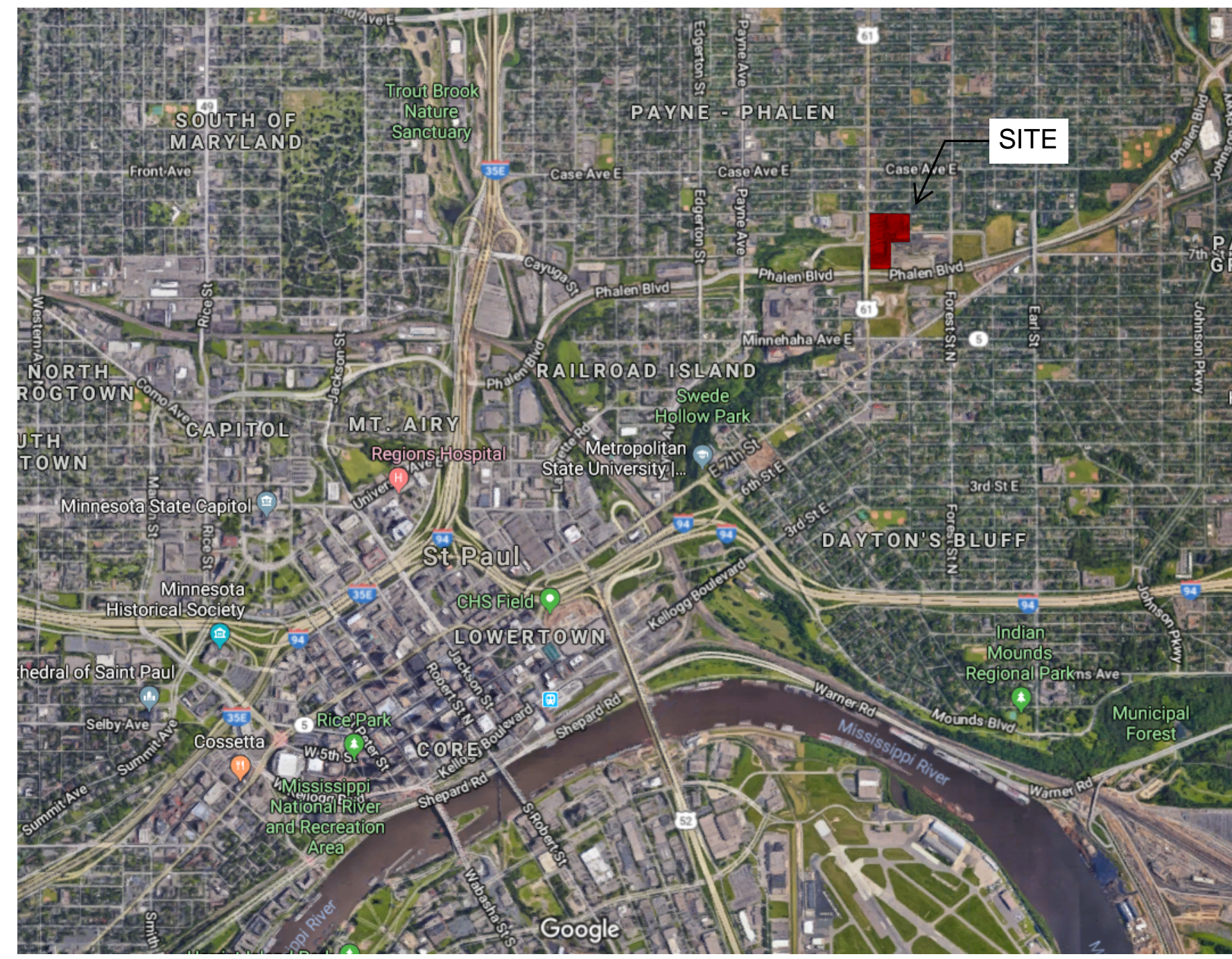
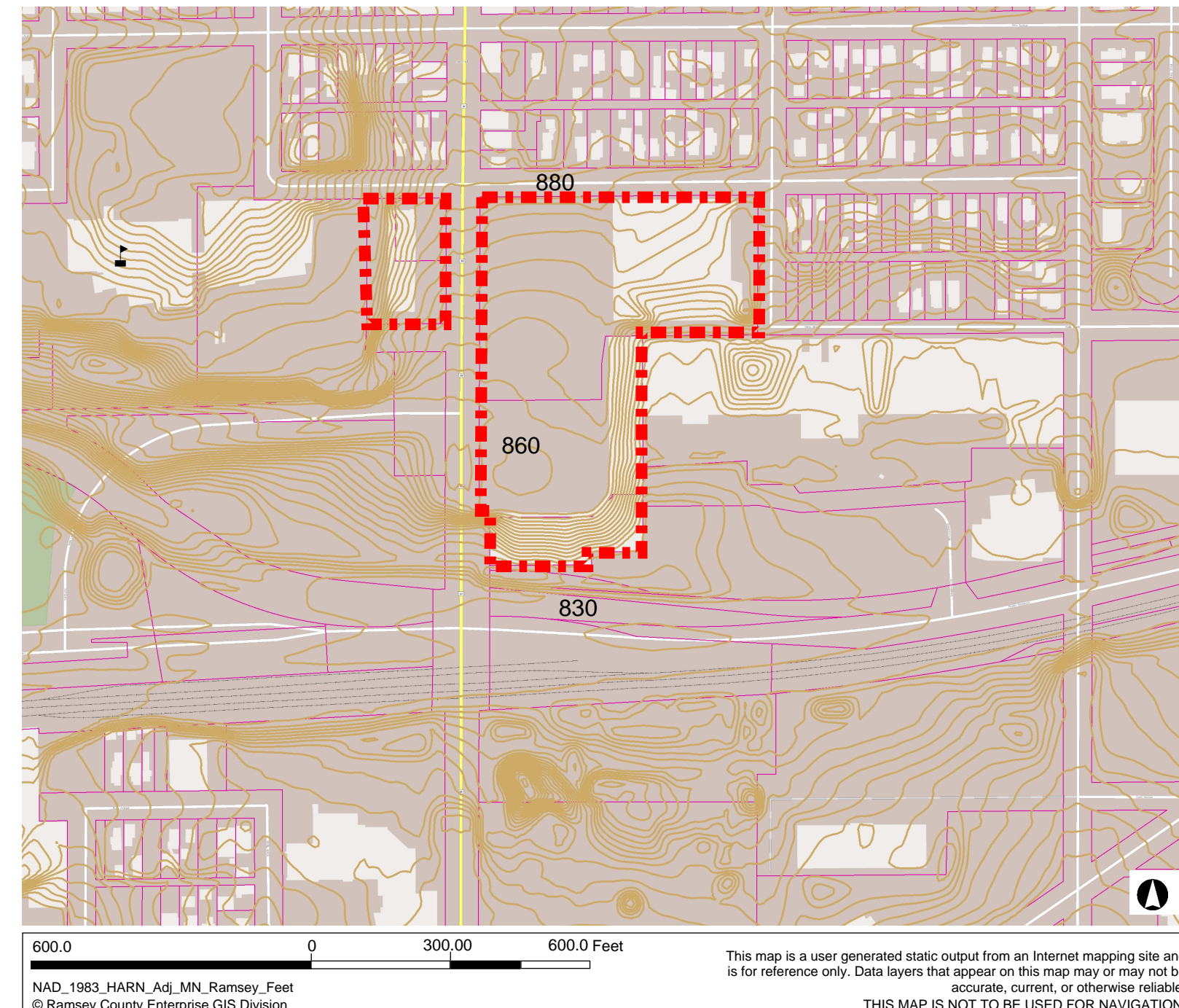


