



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals
Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission
Dept. of Planning & Econ. Devt.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Name <u>Snelling-Midway Redevelopment, LLC</u> <i>(must have ownership or leasehold interest in the property, contingent included)</i>
Address <u>730 Second Avenue S. Suite 1450</u> City <u>Minneapolis</u> State <u>MN</u> Zip <u>55402</u>
Email <u>bjp@kskpa.com</u> Phone <u>612-375-1138</u> Name of Owner (if different) <u>RK Midway Shopping Center, LLC</u>
Contact Person (if different) <u>Bruce Parker, Sally Swanson</u> Email <u>bjp@kskpa.com; sjs@kskpa.com</u>
Address <u>730 Second Avenue S, Suite 1450</u> City <u>Minneapolis</u> State <u>MN</u> Zip <u>55402</u>

PROPERTY INFO

Address / Location: <u>1566 University Avenue W</u>
PIN(s) & Legal Description <u>342923320015, 342923320005, 342923320009</u> <i>(attach additional sheet if necessary)</i>
Lot Area <u>72,138</u> Current Zoning <u>T4M with Master Plan</u>

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code. <i>See attached narrative for listing of variances and supporting information.</i> _____ _____

Applicant's Signature  Date 02.14.2024

Zoning Variance Application United Village Block D (Hotel)

The following variances are requested for the Block D Hotel & Parking Structure.

1. Sec. 66.331 - Front Yard Setback: Required 0'-10ft max. The proposed setback off University Avenue is 44.4' as shown on attached Sheet C2-1.
2. Sec. 66.342 (a)(2) – Entrance Drive, may occupy no more than 60 feet of total frontage. Maximum of 60ft required; 322 ft of entry drive proposed for variance of 262 feet parallel with University Avenue.
3. Sec. 63.110(b) – Above grade window and door openings, 15% required. West façade 15% of window and door openings required; 8% proposed for a variance of 7%.
4. City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.
 - East façade 50% of length of ground floor window and door openings required; 31% proposed for a variance of 19%.
 - East façade 30% of the area of ground floor window and door openings required; 16% proposed for a variance of 14%.
5. City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.
 - West façade 50% of length of ground floor window and door openings required; 6% proposed for a variance of 44%.
 - West façade 30% of the area of ground floor window and door openings required; 9% proposed for a variance of 21%.
6. Sec. 66.343(b)(6) – Buildings anchor the corner; request building not anchor Asbury and Simpson corners at University Avenue.
7. Sec. 66.331(h) - Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet; six (6) feet setback required along Asbury and one (1) foot proposed for a variance of five (5) feet. Note there is a separate Conditional Use Permit application for an additional 15 feet of height for the hotel.
8. Sec. 66343(b)(9) – Building Façade Articulation. The bottom twenty-five (25) feet of buildings shall include elements that relate to the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc. Request this be modified for the east elevation to include the reduced openings % per Variance #4 and acceptance of the proposed façade material.

Project Narrative

Snelling-Midway Master Plan Summary

The 2016 Master Plan contemplated the transformation of the Snelling-Midway Super Block (bounded by University Avenue, Snelling Avenue, Pascal Avenue and St. Anthony Avenue) consisting of 34.4 acres (the “Super Block”). Conditions of said property included a demolished Metro Transit repair and storage facility on 10 acres in the southwest corner and an outdated Midway Shopping Center comprised of single story retail stores constructed in the mid-1950s era. The vision was to create an integrated modern village with sports, entertainment, office, retail, housing, and hotel amenities. Allianz Field, home to the Minnesota United FC of Major League Soccer, was completed in 2019 and was the first and keynote improvement on the Super Block. Allianz Field garnered national and international recognition for its sport stadium design. The stadium and the surrounding area are

situated within the southern 40% of the Super Block. Given the current economic conditions, a phased development approach is necessary to build out the balance of the Super Block. The elements in United Village Phase 1 were carefully selected to provide the foundation for further development, to meet the local needs of the community, particularly the desire of the multiple local colleges and universities for a conveniently located hotel, and to demonstrate the developer's commitment to open space and community-oriented improvements.

