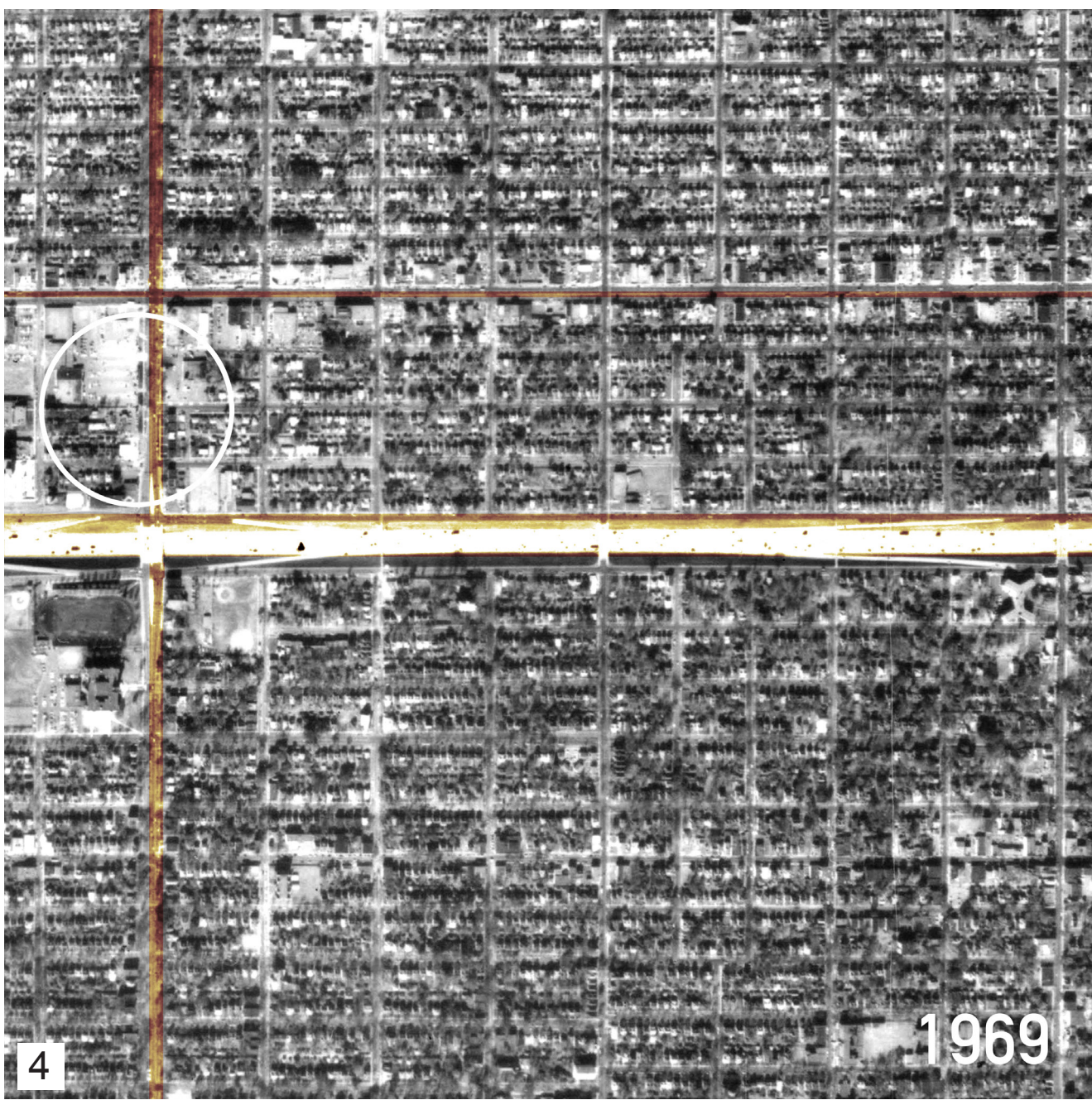
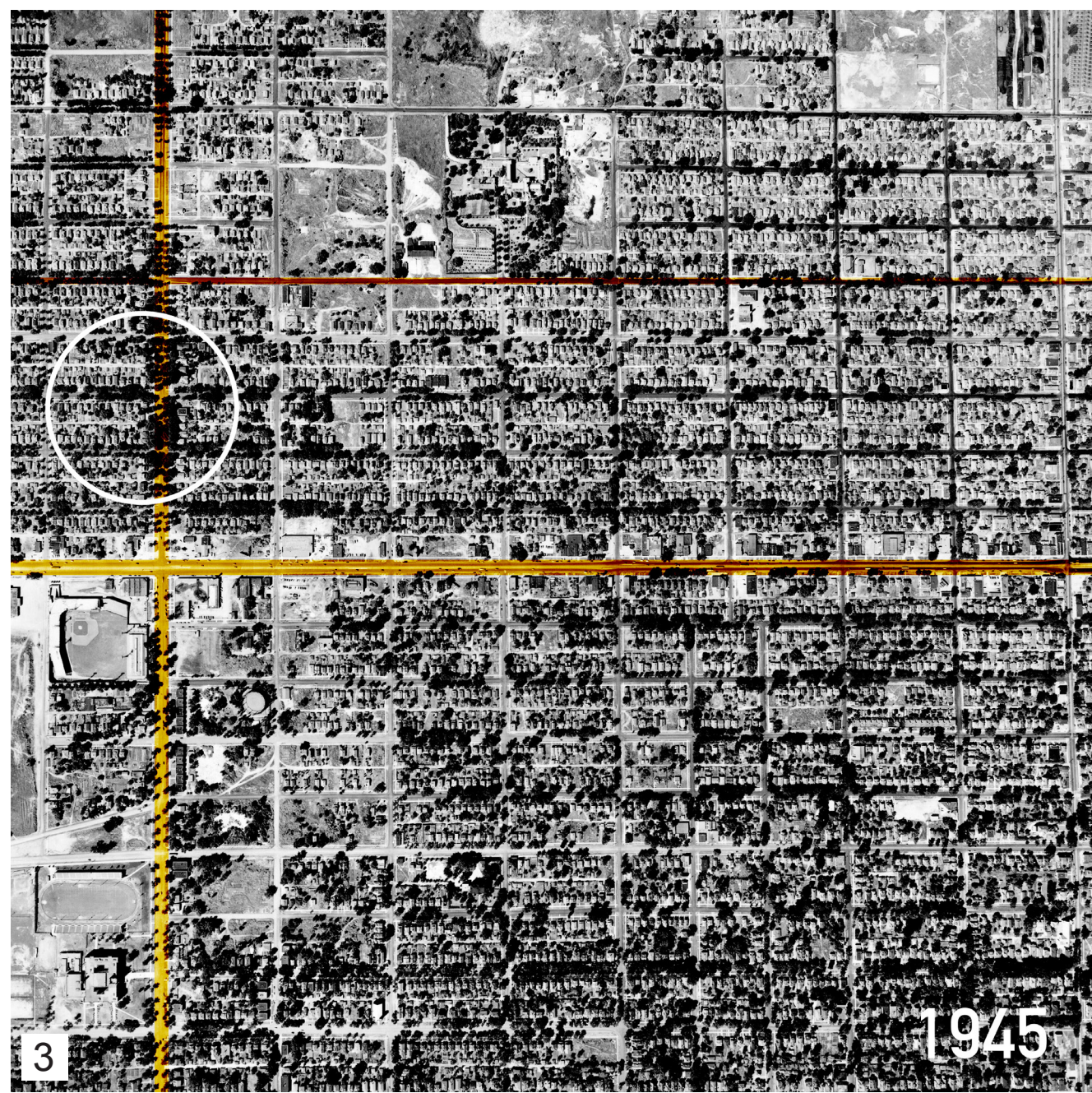