TEAM 3: GROUPS BRT, B.M.K., BEnCH SEEGER SQUARE REDEVELOPMENT PLAN

BIG IDEA:
**PROVIDE A COMMUNITY BASED ECONOMIC
 INCUBATOR CENTERED AROUND
 COMMUNITY SPACE, FOOD, AND FLEXIBLE
 HOUSING OPPORTUNITIES**



STAKE HOLDERS:

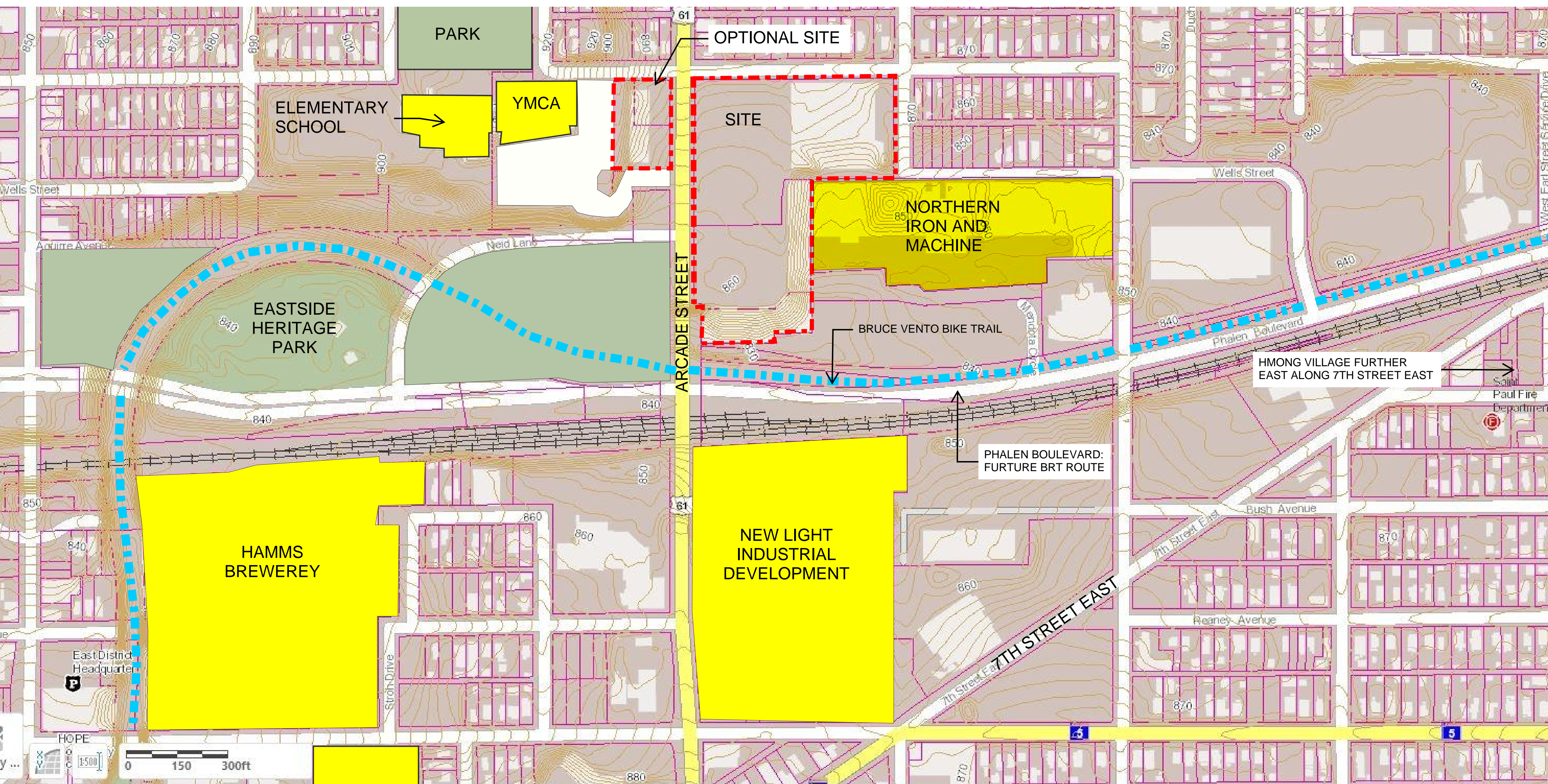
- RESIDENTS
- AREA BUSINESSES
- RAMSEY COUNTY
- CITY OF ST PAUL
- PORT AUTHORITY

OPPORTUNITIES:

- PROXIMITY TO GREENSPACE
- PROXIMITY TO 7TH STREET EAST
- NEW BRT LINE AND NEED FOR STATION AT ARCADE
- GRADES PROVIDE OPTION FOR SOLAR ACCESS
- ENTREPRENEURIAL RESIDENTS
- HERITAGE PARK
- PROXIMITY TO BRUCE VENTO BIKE TRAIL
- PROXIMITY TO LIGHT MANUFACTURING JOBS AND NEW ONES BEING DEVELOPED

CHALLENGES:

- AREAS INDUSTRIAL PAST MAKES REDEVELOPMENT COMPLICATED
- ECONOMICALLY IMPACTED COMMUNITY
- NOT A VERY WALKABLE AREA
- ARCADE AVENUE IS A STATE HIGHWAY
- GRADES MAKE WORKING WITH SITE DIFFICULT
- MOST OF THE GREENSPACE IS "THROUGH" SPACE AND NOT GATHERING SPACE.