Block D – Hotel and Parking Ramp

Populous, along with Loucks and the SMR Development Team submits this narrative along with referenced drawings to outline the design intent and use of the hotel and adjacent above grade parking structure referred to as Block D, as situated on 'Parcel D', part of the 2016 Master Plan around the Allianz Field site. Block D (Proposed United Village Development Block 2, Lot 1) 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-Hotel & adjoining parking structure is approximately 37,000 SF, the total available parcel size is 71,874 square feet. The remaining area of the block will incorporate an eight-foot expansion to the University Avenue pedestrian sidewalk creating an overall walkway/boulevard of almost nineteen (19) feet wide. A six (6) foot wide pedestrian sidewalk will be located along the front facade of the hotel. The two sidewalks will provide a twenty-five (25) foot east-west pedestrian corridor through the site.

The valet/drop off drive that runs parallel with University Avenue and does not include any surface parking; it is utilized strictly for short term valet or drop-off of hotel guests. The parking structure will have dedicated parking for hotel guests to check in if they are not utilizing valet or being dropped off by shared transportation. The primary hotel entrance is situated at midblock on principal axis with the Allianz Field beyond defining the super block, while providing centralized services to the hotel reception, elevators and variety of other amenities supporting guest and operations.

A large accessible patio terrace and open lawn (approx. 15,500 SF) is located at the south end of the hotel. The patio will serve as outdoor seating for the lounge/restaurant and hotel guests, and the open lawn area will be open to the public. Wrapping the perimeter of the development will be a minimum fifteen (15) foot wide pedestrian public sidewalk on Asbury Street, Spruce Tree Avenue, and Simpson Street.

The building volume is primarily divided into two volumes, with a shared podium condition at the ground floor unifying the massing composition. Building volumes include the hotel block on the west of the parcel, and 2-bay structured parking on the east. The design includes a total of 8 levels for the hotel block (including ground level) and 5 levels for the ramped parking structure including ground level, with an additional parking mezzanine level. All hotel rooms feature views either north to the Midway or south to the Great Lawn and Alliance Field.

The hotel contains retail space, guest rooms and amenities, a restaurant, parking-ramp, and back-of-house and service program placed along primary streets – totaling approximately 213,000 GSF across all levels. Hotel specific program at the street level includes a central lobby entrance situated along the north elevation which leads guests into an open lobby plan consisting of lounge, restaurant, entrance, and social areas to activate the street. Amenity rooms are located along the north elevation, which will function as meeting and event rooms while the south is devoted to an internal/external patio with views of Allianz Field and the lawn. The second level of the hotel block is programmed to include certain amenities: fitness center, meeting rooms, and back-of-house spaces. Typical hotel room floors provide a total of 29 keys. There are two egress stairs that run throughout the hotel. A back-of-house service elevator is in addition to centrally located three (3) passenger elevators. The top level of the hotel block envisions a penthouse condition, with 12 large 'studio' hotel rooms that can be utilized for long term stay opportunities. The total room count for the hotel is 157 keys.

The street level of the structured parking block includes vehicular access from Simpson Street for entry to the car park and for loading access. Loading and trash rooms service hotel back-of-house space and subdividable retail space totaling 5,000 SF. The design intent for the retail space on the first floor is smaller, preferably local businesses that provide complementary goods and/or services to the Midway Community. There are also external-facing public convenience restrooms within the ground level of the parking structure for all that visit the green spaces and events within the Super Block.

The garage contains approximately 300 stalls, distributed to serve hotel guests as well as retail tenants, while 1/3rd of garage will be available for event or visitor parking dependent upon event attendance and/or destination. The southeast corner of the garage serves as a corner entrance expressing vertical circulation core serving all garage levels, a second core is situated at the along the northwest corner of parking ramps directly tied to hotel lobby and guest access. The typical two bay parking ramps within the parking structure contain approx. 64 stalls per level with distributed accessible stalls. The upper level of parking is open to the sky above. Due to efficiency, use and scale of parking structure, the floors are at a continuous slope deck to support the maximum number of stalls per floor and traffic flow in two directions, minimizing wait time after an event. A flat slab system was also evaluated, but it would require a speed ramp system which reduces efficiency, and an additional level to meet the parking program. Thus, the flat slab structure is not viable to meet design efficiency and intent of designed masses.

