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 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
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

OPTIONAL PARKING BELOW

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