TEAM 3: GROUPS BRT, B.M.K., BEnCH SEEGER SQUARE REDEVELOPMENT PLAN



VIEW INTO SITE FROM NORTH WEST



LOOKING SOUTH FROM NORTH END OF SITE



SOUTH EAST CORNER OF SITE



LOOKING INTO SITE AT MID-POINT OF SITE FROM ACROSS THE STREET - LOOKING EAST

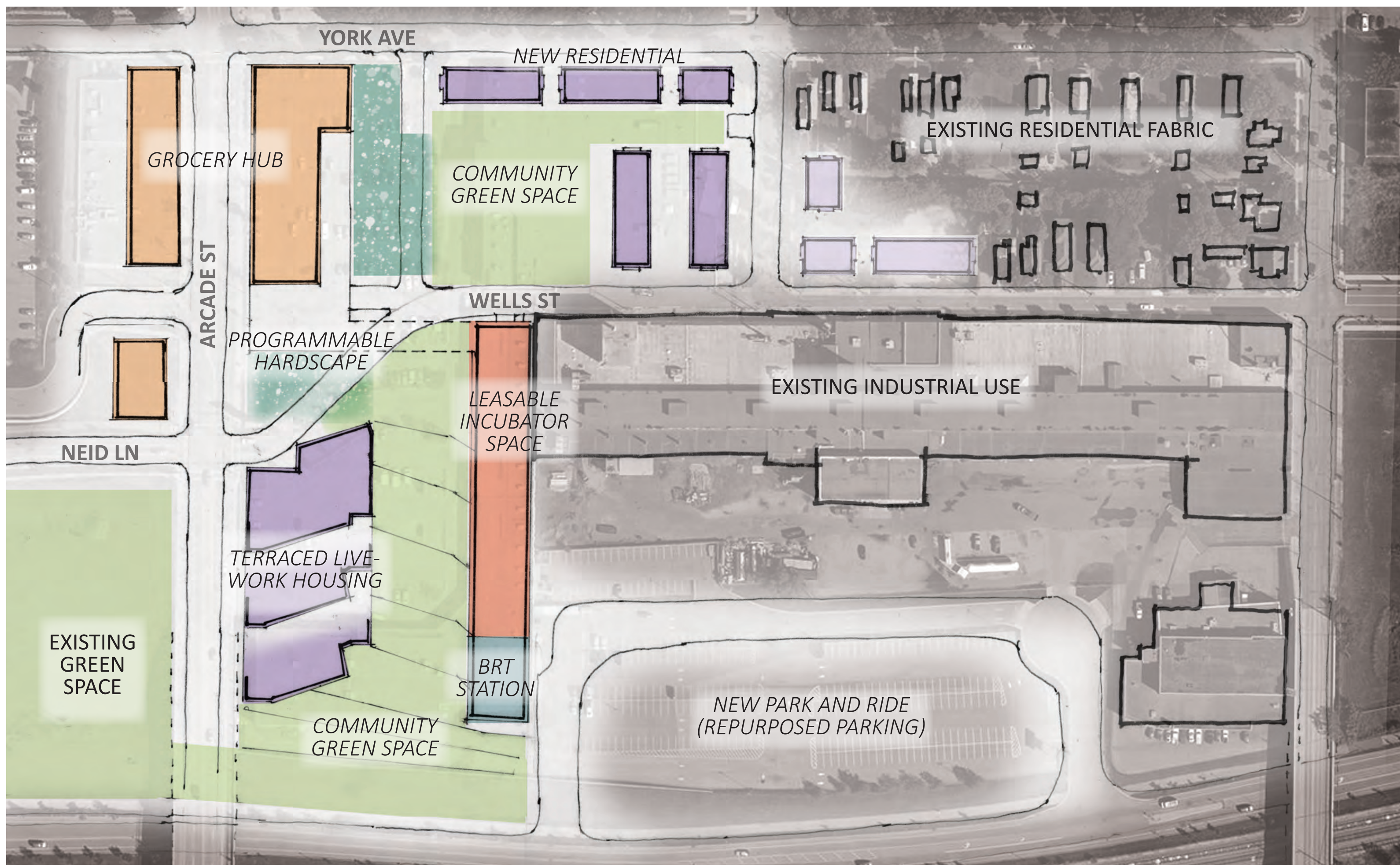


