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November 15, 2023

Saint Paul Department of Planning and Economic Development
Zoning Section
Attention: Paul Dubruiel
1400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102-1634

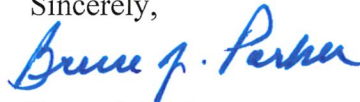
Re: Subdivision Review Application for Final United Village Development Plat by
Snelling-Midway Redevelopment

Dear Mr. Dubruiel:

Please find enclosed the Subdivision Review Application by Snelling-Midway Redevelopment, LLC for the final United Village Development Plat. The \$236 filing fee is being mailed to you today and a copy of the check is enclosed, but this application if submitted electronically.

If you have any questions regarding the application, please let me know.

Sincerely,



Bruce J. Parker

cc: Daniela Lorenz (Daniela.lorenz@ci.stpaul.mn.us)
Kady Dadlez (kady.dadlez@ci.stpaul.mn.us)
Paul Dubruiel (paul.dubruiel@ci.stpaul.mn.us)



SUBDIVISION REVIEW APPLICATION

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

Zoning Office Use Only

File # _____

Fee Paid \$ _____

Received By / Date _____

APPLICANT

Property Owner(s) Snelling-Midway Redevelopments, LLC

Address 720 Second Avenue South City Minneapolis State MN Zip 55402

Email bjp@kskpa.com Phone 612-904-5607

Contact Person (if different) Carolyn Wolf

Address 1600 Utica Ave South Suite 410 City St. Louis Park State MN Zip 55416

Email cwolf@tegragroup.com Phone 952-208-2770

PROPERTY INFO

Address / Location See attached (Exhibit A)

PIN(s) & Legal Description See attached (Exhibit A)
(Attach additional sheet if necessary.)

_____ Lot Area _____ Current Zoning T4M

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- | | | |
|--|---|--|
| ☐ Adjustment of Common Boundary | ☐ Registered Land Survey | ☐ Combined Plat |
| ☐ Lot Split | ☐ Preliminary Plat | ☒ Final Plat |

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

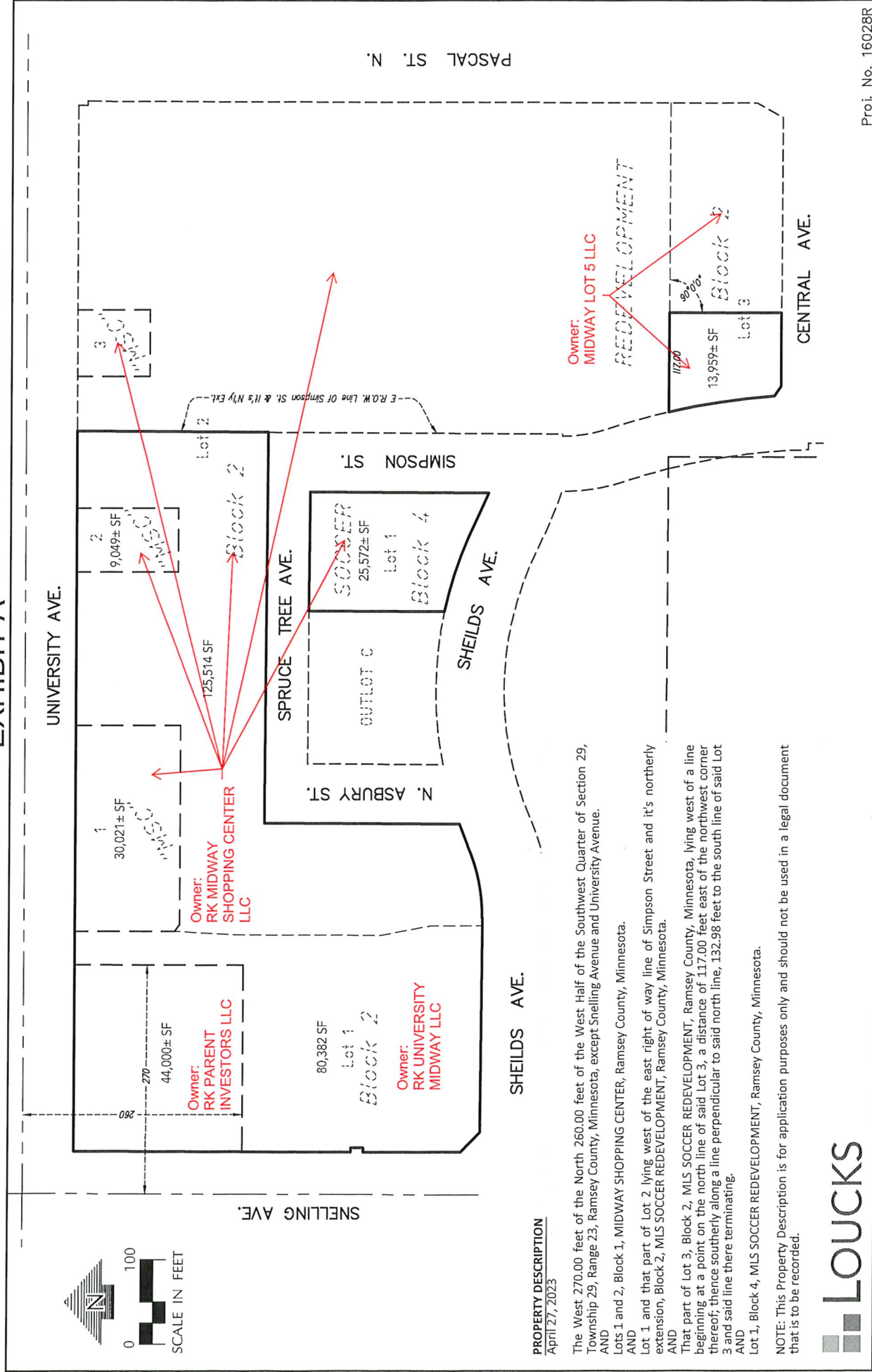
See attached narrative (Exhibit B)