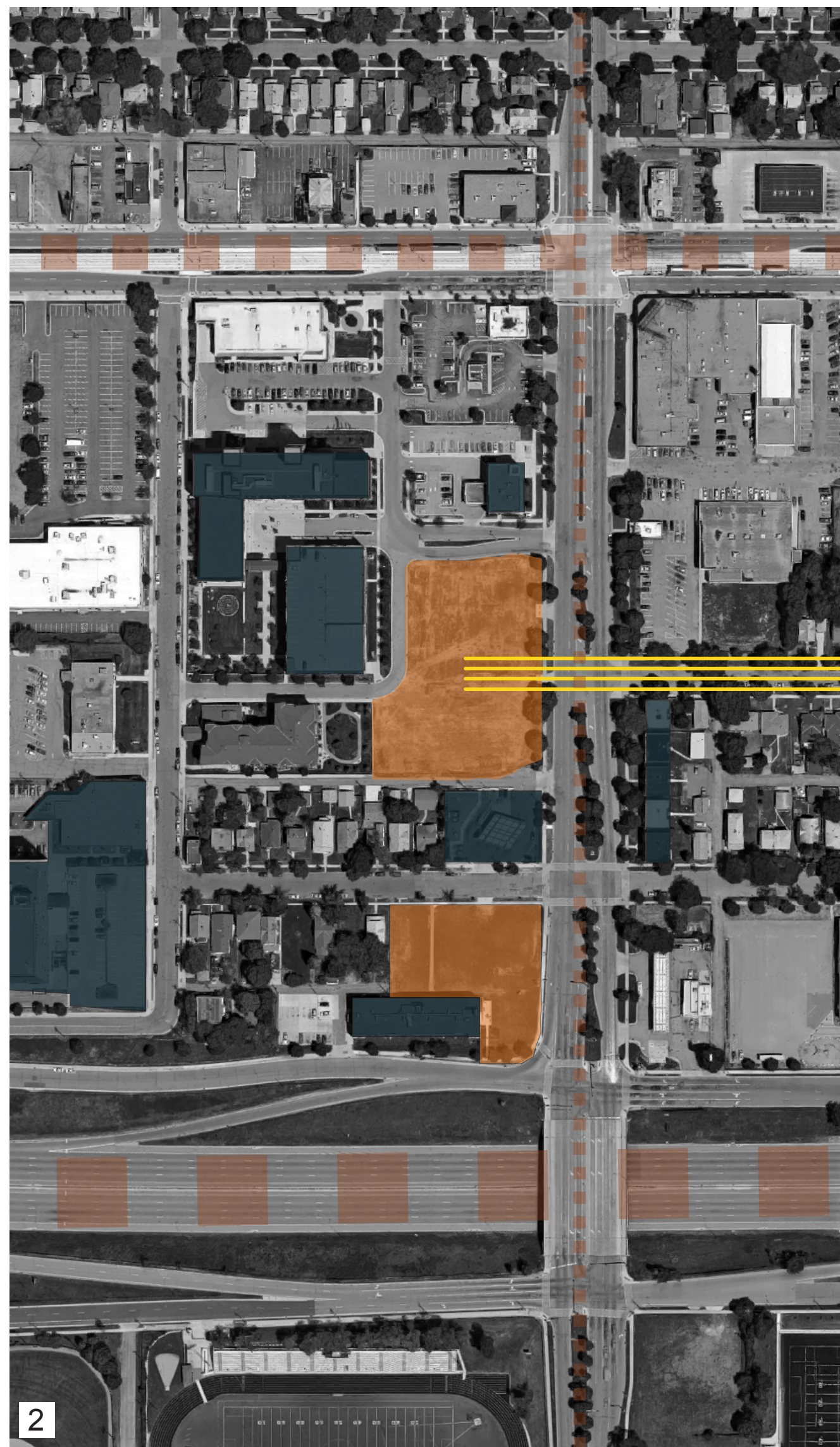