OPTIONAL SITE ACROSS STREET TO THE WEST

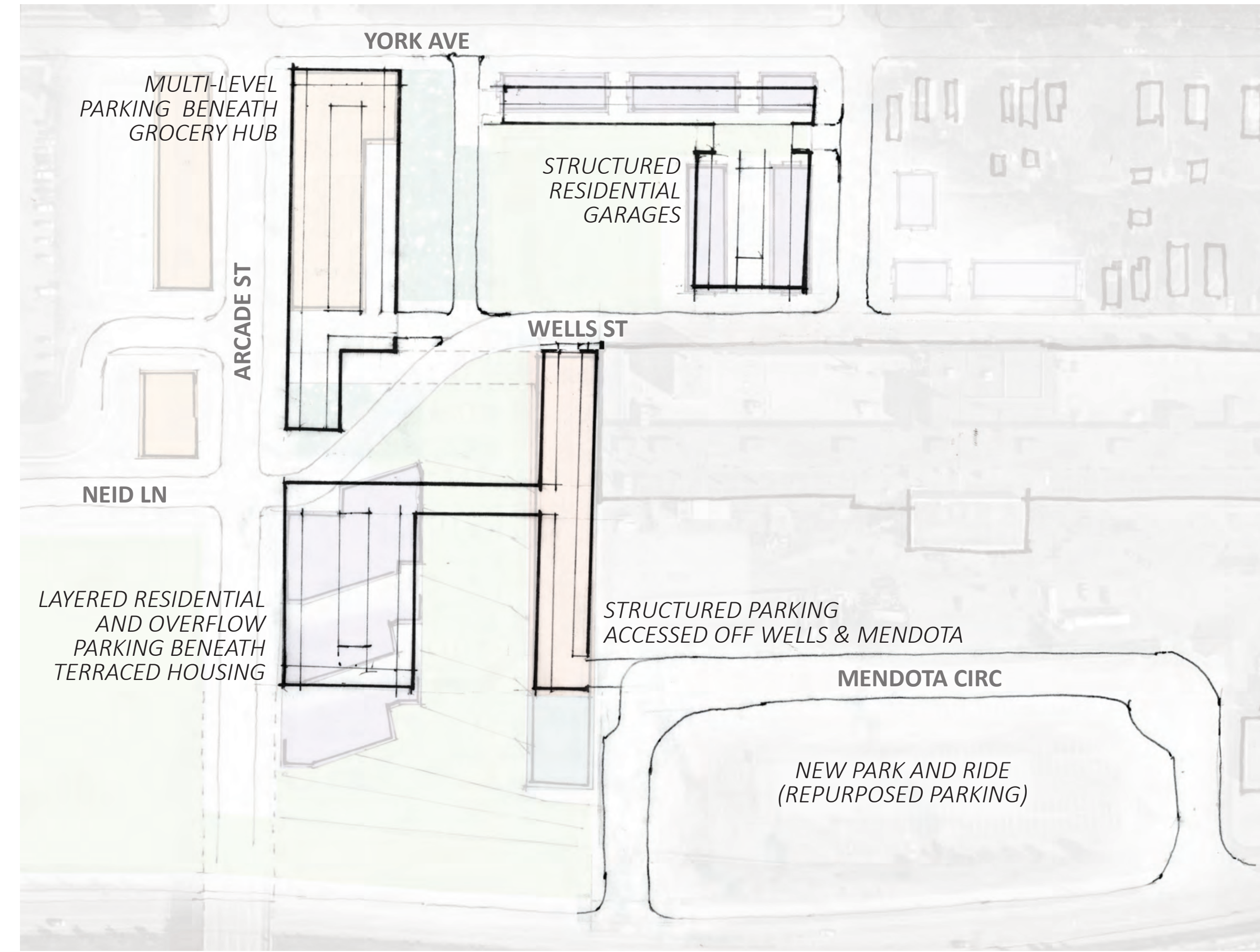


OVIEW FROM BRIDGE, SOUTH AND EAST





Conceptual Site Plan

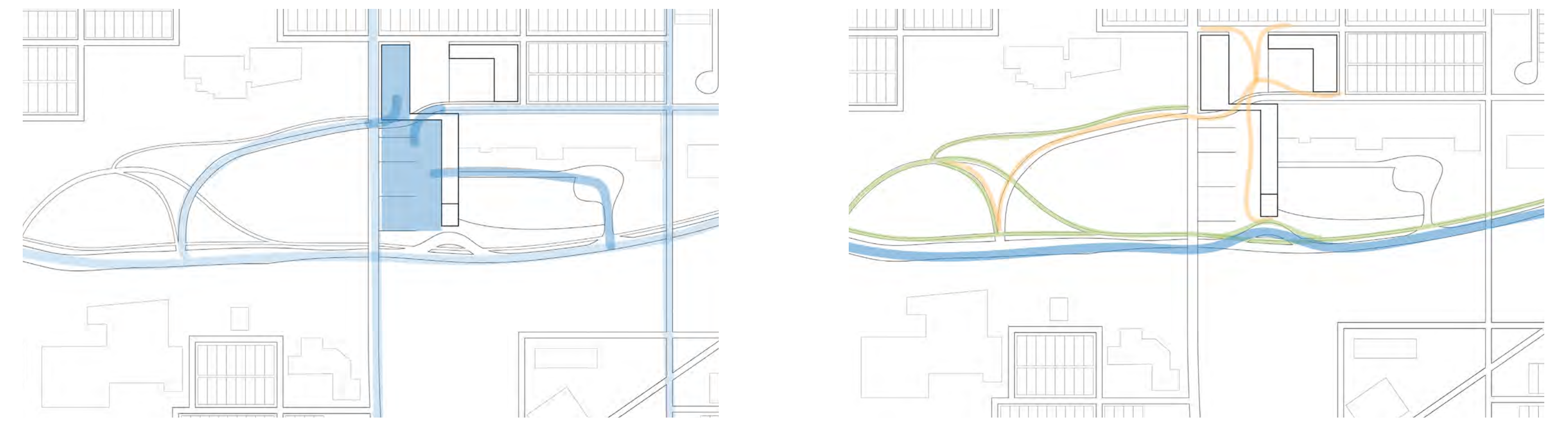
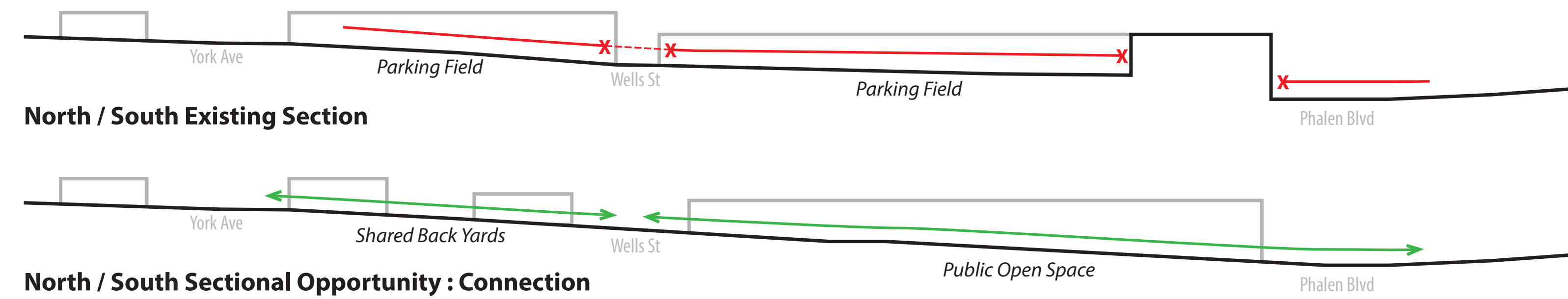
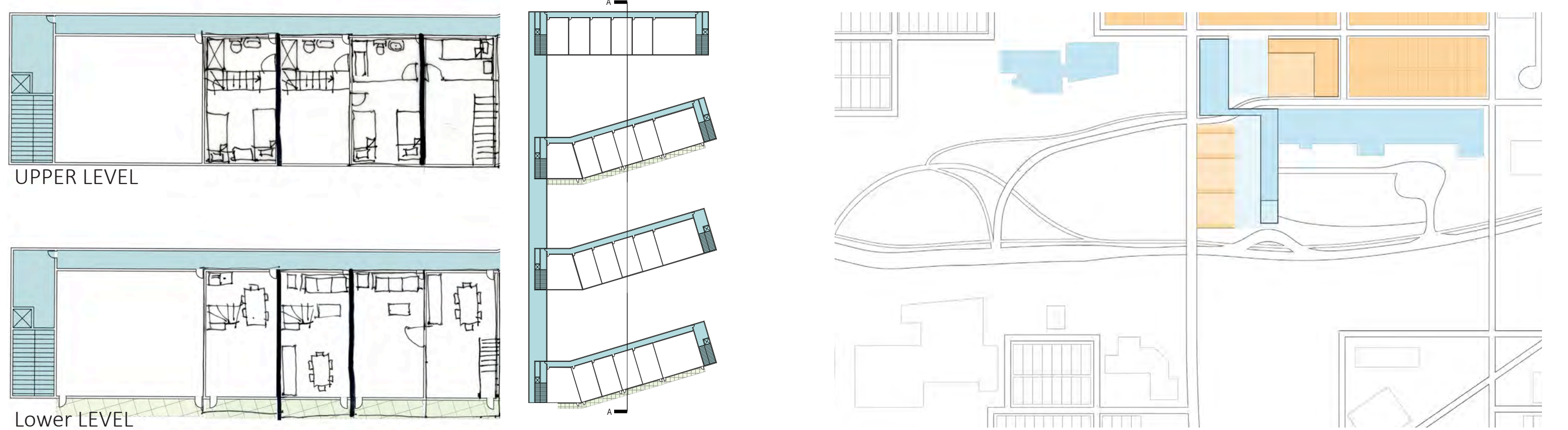