Exterior Façade Materials

The 15' high hotel podium facade as the datum is composed of precast or cast-in-place architectural concrete solid panels with integral color, brick, large format porcelain tiles and varying accent ceramic tile. The hotel room tower is clad in brick veneer with punched operable glazed openings. Glazing will be insulated units with performance coating. Glass railing systems are intended for exterior balcony conditions. Above the street façade, the predominantly glass hotel amenity deck at level 2 (approximately 15' above the street) sets back to reveal hotel uses and terraces. The 5 levels of hotel rooms are situated above and ultimately capped by the hotel suites and the roof eave.

The parking ramp facade at street level is a continuation of the hotel façade. The upper parking ramps will be semi enclosed with architectural perforated metal panels which disguise moving-parked vehicles while allowing proper passive ventilation. It is envisioned that the west wall of the parking structure is prepped and reserved for a large-scale mural flanking the hotel as a backdrop to the hotel green space to the south which serves civic events and experiences.

The façade (material and fenestration patterns) for both the hotel and garage along all four street(s) employ consistent unifying materials, proportions and design features lining the base to unify both volumes. Active uses (community-retail tenants) line the street where it is possible to enhance the pedestrian experience, predominantly lining the north and south elevations. The façade will also include additional treatments to accentuate the color, brand, and wayfinding for the hotel, such as plantings, street furnishings, fittings, signage, canopies, lighting, and architectural detail which effectively translate to human scale and environs. Note that signage and wayfinding will be submitted in a separate application later.

Variance #1: Front Yard Setback.

Per Sec. 66.331 - Front Yard Setback: the required setback distance is 0' min-10ft max. For this project, the proposed setback is 44.4' as shown on attached Sheet C2-1.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. Per the approved 2016-5-24 Master Plan (SMRS Site Master Plan revised May 24,2016) and Resolution (RES PH 16-1442), they permit flexibility of use based on what the Master Plan allows but also what market conditions deem feasible for Block D.
 - B. Consistent with the approved Master plan intent, the Hotel block in the proposed position on the property serves as a gateway on the north, while book ending the Great Lawn to the south, and on axis with adjacent stadium entrance further south.
 - C. A controlled drive lane parallel with University Avenue significantly serves as a front door approach for vehicular and pedestrian access to the hotel, serving guest arrivals and departures.
 - 1) The proposed setback between the hotel façade and University Ave. incorporates a landscape buffer between public sidewalk and Hotel drop-off zone along the north.
 - 2) The setback provides for 10 vehicles stacking for short term loading and unloading while providing 7.3 feet of additional pedestrian sidewalk width along University Avenue (18-foot-total width of sidewalk).
 - 3) Industry Hotel Standards require front arrival-departure loading. The proposed 44.4-foot setback serves as a functional zone necessary to create a distinctive arrival/departure zone for hotel guests.
 - D. The variance is in harmony with the general purposes and intent of the code as it provides for safe, comfortable, pedestrian friendly circulation to/from the hotel. Access to the hotel block from the light rail is via the existing crosswalk that lands at the corner of University Avenue/Simpson Street. The additional sidewalk width along University Avenue provides further distance from traffic along the avenue. The pedestrian connection directly from the sidewalk to the front door of the hotel is provided by the decorative concrete walk as shown on the site plan. The change of material finish for this connection designates the pedestrian crossing for others in this entry drive.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. Ramsey County will not allow direct access to the site via University Avenue as shown in State Aid Highways (Hwy 55 and Hwy 54) in other metropolitan areas. Without direct access to University Avenue, a front entrance must cross the entire property to have guests access the front door which requires a private drive aisle to connect from Asbury Street to Simpson Street. This alignment is similar to the road identified as Park Drive on the approved 2016 Master Plan. See 2016 site plan (Sheet 1.01) below. This condition exists at several hotel locations in the Twins cities – refer to attached photos below.
 - B. The existing electrical structure facility(s) easement above-grade on the northwest corner of the property serving the LRT cannot be disturbed. These facilities encroach approximately 20'x40' into property, thus also dictating the hotel setback beyond the 10' max. requirement per Section

66.331. The utilities structures will be semi-enclosed with screen walls on all sides. Enclosure materials will integrate with adjoining sidewalks, landscape and façade materials.

c. Reference attached Sheet C2-1.

