 29, Range 23  
No Scale