Conceptual District Parking

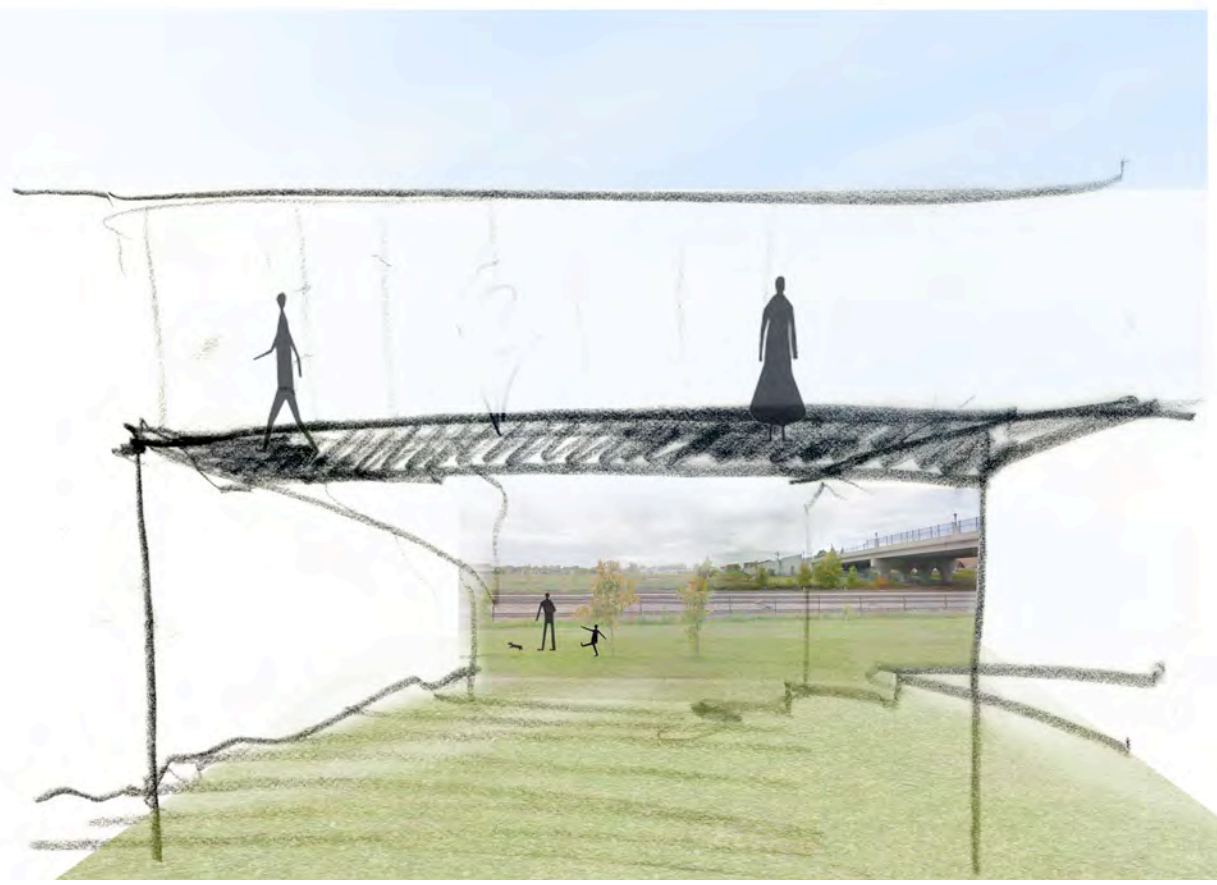
Agregate Areas of Conceptual Area Plan

- Grocery Hub 45,600 gsf
- Business Incubator 53,600 gsf
- Residential 52,000 gsf
- Live-Work 20,000 gsf
- BRT Station 14,000 gsf
- Total 185,000 gsf**