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements –(a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.

A. As noted above, the proposed setback is in harmony with general purposes and intent of the code as it provides for safe, comfortable, pedestrian friendly circulation to/from the hotel.

B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

Refer to the Sheet 2.01 (Phase 1 Site Plan) and Sheet 1.03 (2016 Massing & Height view)

LOCAL TWIN CITIES HOTELS WITH FRONT DROP OFFS



LOEWS
North 1st Ave



Milwaukee Road
3rd Ave South (MN HWY 65)



*Four Season Hotel
Hennepin Ave*



*Hampton Inn Suites
N 8th St (MN HWY 55)*



*Hewing Hotel
N Washington*



*element hotel
N 6th Ave*



*Hilton
S Marquette Ave*

Variance #2: Entrance Drive.

Sec. 66.342 (a)(2) – Entrance Drive, may occupy no more than 60 feet of total frontage. Maximum of 60ft required; 322 ft proposed for variance of 262 feet.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. As is typical for the layout of hotel properties, a guest drop-off area is necessary at the front entry to the building. This provides a necessary benefit to the guest for the check-in and check-out process. To avoid congestion, the drive aisle serving this area will flow around the actual drop off zone and continues to the exit.
 - B. As shown in the photographs of local hotel examples below, this front door drop-off zone is typical in the design of hotels for the benefit of the arriving and departing guests.
 - C. Note that the drop-off area is not intended to be for parking so this vehicular circulation area in front of the hotel should not be classified as a “parking lot”. It will be signed with “Drop-Off Only” or similar messages to enforce this requirement.
 - D. For pedestrian circulation in/out of the hotel and to the surrounding sidewalks, a designated pedestrian crosswalk is shown across the entry drive. The addition of proposed trees, streetlights and landscaping at the back of the sidewalk along University Avenue creates an attractive and safe experience for pedestrians. This approach illustrates how the design remains consistent with the comprehensive plan.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. Ramsey County will not allow direct access to the site via University Avenue as shown in State Aid Highways (Hwy 55 and Hwy 54) in other metropolitan areas. Without direct access to University Avenue, a front entrance must cross the entire property to have guests access the front door which requires a private drive aisle to connect from Asbury Street to Simpson Street. This alignment is similar to the road identified as Park Drive on the approved 2016 Master Plan. See Sheet 1.01 below (2016 Master Plan Framework).
 - B. Also reference Sheet C2-1.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The location of the hotel entry does not impede the pedestrian flow to/from the hotel or around

the site. The addition of proposed trees and landscaping at the back of the sidewalk along University Avenue creates an attractive experience for pedestrians. The north ground level façade of the hotel/garage provides several banks of windows that engage the pedestrians and express the vibrancy of the hotel and retail shops at this level. Also, the hotel restaurant entrance and wall graphic along the ground level west façade continue the excitement from the front façade as pedestrians circulate to and from the stadium. The continuation of street trees and lighting along the public streets delivers a safe and pleasant experience for the pedestrian. This approach illustrates how the design remains consistent with the comprehensive plan.

- B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

Refer to Sheet 1.04 (2016 Program Use Site Aerial View) which is included below.

LOCAL TWIN CITIES HOTELS WITH FRONT DROP OFFS



LOEWS
North 1st Ave



Milwaukee Road
3rd Ave South (MN HWY 65)



*Four Season Hotel
Hennepin Ave*



*Hampton Inn Suites
N 8th St (MN HWY 55)*



*Hewing Hotel
N Washington*



*element hotel
N 6th Ave*



*Hilton
S Marquette Ave*

Variance #3: Above Grade Window and Door Openings (West).