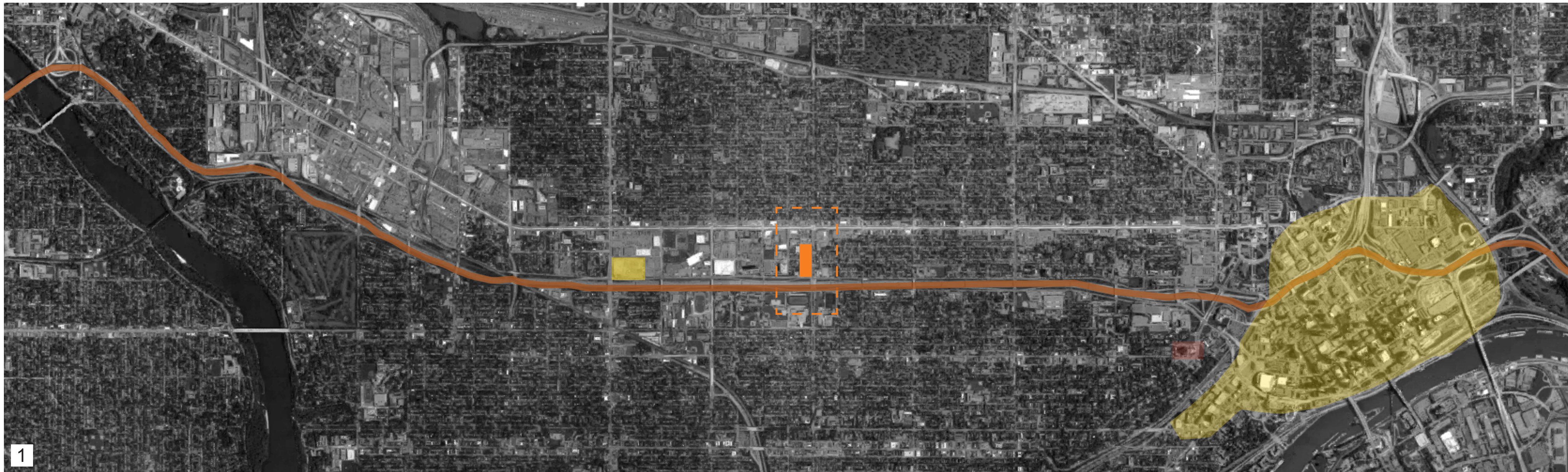
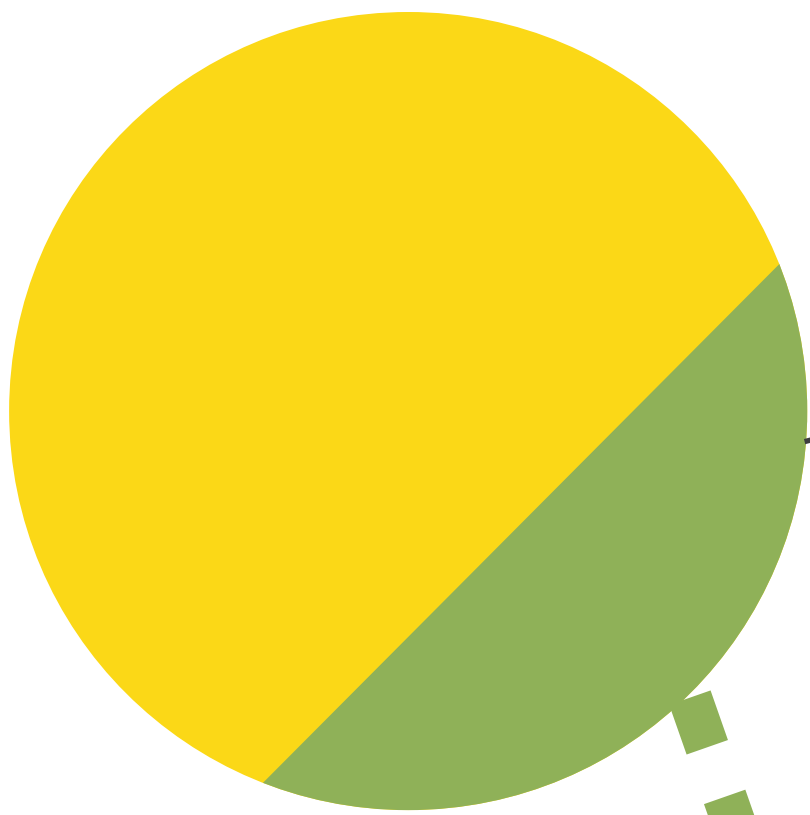