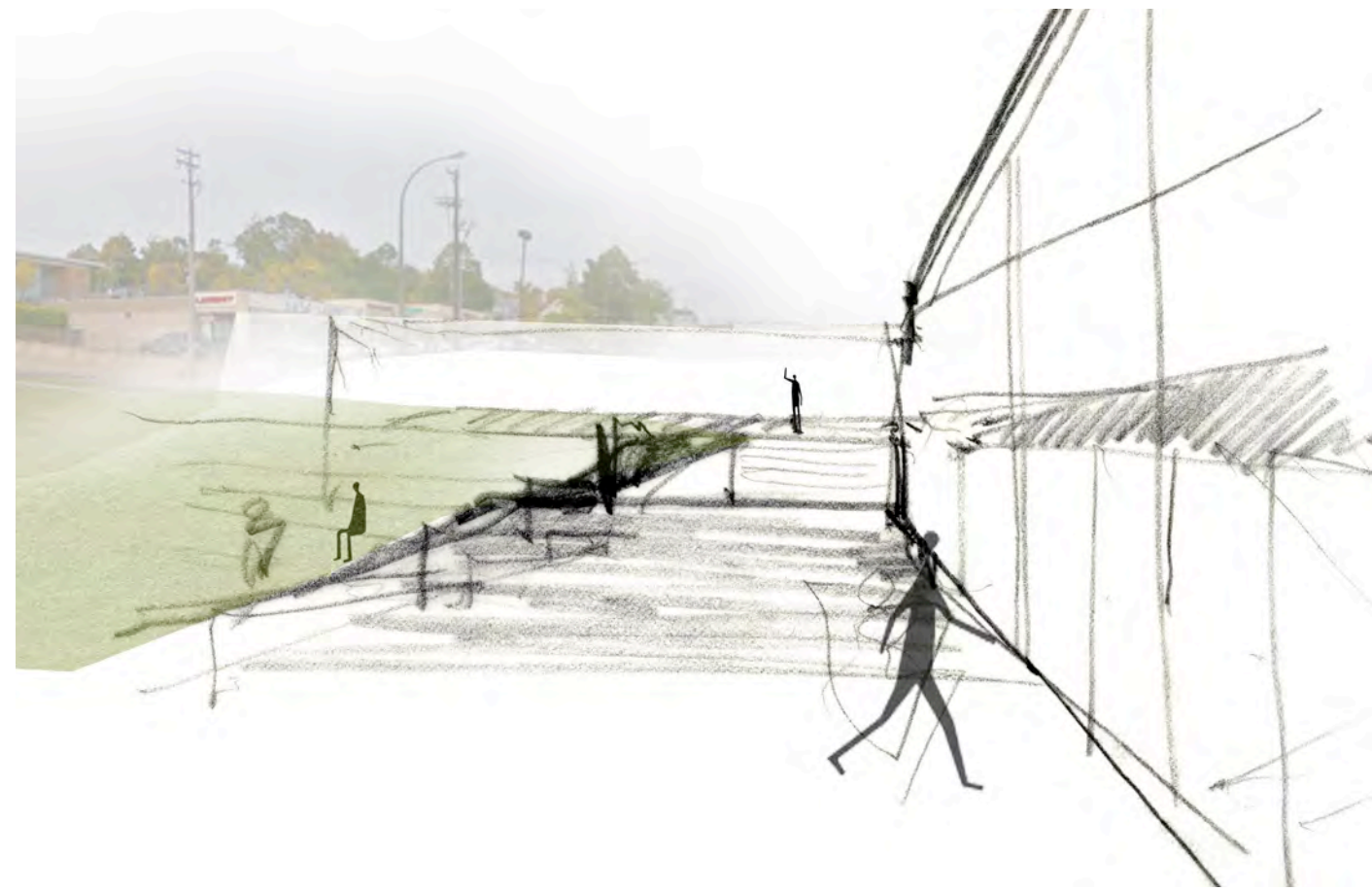
Gross Parking 148,000 sf



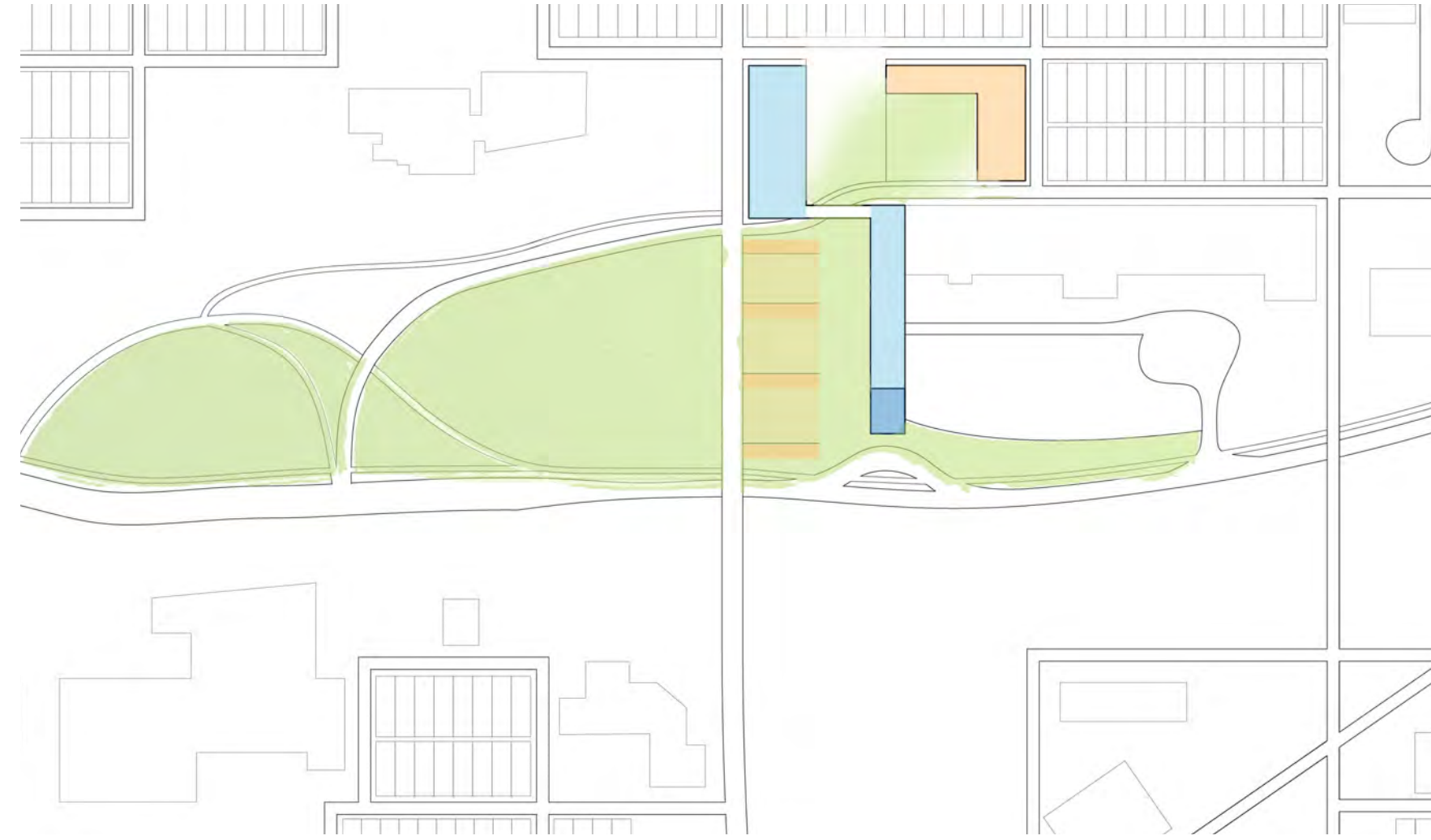
SHARED BACKYARD PLAZA



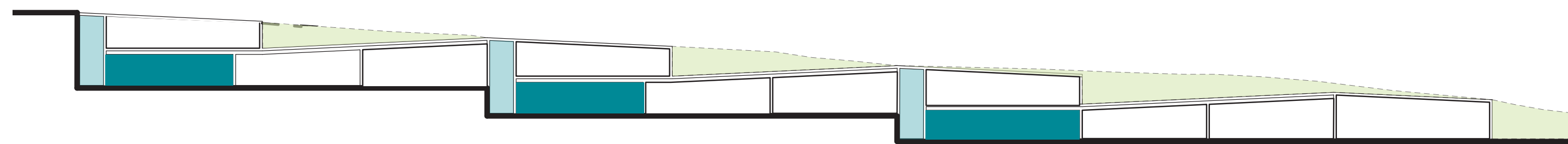
OVERLOOKING PUBLIC OPEN GREEN SPACE AND PHALEN BLVD FROM NEW BRIDGE



CREATE INTERACTION BETWEEN TWO PROGRAMS



EXISTING SURFACE PARKING IN STUDY AREA



LOWER LEVEL

- CIRCULATION
- PARKING
- HOUSING UNITS



CONNECTING NEID LN AND WELLS ST