Sec. 63.110(b) – Above grade window and door openings, 15% required. West façade 15% of window and door openings required; 8% proposed for a variance of 7%.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. On the west façade of the hotel, the addition of windows in the hotel rooms conflicts with the internal layout and function of the rooms. With the inclusion of the west façade of the garage into the calculation, this further increases the required opening area for the façade. Adding openings to the garage wall is not feasible given the program layout behind that wall. The intent for this wall is an artwork mural as shown on the attached building elevations on Sheet A-4.
 - B. The use of the hotel and parking garage will offer easy and safe access to the guests and other pedestrian traffic. Adequate wayfinding and traffic signage will be incorporated into the design to enhance the experience around the facility. Further benefits are noted in Item #4 below.
 - C. Refer to Sheets 3.03 and 3.04 also included below for “opening” calculations for each elevation.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred because Sec .63.110 Building Design Standards, pertaining to item (b) ‘Above Grade Window and Door openings’ requires at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk to be door and window openings. The T4M zoning code applies to various types of building structures such as office, residential, and retail. Hotels and parking ramps layouts can meet these requirements in portions of the building where the retail or amenities façades are directly adjacent to the public areas. Applying the percent of openings to the end hallways, corners of the rooms, restrooms, or back of house operational areas is impractical to achieve. To achieve the building openings per the zoning code on the parking ramp is economically not feasible given the expanse of this facade.
 - B. Reference Sheets A-4 and A-5 for elevation views of the hotel and parking garage.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The west façades of both the hotel and parking garage provide vibrant experiences for the pedestrians at ground level. The hotel façade has a large wall graphic that will be visually interesting while tying back to the function of this portion of the hotel (i.e. restaurant/bar). The recessed second floor level combined with the entry canopy and adjacent street trees along this

façade bring the scale of the building down to a comfortable level for people walking along this street. As one travels further south on Asbury Street, the view opens toward the south lawn of the hotel which is also bordered by the west façade of the parking garage. Not only does the lawn offer opportunities for enjoyment of the outdoors but also serves as a backdrop to the expanse of the artistic mural on the garage façade. This example of public art greatly enhances the experience of the pedestrians as it welcomes them to come closer and examine its intricacies. It is a true destination for the pedestrian experience along this path. It is in harmony with the general purposes of the zoning code and consistent with the comprehensive plan as it welcomes the pedestrians traveling along this path to the stadium or light rail station.

- B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

Refer to Sheet 2.01 (Phase 1 Site Plan) and Sheet 1.04 (2016 Master Plan Programming View)

Variance #4: Ground Floor Window and Door Openings (East).

City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.

- A. East façade 50% of length of ground floor window and door openings required; 31% proposed for a variance of 19%.
- B. East façade 30% of the area of ground floor window and door openings required; 16% proposed for a variance of 14%.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. For the east façade of the garage, the window and door openings comprise approximately 31% of the total length and 16% of the area of the ground floor. Similar to the west garage façade, the program areas on this side of the garage are service areas for the hotel as well as circulation space for the garage. The introduction of more openings would not align with the function of these perimeter internal areas. However, the pedestrian experience is still a safe and comfortable one aligning with the goals of the comprehensive plan as outlined in Item #4 below.
 - B. Refer to Sheets 3.03 and 3.04 also included below for "opening" calculations for each elevation.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred because Sec .66.343 Applicability of Traditional Neighborhood District Design Standards table, pertaining to item (13) 'Door and window openings' requires for new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades. The T4M zoning code applies to various types of building structures such as office, residential, and retail. Hotels and parking ramps layouts can meet these requirements in portions of the building where the retail or amenities façades are directly adjacent to the public areas. To apply the percentage of openings to the end hallways, corners of the rooms, restrooms, or back of house operational areas is impractical to achieve.
 - B. Reference Sheets A-4 and A-5 for elevation views of the hotel and parking garage.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.
4. The variance will not alter the essential character of the surrounding area.

- A. The east façade of parking garage with primarily service-related areas behind still provides a safe and secure experience for pedestrians at ground level. The ground floor level material palette of brick and storefront combined with adjacent street trees bring the scale of the building down to a comfortable level for people walking along this street. The all-glass stair/elevator tower at the south end of this façade serves as a beacon to pedestrians as the entrance to the garage while offering visual interest and light to the immediate area. As one travels further south on Simpson Street, the view opens toward the Great Lawn of the development. It is in harmony with the general purposes of the zoning code and consistent with the comprehensive plan as it welcomes the pedestrians traveling along this path to the stadium or light rail station.