See attached Exhibit C for the response to the staff report & recommended findings.

- ☐ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- ☐ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is 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, Asst. Secretary Date November 15, 2023

EXHIBIT A



Subdivision Review Application

Exhibit B – Supporting Information

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

1.1. United Village Phase 1 – Site & Block Description

- **BLOCK A1 – SCULPTURE PLAZA**

The sculpture plaza is located on Parcel A1 in the preliminary plat being submitted. This area is part of the 2016 Master Plan located in the Super Block around the Allianz Field site. Parcel A1 is enclosed by Parcel A2 to the east, University Avenue to the north, Spruce Tree Avenue to the south, and Snelling Avenue to the west. The footprint of the plaza is approximately 35,000 square feet (0.81 acres) 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 G. 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 shiGs 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 soGened 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



City of Saint Paul

Signature Copy

Resolution-Public Hearing: RES PH 23-227

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

File Number: RES PH 23-227

LOUCKS COMMENTS TO THE PRELIMINARY PLAT CONDITIONS TO BE INCORPORATED INTO THE FINAL PLAT (Red Text)

Approving the Preliminary Plat for United Village Development.

WHEREAS, Snelling-Midway Redevelopment, LLC, in File No. 23-063-589, has submitted for City Council approval the attached preliminary plat for subdivision of property located at the Snelling-Midway Redevelopment Site (1566 University Avenue *temporary address*), known as United Village Development, to create four (4) Traditional Neighborhood Master Plan (T4M) lots and ten (10) Outlots; and

WHEREAS, the appropriate City departments have reviewed the plat and found, subject to the conditions recommended in the staff report and attached to this resolution, that it can meet the requirements of Chapter 69 of the Zoning Code; and

WHEREAS, notice of a public hearing before the City Council was duly published in the official newspaper of the City on September 9, 2023 and notices were mailed to each owner of affected property including all property situated within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed plat on September 20, 2023 where all interested parties were given the opportunity to be heard, and the Council considered all the facts as well as the report and recommendations concerning the preliminary plat prepared by staff from the Department of Planning and Economic Development dated September 8, 2023, which the Council hereby adopts as its own and incorporates the same into this resolution;

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts and approves the attached preliminary plat for Snelling-Midway Redevelopment, LLC's United Village Development to create four (4) T4M (Traditional Neighborhood Master Plan) lots and eight (8) T4M outlots, at 1566 University Avenue - *temporary address*, subject to the following conditions:

1. Final plat must correct misspellings on the adjoining plat to the south, in two places. The word REDEVELPOMENT must be changed to REDEVELOPMENT. **This is changed on the Title. See Final Plat attached.**
2. The narrative accompanying the final plat submittal must include the following statement: All Public Works Sewer Division ("Sewers" or "Division") review comments for all future developments within the plat area must be satisfactorily remedied by the developer during the site plan review process. **Noted**
3. The narrative accompanying the final plat submittal must include the following statement:

The developer must incorporate the results and recommendations of the recommendations of the Snelling-Midway Superblock Sanitary Sewer Analysis study, a sanitary sewer capacity analysis being completed for the City by consultant SEH, into the currently proposed development phase as well as all future phases and future private developments to be built on the site. **This was included in Loucks 60% Construction Plan Submittal. See Attached.**

4. Pursuant to City Council Resolution RES 19-1246 establishing the Snelling-Midway Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district's stormwater infrastructure, development parcels must connect to the District's Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge per Leg. Code 81.08.02(b). **The 60% Construction Plan submittal show all building rooftops are connected to the Green Infrastructure Stormwater Management System.**
5. Outlot D and Outlot F on the draft preliminary plat (Outlot D as the future 70-foot wide street segment of Spruce Tree Avenue from Simpson Street to Pascal Street and Outlot F as the 80-foot wide future street segment of Shields Avenue from Simpson Street to Pascal Street) must be depicted as right-of-way on the preliminary plat and depicted and dedicated as right-of-way on the final plat. If the applicant wants to show the future street segment of Spruce Tree Avenue from Simpson Street to Pascal Street as Outlot D on the final plat and the future street segment of Shields Avenue from Simpson Street to Pascal Street as Outlot F on the final plat, the applicant must obtain, prior to final plat approval, major modifications of the master plan for the removal of two public street segments. **A 70 foot wide Spruce Tree Ave ROW, and a 80 foot wide Shields Ave are shown on the Final Plat.**
6. The applicant shall grant to the City easements, the details of which are to be determined by the Department of Public Works, to ensure sufficient area is provided for transportation and utility needs. It is anticipated that easements will be needed north of the proposed north right-of-way line for Spruce Tree Avenue, south of the proposed south right-of-way line for Spruce Tree Avenue, and at the quadrants of the Asbury Street/Spruce Tree Avenue and Simpson Street/Spruce Tree Avenue intersections. The easements shall be filed with the office of the county recorder of Ramsey County after the final plat is recorded, but no later than December 31, 2023. **The 60% Construction Plan submittal does not anticipate any additional utilities to be installed in this area of Spruce Tree. See attached typical cross-section of existing utilities. A width TO BE DETERMINED for Pedestrian and Drainage & Utility Easement are shown on the final plat north and south of Spruce Tree.**
7. The applicant must obtain an encroachment permit from the Department of Public Works prior to submittal of the final plat for approval and the applicant must comply with all conditions attached to the encroachment permit. The conditions attached to the encroachment permit will be determined by the City's Risk Manager and include, at a minimum, removal of the building, appurtenances, and surrounding improvements by a date certain; defend and indemnify the City from all liabilities as long as the building, appurtenances, and improvements remain in place; and determine how the existing use will be allowed to continue until the date certain under any applicable laws, rules, or regulations. **The encroachment permit conditions have been coordinated with the City Attorney. The application was submitted on November 15, 2023 to the Department of Public Works and the permit was issued on 11/16/2023. See attached.**
8. Final plat must include sufficient right-of-way, easements, or lease area to provide public curb, boulevard, sidewalk, bike facilities, traffic and turn lanes, and possibly parking and bus accommodations on Pascal Street between Central and University Avenues that are

in line with the City's approved street design manual. The additional sidewalks widths on Snelling and University Avenues were done with Pedestrian Easements. The Pedestrian Easements cannot be shown on the Final Plat documents per survey standards. These are done with separate easement documents.

A recommended solution to is to require as part of the final plat that when the lots along Pascal are developed, if Pascal future configuration requires a sidewalk easement it will be provided by the developer as a requirement of the DSI Site Plan approval process.

Final plat must provide sufficient right-of-way, easements, or lease area to provide ADA compliant public sidewalks and pedestrian crossings, street trees, streetlights, bike lanes and other potential improvements in the public roadway right-of-way within the plat area. A width TO BE DETERMINED for Pedestrian and Drainage & Utility Easement are shown on the final plat north and south of Spruce Tree.

Final plat must provide sufficient right-of-way for ADA compliant pedestrian access routes and landing zones at intersections as well as truck turning movements for the design vehicle and for turning movements for emergency vehicle access. The 60% Construction Plan submittal shows how the public sidewalks can be accomplished within the existing 50 foot ROW using the designated truck turning movements. A width TO BE DETERMINED for Pedestrian and Drainage & Utility Easement are shown on the final plat north and south of Spruce Tree.