MERGING EXISTING / NEW GREENARY INTO THE SITE

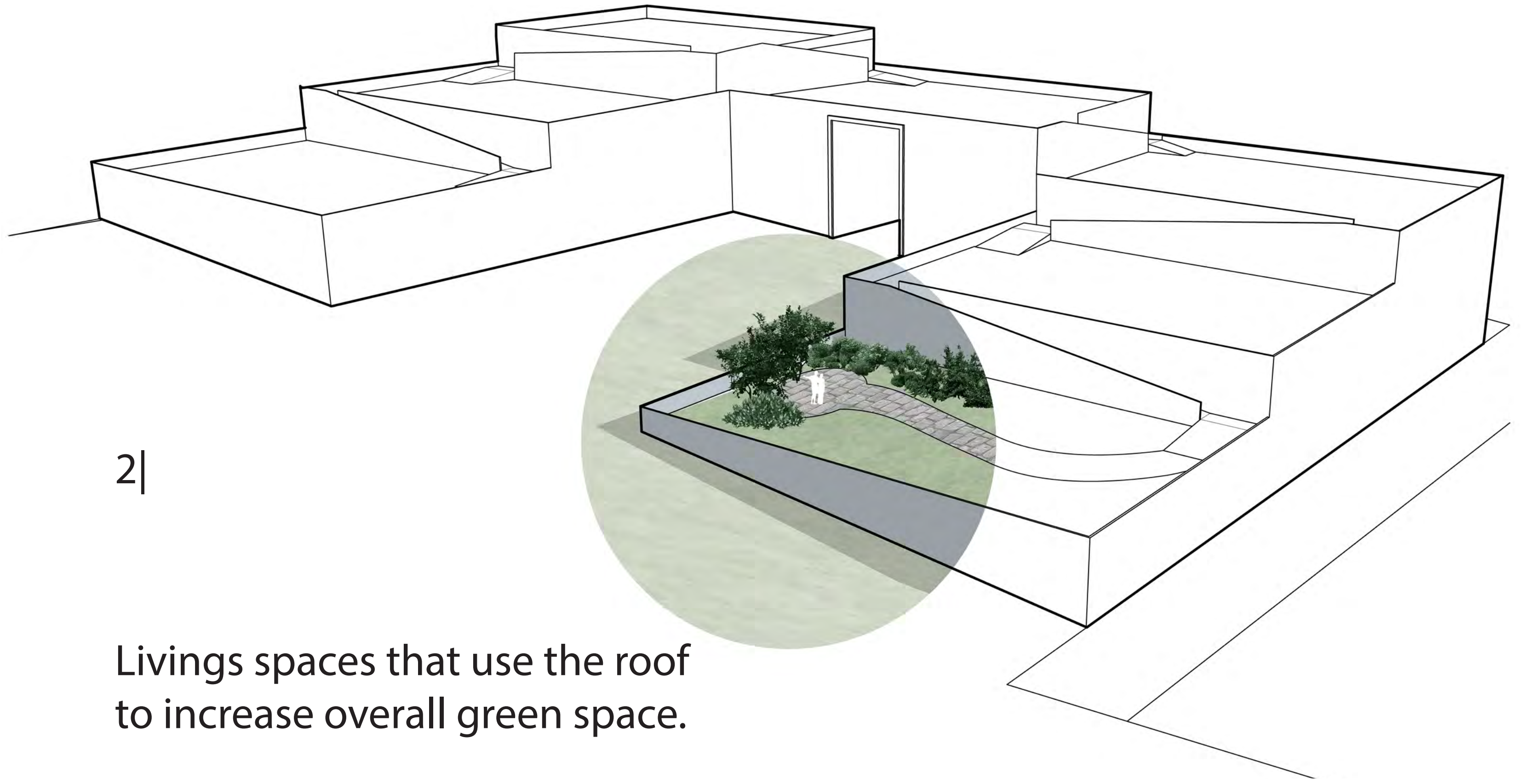
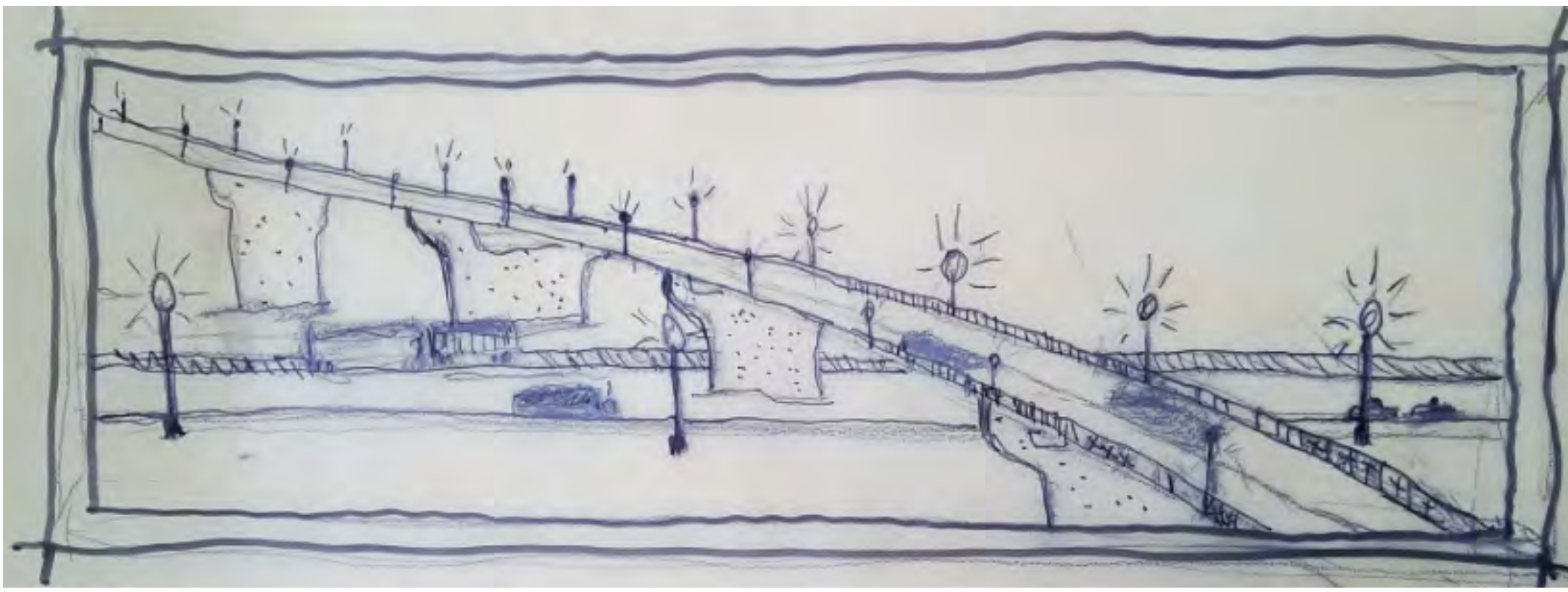


EDIT



- 1| Pocket Grocery
- 2| Housing
- 3| Restaurant
- 4| Retail/Housing above
- 5| Bus Stop
- 6| Bike Shop
- 7| Pavilion
- 8| Viewing Deck
- 9| BRT
- 10| Shared Parking
- 11| Future Development
- 12| Focal Point
- 13| Plaza

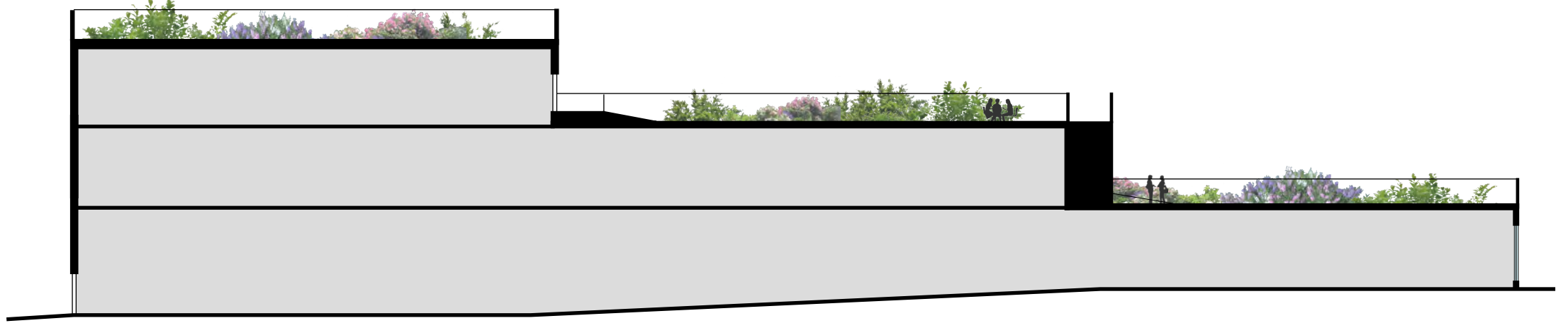
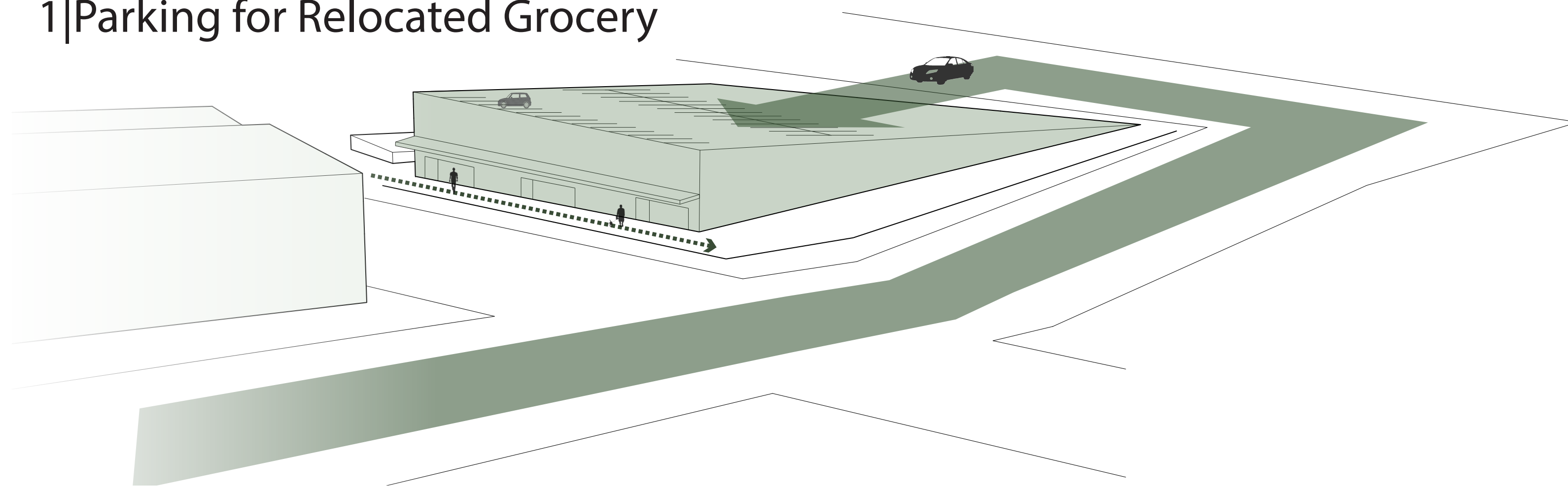


