

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 Redevelopment, 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.)
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Lot Area	Current Zoning
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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)

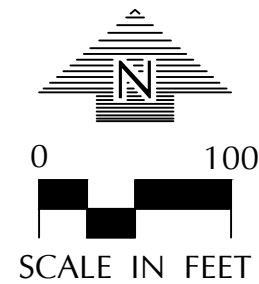
- ☐ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- ☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- ☐ If you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

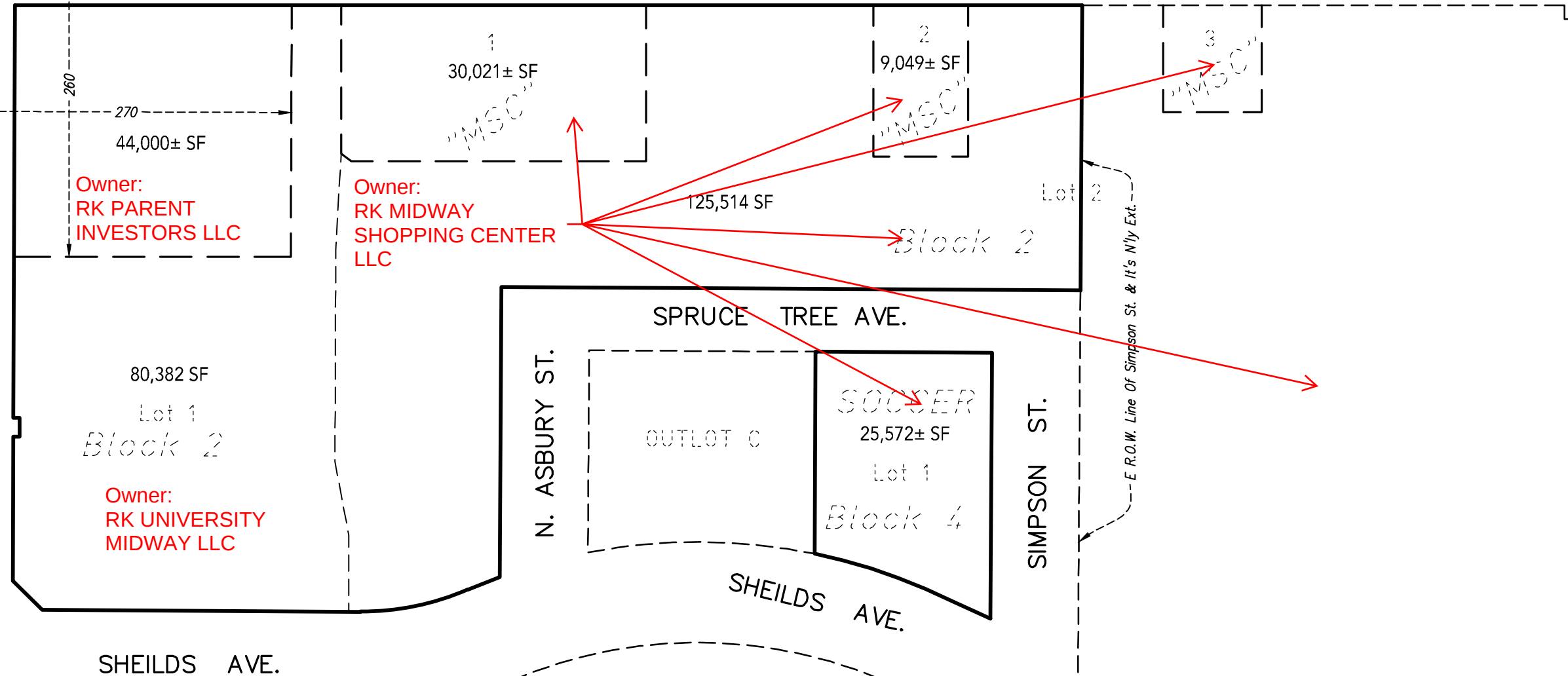
Date June 28, 2023

EXHIBIT A



SNELLING AVE.

UNIVERSITY AVE.



PROPERTY DESCRIPTION

April 27, 2023

The West 270.00 feet of the North 260.00 feet of the West Half of the Southwest Quarter of Section 29, Township 29, Range 23, Ramsey County, Minnesota, except Snelling Avenue and University Avenue.

AND

Lots 1 and 2, Block 1, MIDWAY SHOPPING CENTER, Ramsey County, Minnesota.

AND

Lot 1 and that part of Lot 2 lying west of the east right of way line of Simpson Street and it's northerly extension, Block 2, MLS SOCCER REDEVELOPMENT, Ramsey County, Minnesota.

AND

That part of Lot 3, Block 2, MLS SOCCER REDEVELOPMENT, Ramsey County, Minnesota, lying west of a line beginning at a point on the north line of said Lot 3, a distance of 117.00 feet east of the northwest corner thereof; thence southerly along a line perpendicular to said north line, 132.98 feet to the south line of said Lot 3 and said line there terminating.

AND

Lot 1, Block 4, MLS SOCCER REDEVELOPMENT, Ramsey County, Minnesota.

NOTE: This Property Description is for application purposes only and should not be used in a legal document that is to be recorded.



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 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