9. Prior to approval of the final plat, a privately owned public space (POPS) agreement and covenant running with Outlot A (0.91 acres) and Outlot H (0.34 acres), in accordance with Sec. 69.511(c), shall be approved by the Saint Paul City Council. The City Council has approved the POPS agreement.
10. Pursuant to Sec. 69.403. - Final Plat of the zoning code, the applicant shall file an application for the final plat within one year following the date of approval of the preliminary plat by the City Council. Said application shall contain all modifications as they may have been recommended during preliminary plat review as well as the following:
 - a. Survey, content of plats, and boundary data in the manner prescribed by Section 505.02, Minnesota Statutes, as amended from time to time.
 - b. Certification of dedication by the land owners and surveyor's certification as required in Section 505.03, Minnesota Statutes, as amended from time to time.

At a meeting of the City Council on 9/20/2023, this Resolution-Public Hearing was Passed.

Yea: 5 Councilmember Tolbert, Councilmember Noecker, Councilmember Prince, Councilmember Jalali, and Councilmember Balenger

Nay: 0

Absent: 1 Councilmember Yang

Abstain: 1 Councilmember Brendmoen

Vote Attested by 
Council Secretary Shari Moore

Date 9/20/2023

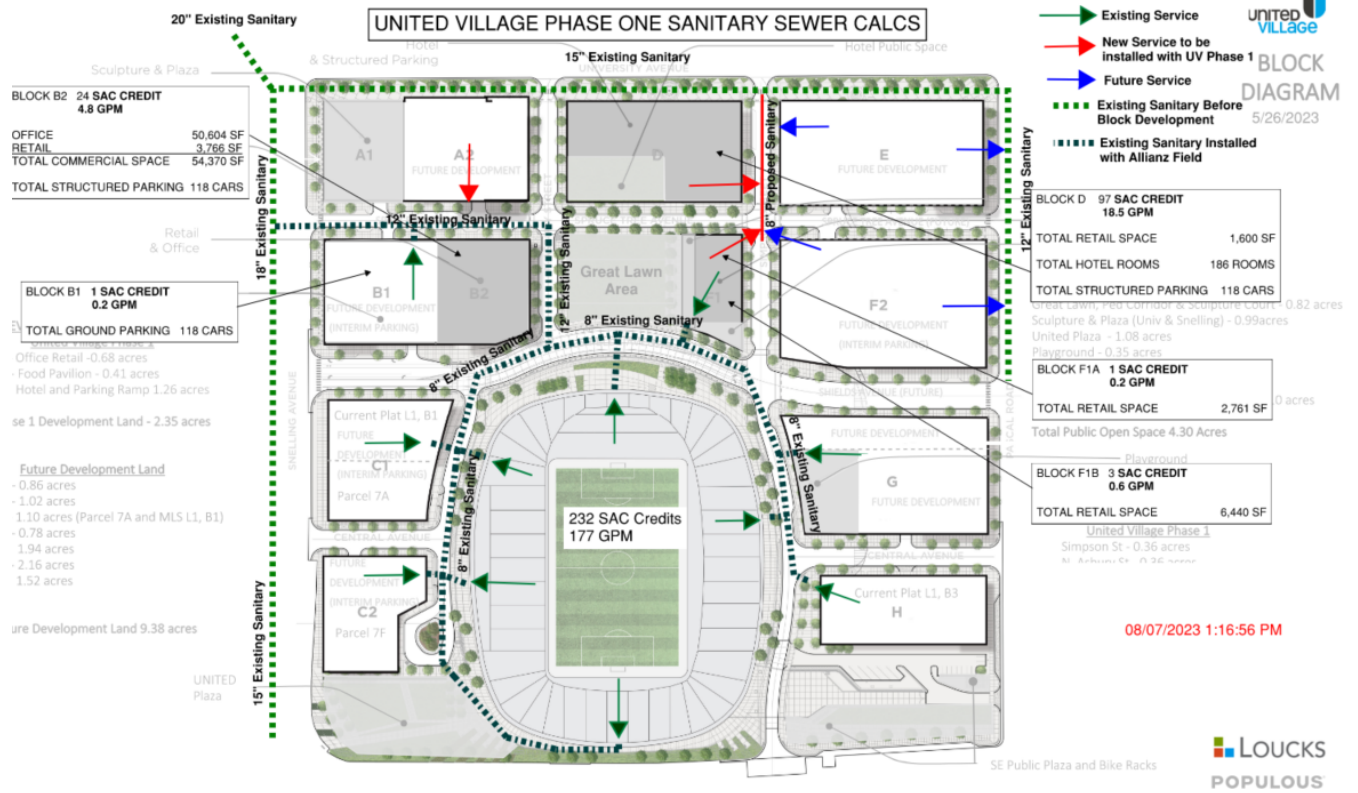
Approved by the Mayor



Melvin Carter III

Date 9/21/2023

COMMENT #3



Midway Superblock Sanitary Sewer Calcs

SAC Units by use per MCEs Appendix A: SAC Criteria

Use	Parameter	SAC Units
Arena	110 Seats	1.00
Bowling	3 alleys	1.00
Gym w/ 5+ Showers	700 SF	1.00
Residential	1 Unit	1.00
Locker room	14 lockers	1.00
Hotel	2 rooms	1.00
Office	2,400 SF	1.00
Garage	Up to 17 fixture units	1.00
Restaurant	10 seats	1.00
Retail	3,000 SF	1.00
Theater	64 seats	1.00

United Village Phase One

Block B1	Units	Parameter	SAC	Round Up	
Parking	Ground Parking			1.00	
1.00 SAC Units					
Block B2	Units	Parameter	SAC	Round Up	
Office	50,604.00	2,400.00	21.09	22.00	
Retail	3,766.00	3,000.00	1.26	2.00	
Parking	Assume 1 floors w/ 17 drains per floors			.	
24.00 SAC Units					
Block D	Units	Parameter	SAC	Round Up	
Hotel	186.00	2.00	93.00	93.00	
Retail	1,600.00	3,000.00	0.53	1.00	
Parking	Assume 3 floors w/ 17 drains per floors			3.00	
97.00 SAC Units					
Block F1A	Units	Parameter	SAC	Round Up	
Retail	2,761.00	3,000.00	0.92	1.00	
1.00 SAC Units					
Block F1B	Units	Parameter	SAC	Round Up	
Retail	6,440.00	3,000.00	2.15	3.00	
3.00 SAC Units					
Total SAC				126	