- B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

***Refer to Sheet 2.01 (Phase 1 Site Plan) and Sheet 1.04 (2016 Master Plan Programming View).
Required site plan is attached. - Refer to Sheet C2-1.***

Variance #5: Ground Floor Window and Door Openings (West).

City Council RES 23-1442 - window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area.

- West façade 50% of length of ground floor window and door openings required; 6% proposed for a variance of 44%.
- West façade 30% of the area of ground floor window and door openings required; 9% proposed for a variance of 21%.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. For the west elevation of the hotel, the window and door openings comprise approximately 6% of the total length and 9% of the area of the ground floor. The floor plan layout along the west portion of this floor level is back of house and other support spaces of the hotel. This is consistent with the operation of the hotel with the main patron spaces more centrally located around the main lobby. The addition of more openings would not provide any visual connection to the public areas of the hotel and would prove to be an added cost for no benefit.
 - B. A similar situation exists for the west façade of the parking garage which is separated from Asbury Street by the outdoor green space (approximately 190 ft setback). Given that the ramp to the parking levels and back of house support exist along this wall, the addition of openings along this area would conflict with the interior spaces. As illustrated for this west garage elevation, the Owner's intention is to provide an artwork/mural element to enhance this public space. The introduction of openings would conflict with this enhancement.
 - C. Refer to Sheets 3.03 and 3.04 also included below for "opening" calculations for each elevation.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred due to the fact that Sec .66.343 Applicability of Traditional Neighborhood District Design Standards table, pertaining to item (13) 'Door and window openings' requires_for new commercial and civic buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades. The T4M zoning code applies to various types of building structures such as office, residential, and retail. Hotels and parking ramps layouts can meet these requirements in portions of the building where the retail or amenities façades tare directly adjacent to the public areas, To apply the percent of openings to the end hallways, corners of the rooms, restrooms, or back of house operational areas is impractical to achieve.
 - B. Reference Sheets A-4 and A-5 for elevation views of the hotel and parking garage.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is

intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The west façades of both the hotel and parking garage provide vibrant experiences for the pedestrians at ground level. The hotel façade has a large wall graphic that is visually interesting while tying back to the function of this portion of the hotel (i.e. restaurant/bar). The recessed second floor level combined with the entry canopy and adjacent street trees along this façade bring the scale of the building down to a comfortable level for people walking along this street. As one travels further south on Asbury Street, the view opens toward the south lawn of the hotel which is also bordered by the west façade of the parking garage. Not only does the lawn offer opportunities for enjoyment of the outdoors but also serves as a backdrop to the expanse of the artistic mural on the garage façade. This example of public art greatly enhances the experience of the pedestrians as it welcomes them to come closer and examine its intricacies. It is a true destination for the pedestrian experience along this path.
 - B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

Refer to Sheet 2.01 (Phase 1 Site Plan) and Sheet 1.04 (2016 Master Plan Programming View) and Sheet C2-1.

Variance #6: Building Anchor at the Corner.

Sec. 66.343(b)(6) – Buildings anchor the corner; request building not anchor Asbury and Simpson corners at University Avenue