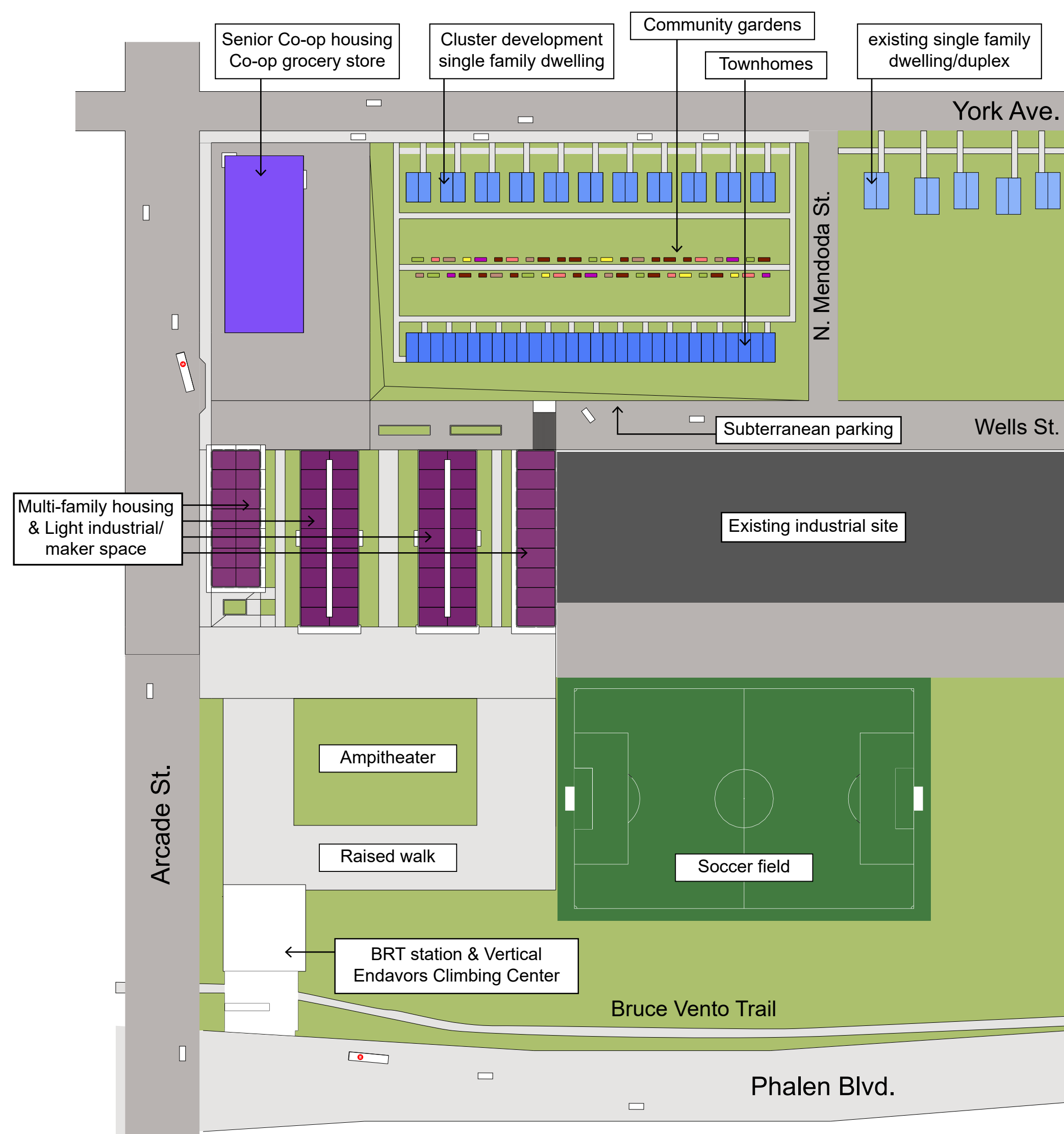


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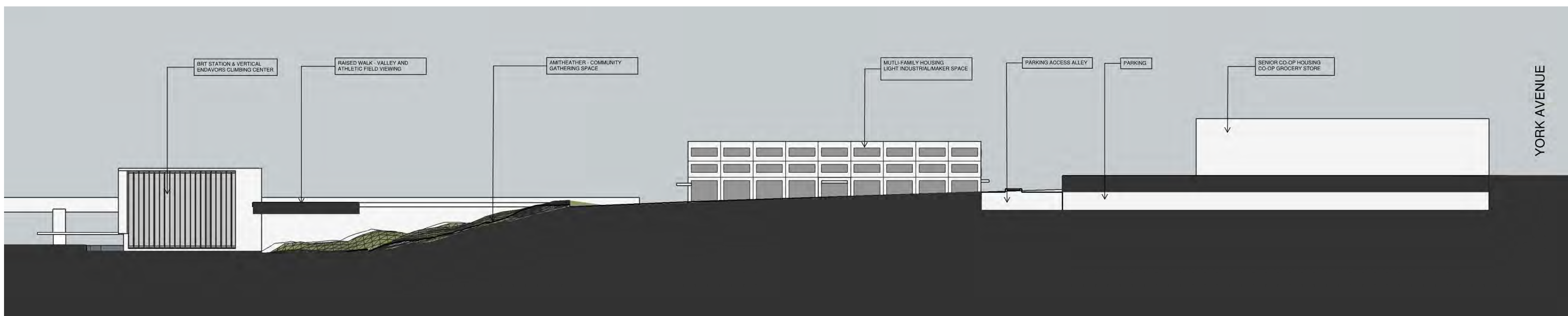
Living spaces that use the roof to increase overall green space.

1| Parking for Relocated Grocery














Creating an environment to provide flexible housing, create employment opportunities through local businesses, develop community gathering spaces, and encourage healthy lifestyles.





	SENIOR CO OP HOUSING	45 UNITS	15,442 SQF
	CLUSTER DEVELOPMENT	45 UNITS	17,556 SQF
	SINGLE FAMILY DWELLING	15 UNITS	12,001 SQF
	MULTI FAMILY HOUSING AND INDUSTRIAL SPACE	18 UNITS	6,992 SQF
	MULTI FAMILY HOUSING AND INDUSTRIAL SPACE	34 UNITS	11,327 SQF
	MULTI FAMILY HOUSING AND INDUSTRIAL SPACE	26 UNITS	7,600 SQF
	VIEWING DECK/AMPHITHEATER MOUND	1 SPACE	70,582 SQF
	SOCCER FIELD	1 FIELD	100,558 SQF
	SUBTERRANEAN PARKING		203,183 SQF