Existing

Allianz Field	Units	Parameter	SAC	Round Up	
			232.00	232.00	
232.00 SAC Units					

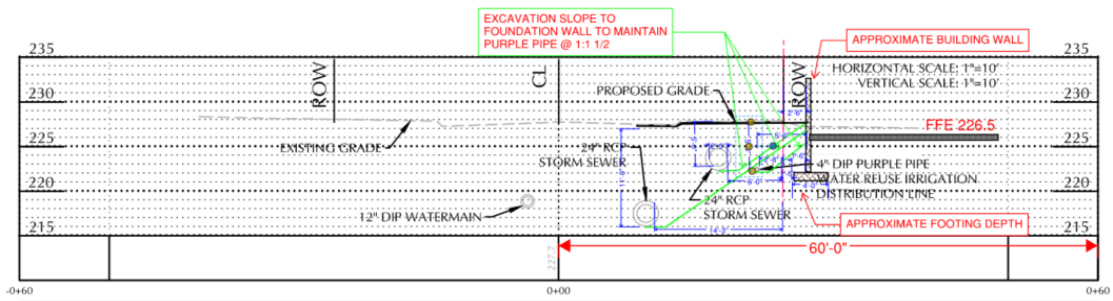
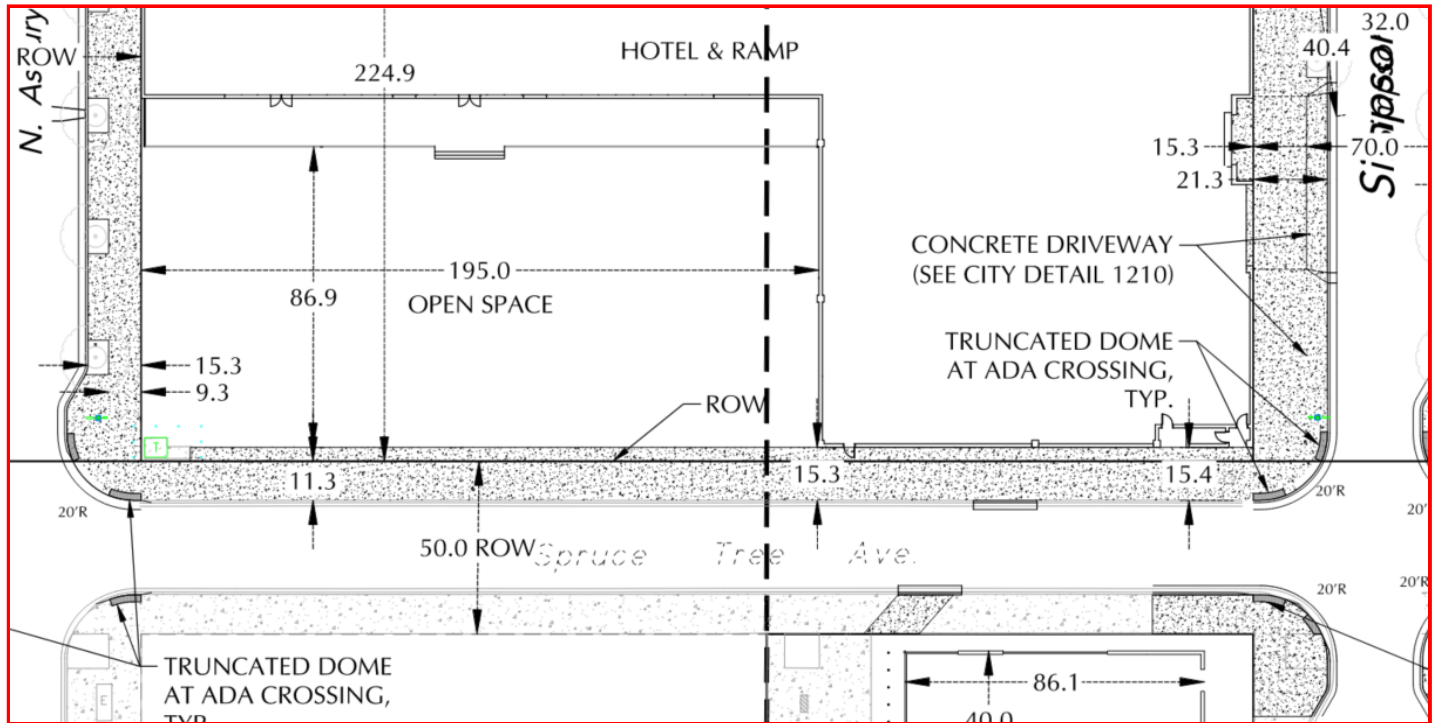
Total SAC 232

Future Development					
Block A2	Units	Parameter	SAC	Round Up	
Office	250,000.00	2,400.00	104.17	105.00	
Retail	40,000.00	3,000.00	13.33	14.00	
Parking	Assume 3 floors w/ 17 drains per floors			3.00	
122.00 SAC Units					
Block B1	Units	Parameter	SAC	Round Up	
Office	249,396.00	2,400.00	103.92	104.00	
Retail	89,234.00	3,000.00	29.74	30.00	
Parking	Assume 2 floors w/ 17 drains per floors			2.00	
136.00 SAC Units					
Block C	Units	Parameter	SAC	Round Up	
Office	350,000.00	2,400.00	145.83	146.00	
Retail	43,700.00	3,000.00	14.57	15.00	
Parking	Assume 3 floors w/ 17 drains per floors			3.00	
164.00 SAC Units					
Block E	Units	Parameter	SAC	Round Up	
Residential	310.00	1.00	310.00	310.00	
Retail	60,300.00	3,000.00	20.10	21.00	
Parking	Assume 4 floors w/ 17 drains per floors			4.00	
335.00 SAC Units					
Block F	Units	Parameter	SAC	Round Up	
Residential	310.00	1.00	310.00	310.00	
Retail	65,900.00	3,000.00	21.97	22.00	
Parking	Assume 4 floors w/ 17 drains per floors			4.00	
336.00 SAC Units					
Block G	Units	Parameter	SAC	Round Up	
Hotel	180.00	2.00	90.00	90.00	
Retail	40,000.00	3,000.00	13.33	14.00	
Parking	Assume 3 floors w/ 17 drains per floors			3.00	
107.00 SAC Units					
Total SAC 1,200					

Totals SAC Credits

United Village Phase One	126
Allianz Field	232
Future Development	1200
	1558

COMMENT #6



SPRUCE TREE AVE. EAST