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. Block D parcel engages 4 corners where 2 public streets intersect. For the intended use and program density, it is deemed impractical to anchor/orient all four corners of this parcel. The following outlines the specifics:
 - An efficient guest room layout per level contains the desired number of keys along a doubled sided corridor that interconnects vertically with a centrally located main lobby. This lobby also serves as the hotel's "front door" to the guest drop-off area on the exterior entry drive.
 - The requirement for this guest drop-off area at the hotel front door also results in adding distance from the street corner to allow for traffic circulation.
 - B. Pedestrian access from University Ave is shown on the site plan that allows direct and convenient access to the front door of the hotel. This arrangement is in harmony with the general purpose of the zoning code as it addresses the pedestrian connection to the hotel's front door. Refer to further information in Item #4 below.
 - C. Reference Site Plan Sheet C2-1.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. Due to the existing electrical structure facility(s) easement above-grade on the northwest corner of the property serving the LRT, which cannot be disturbed. These facilities encroach approximately 20'x40' into property, thus dictating the hotel setback beyond the 10' max. requirement per Sec. 66.331. The utilities structures will be semi-enclosed with screen walls on all sides. Enclosure materials will integrate with adjoining sidewalks, landscape and façade materials.
 - B. Ramsey County will not allow direct access to the site via University Avenue as shown in State Aid Highways (Hwy 55 and Hwy 54) in other metropolitan areas. Without direct access to University Avenue, a front entrance must cross the entire property to have guests access the front door which requires a private drive aisle to connect from Asbury Street to Simpson Street. This alignment is similar to the road identified as Park Drive on the approved 2016 Master Plan. See map below (Appendix Page 8).
 - C. Reference Site Plan Sheet C2-1.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements Mixed use area: The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is

intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The location of the hotel entrance does not impede the pedestrian flow to/from the hotel. The addition of proposed trees and landscaping at the back of the sidewalk along University Avenue creates an attractive experience for pedestrians. The north ground level façade of the hotel/garage provides several banks of windows that engage the pedestrians and express the vibrancy of the hotel and retail shops at this level. Also, the hotel restaurant entrance and wall graphic along the ground level west façade continue the excitement from the front façade as pedestrians circulate to and from the stadium. The continuation of street trees and lighting along the public streets delivers a safe and pleasant experience for the pedestrian. This approach illustrates how the design remains consistent with the comprehensive plan.
 - B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

Refer to Sheet 2.01 (Phase 1 Site Plan) and Sheet 1.04 (2016 Master Plan Programming View) and Site Plan Sheet C2-1.

Variance #7: Building Setback along Asbury Street.

Sec. 66.331(h) - Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet; six (6) feet setback required along Asbury for portion of the building above 75 feet in height and one (1) foot proposed for a variance of five (5) feet.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. Per the approved 2016-5-24 Master Plan (SMRS Site Master Plan revised May 24, 2016) and Resolution (RES PH 16-1442) allows for flexibility of use allowing for what the Master Plan allows and what market makes feasible use for Block D.
 - B. Also included in the approved Master Plan is a 3D view of various building types that do not reflect a stepping back of the façade when they exceed 75ft in height. Refer to Site Plan Sheet C2-1 also included below.
 - C. The height of the hotel as it abuts Asbury Street is consistent with the other three sides of the building which do not require a variance. The setback on Asbury Street is one (1) foot. For the portion of the hotel that extends 15 ft above the 75 ft height maximum on this face, the top floor does step back approximately 10 feet which meets the conditional use permit. The code requires a setback of $1 \text{ ft} \times (15 \text{ ft} / 2.5 \text{ ft}) = 6 \text{ ft}$ so that floor level does meet the setback requirement. However, there are two elements that don't meet the required six (6) foot setback: the top one foot of the 7th floor and the 8th floor roof eave which vertically aligns with the main west façade below. The variance request only applies to these two items. Refer to attached architectural elevation noting setbacks on Sheet 3.05.
 - D. The small portion of the 7th floor that exceeds the 75ft height limit (by one foot) allows for the necessary space inside this floor level for structural members and mechanical systems. The eave projection is designed to unify the overall look and form of the hotel. The variance is in harmony with the general purposes and intent of the code as neither the eave projection or the 7th floor one foot height extension are perceived to provide an adverse effect to pedestrians at ground level given that the top floor already steps back more than the required six feet as noted above. This "eyebrow" design element is thin in appearance and thus will not appear to be overbearing to those at ground level. Additionally, the second floor at this location steps back from the main façade which breaks up the massing of this façade. The doors and an entry canopy for the hotel restaurant entrance at this façade and adjacent street trees together bring the overall scale down to pedestrian level. Lastly, the building materials along this façade are primarily porcelain tile panels that aid in the scalability of the façade. This variance is consistent with the comprehensive masterplan as outlined in item #2 and #3 below.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

This variance occurred due to the fact that Sec .66.331 pertaining to Density and