# SITE INFLUENCES & PROGRAM



1. SITE IN RELATIONSHIP TO CITY
2. SITE INFLUENCES
3. RONDO NEIGHBORHOOD IN 1945, PRE-CONSTRUCTION OF FREEWAY 94
4. RONDO NEIGHBORHOOD IN 1969, POST-CONSTRUCTION OF FREEWAY 94



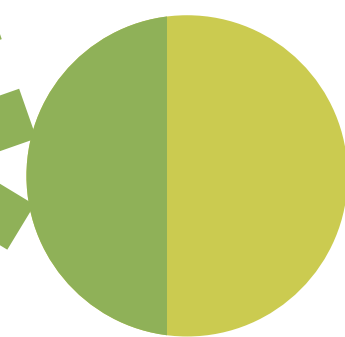
## SCHOOL

Approximately 97,000 sf  
Partnership with T.R.U.T.H. Preparatory Academy  
Includes:

Library  
Auditorium  
Science Lab  
Computer lab  
Gymnasium  
Rondo Cultural Center  
Commercial Kitchen & Cafeteria  
Playground

## GREEN / PUBLIC SPACE

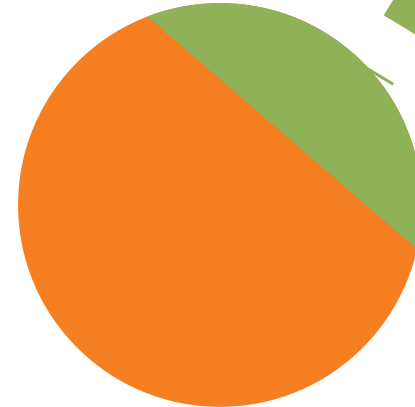
Shared amongst school, retail and housing programs



## LOCALLY-OWNED RETAIL

Approximately 33,000 sf  
Includes:

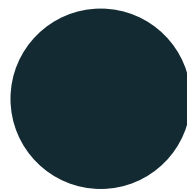
Cafes / Restaurants  
Shops



## AFFORDABLE HOUSING

Approximately 55,000 sf  
Includes:

24 3-bedroom apartments  
18 2-bedroom apartments  
12 1-bedroom apartments  
6 studio apartments



## HOTEL

Approximately 15,000 sf

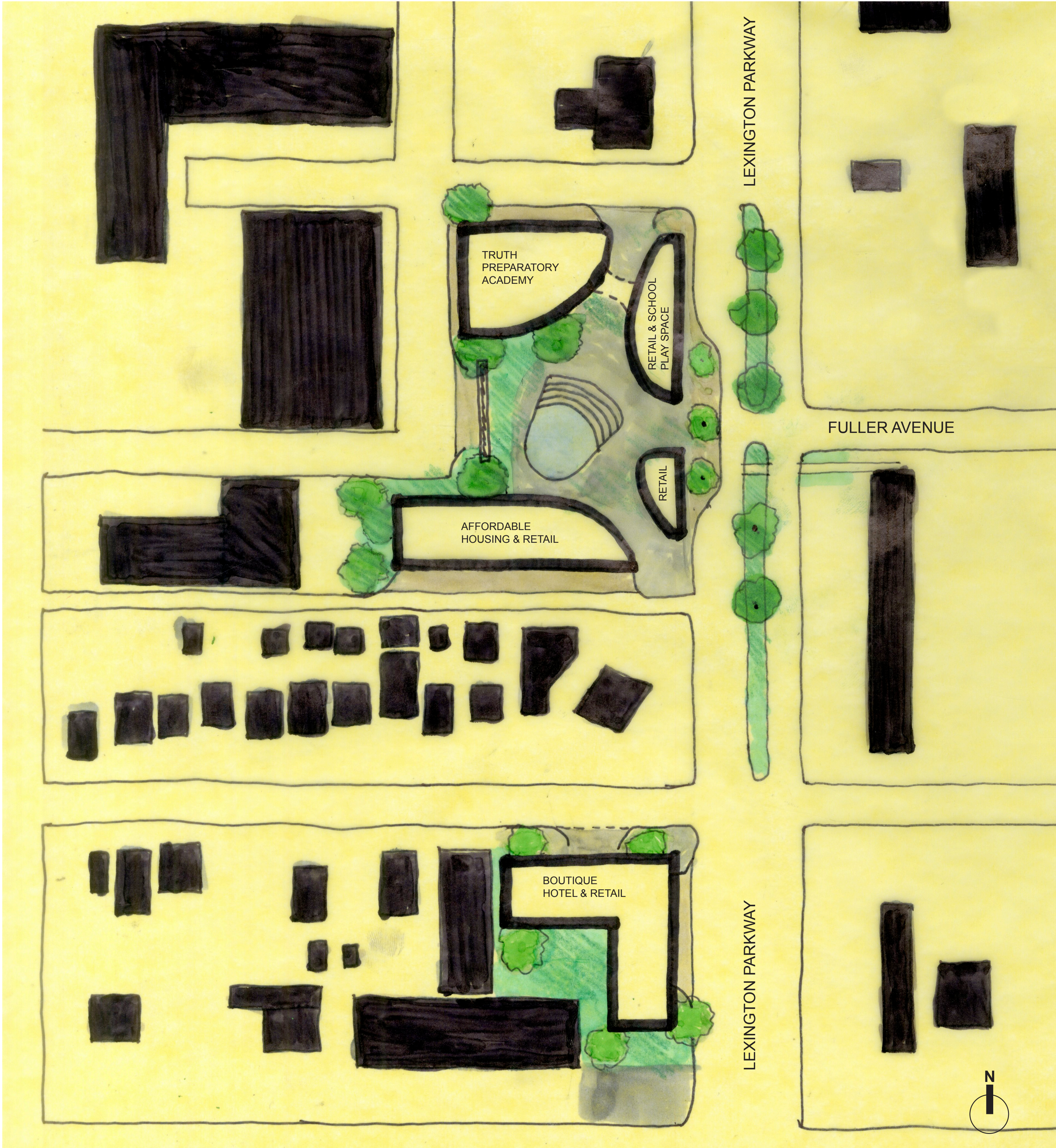
# SITE ANALYSIS AND PLAN



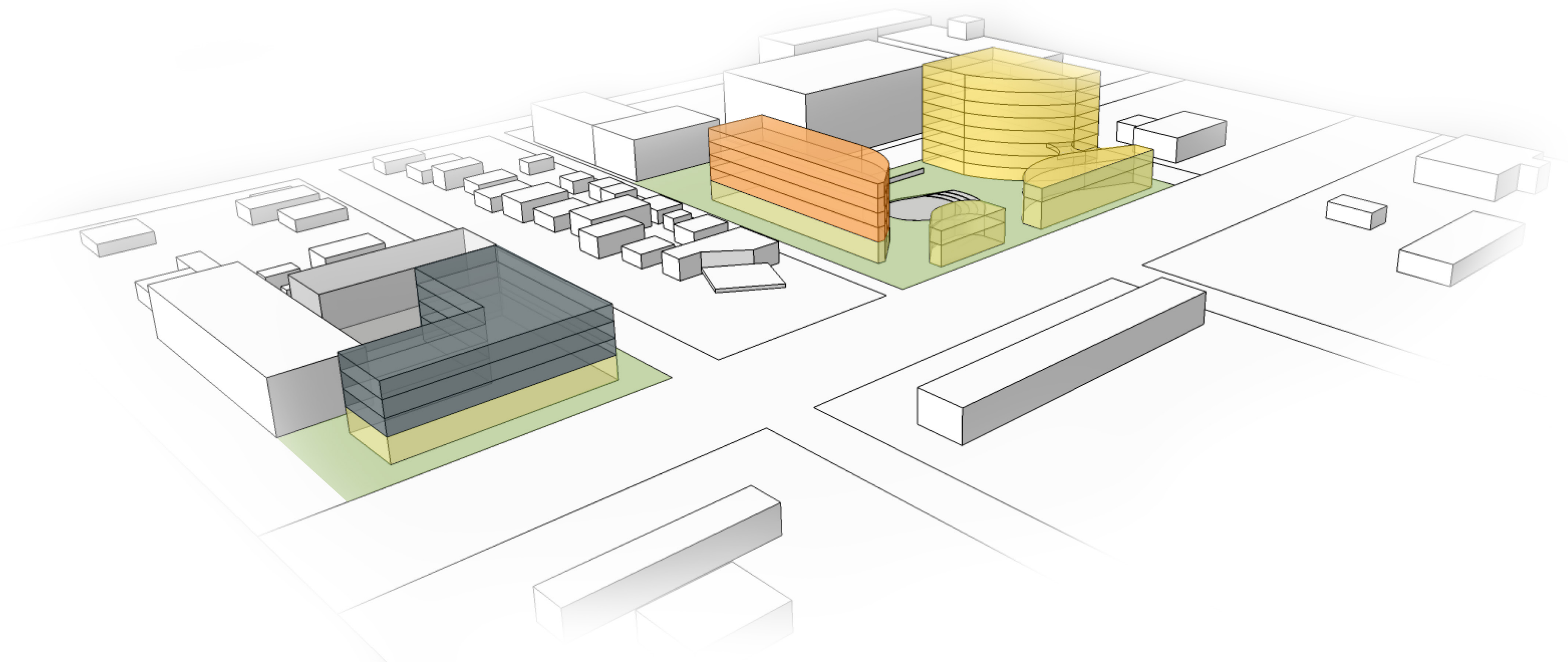
VIEWS OF DOWNTOWN ST. PAUL SKYLINE



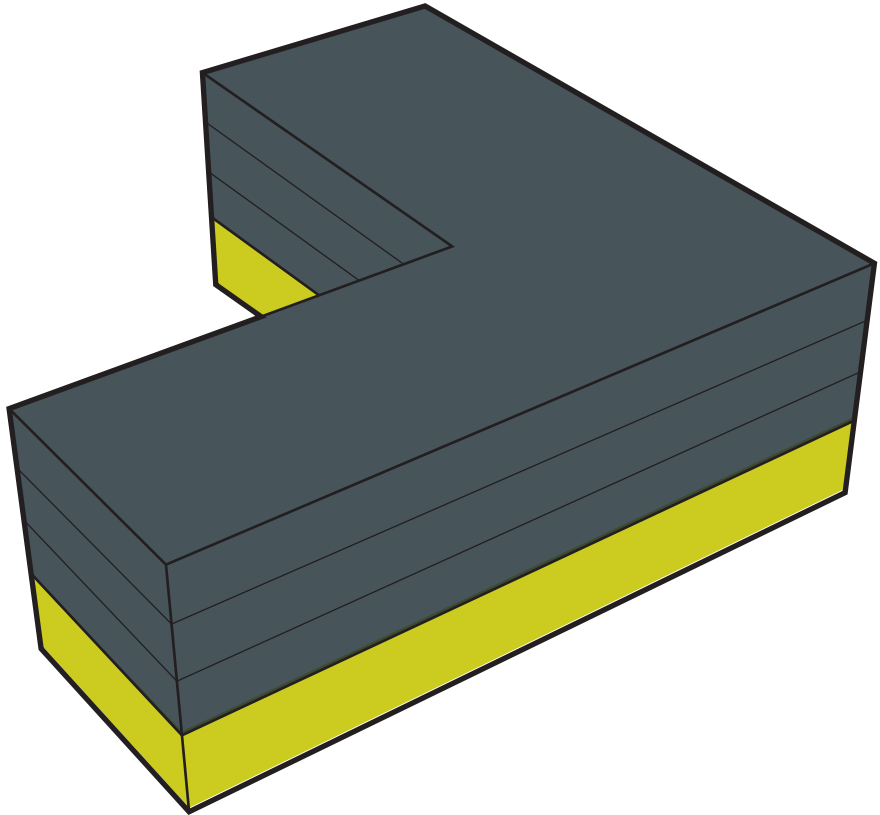
TALLER SCALE OF BUILDINGS ON THE WEST SIDE OF THE SITE



# SITE MASSING & PROGRAMMATIC BREAKDOWN

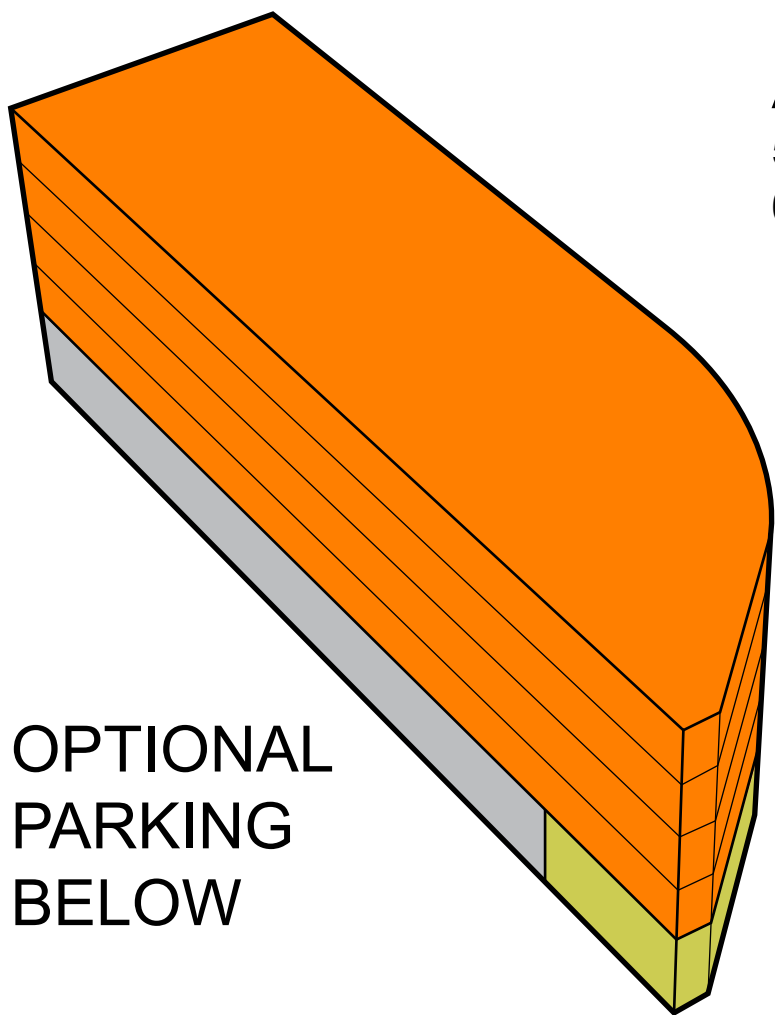


- PROGRAM KEY:
- AFFORDABLE HOUSING
  - TRUTH PREPARATORY ACADEMY
  - RETAIL
  - HOTEL
  - GREEN SPACE



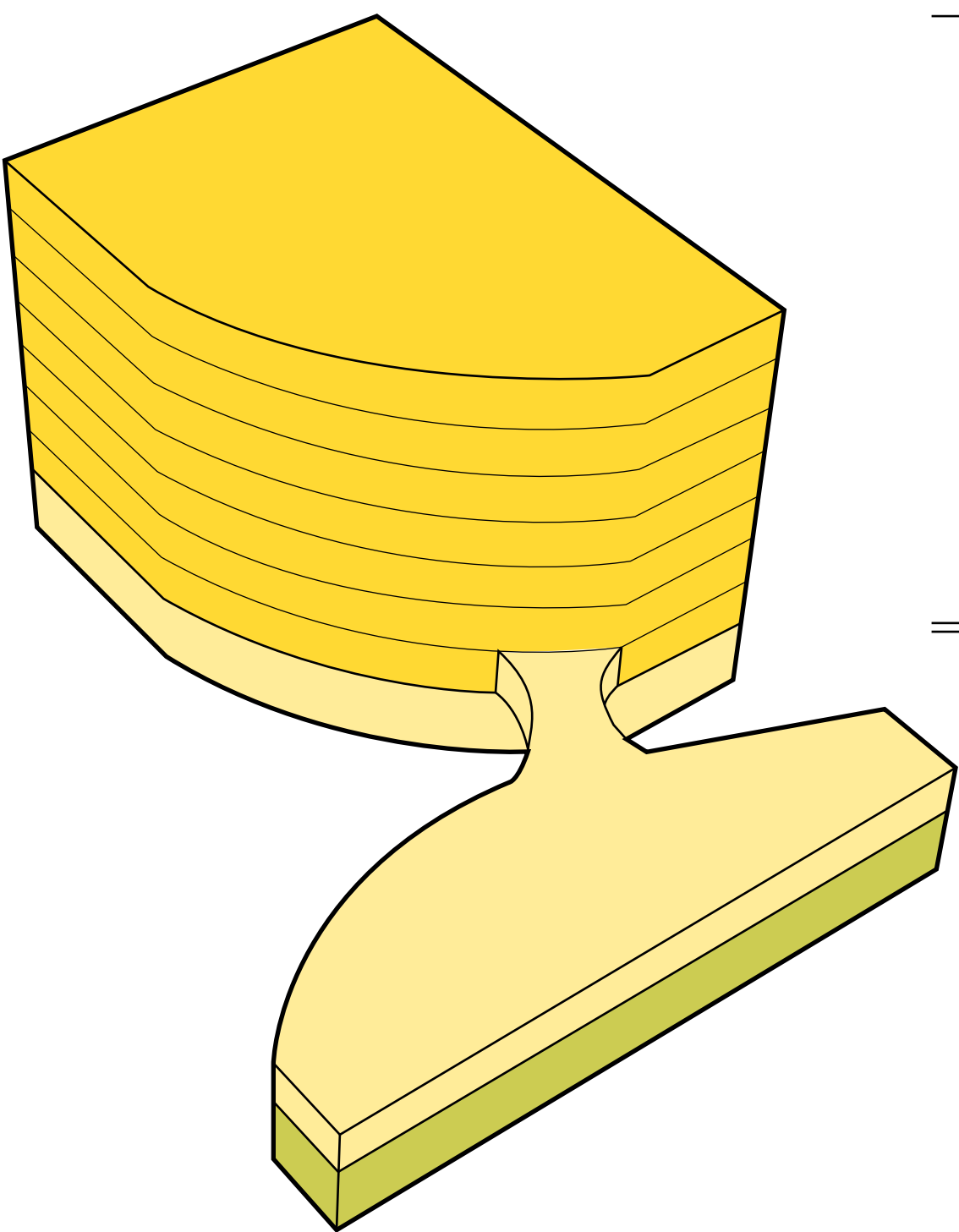
**BOUTIQUE HOTEL**  
15,000 SF  
20 ROOMS

**RETAIL**  
14,000 SF



**AFFORDABLE HOUSING**  
55,000 SF  
60 APARTMENTS  
(6) STUDIO  
(12) 1-BEDROOM  
(18) 2-BEDROOM  
(24) 3-BEDROOM

**RETAIL**  
11,000 SF



**SCHOOL**  
75,000 SF  
CLASSROOMS  
CAFETERIA  
OFFICE  
SUPPORT

**SCHOOL**  
22,000 SF  
AUDITORIUM  
LIBRARY  
COMPUTER LAB  
GYMNASIUM

**RETAIL**  
6,000 SF

# DESIGN PROPOSAL



VIEW FROM FULLER STREET



VIEW FROM NORTHEAST CORNER OF SITE