Dimensional Standards table, pertaining to **‘height setbacks’** Nonresidential or mixed use is not compatible with the approved 2016 Master Plan. Most buildings in the Master Plan are more than 75 feet. There are several buildings that are shown as 290 feet, 250 feet, 190 feet, 180 feet, and 170 feet tall. They are all shown with vertical faces with distances close to the public right of way. If this height code was applied to all the taller buildings, the buildings could not be built to these heights. Using the 290-foot building as an example, for every 2.5 feet over 75 feet it would need to be stepped back one foot. This would require 215 feet of the upper building to be stepped back a total of 86 feet at the top. When applying this to at least two or more building facades abutting the rights-of-way, it would result in a building that would become a pinnacle at the top.

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.

The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.

Refer to the Sheet 1.04 (Master Plan Massing and Program Use) and Site Plan Sheet C2-1 which are included below.

Also refer to attached building floor plans and building elevations – Sheets A1 – A5 and Sheets 2.05 and 2.07 (Perspective Views).

Variance #8: Building Façade Articulation along East Elevation (Simpson Street).

Sec. 66343(b)(9) – Building Façade Articulation. The bottom twenty-five (25) feet of buildings shall include elements that relate to the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc. Request this be modified for the east elevation to include the reduced openings % per Variance #4 and acceptance of the proposed façade material.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
 - A. For the east façade of the hotel and garage, the program areas on this side of the building are service areas for the hotel as well as circulation space for the garage. The introduction of more openings and other articulation would not align with the function of these perimeter internal areas. However, the pedestrian experience is still a safe and comfortable one aligning with the goals of the comprehensive plan as outlined in Item #4 below.
 - B. Refer to Sheets A-1 thru A-3 for floor plans of the hotel and parking garage.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - A. This variance occurred because Sec .66.343 Applicability of Traditional Neighborhood District Design Standards table, pertaining to item (9) ‘Building façade articulation’ requires for new commercial and civic buildings, that the bottom twenty-five (25) feet of buildings shall include elements that relate to the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc. The T4M zoning code applies to various types of building structures such as office, residential, and retail. Hotels and parking ramps layouts can meet these requirements in portions of the building where the retail or amenities façades are directly adjacent to the public areas. To apply the openings and other architectural elements to portions of the east elevation relating to back of house operational areas or parking garage levels is impractical to achieve.
 - B. Refer to Sheets A-4 and A-5 for elevation views of the hotel and parking garage.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

Sec. 66.345. Traditional neighborhood district Master Plan elements (a) Mixed use area. The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas. Hotels permitted per approved 2016-5-24 Master Plan which meet the T4M district requirements.

4. The variance will not alter the essential character of the surrounding area.
 - A. The east façade of parking garage with primarily service-related areas behind still provides a safe and secure experience for pedestrians at ground level. The ground floor level material palette of brick and storefront combined with adjacent street trees bring the scale of the building down to a comfortable level for people walking along this street. There will be wayfinding

signage on this façade to direct patrons to the garage entrance as well as those servicing the hotel to the loading dock. The all-glass stair/elevator tower at the south end of this façade serves as a beacon to pedestrians as the entrance to the garage while offering visual interest and light to the immediate area. The exterior façade material above 14ft is primarily a perforated metal panel system that provides screening of the parking behind but also allows ventilation for the garage as required by code. As one travels further south on Simpson Street, the view opens toward the Great Lawn of the development. It is in harmony with the general purposes of the zoning code and consistent with the comprehensive plan as it welcomes the pedestrians traveling along this path to the stadium or light rail station.

- B. The 8-story hotel tower/garage block is part and parcel of the phase one mixed use block development, i.e. complementary with blocks B2 and F1 and the stadium. Collectively, the intent is Phase One development activates and embraces the Great Lawn, the heart of the district, and the ethos of the Midway but also providing the required open space just south of the hotel building. The future phases of development will concentrically build on layers of program which build upon and are servient to the central Great Lawn.
- C. Refer to the Sheet 1.04 (Master Plan Massing and Program Use) and Site Plan Sheet C2-1 which are included below.

Also refer to attached building floor plans and building elevations – Sheets A1 – A5 and Sheets 2.03 and 2.04 (Aerial Views).

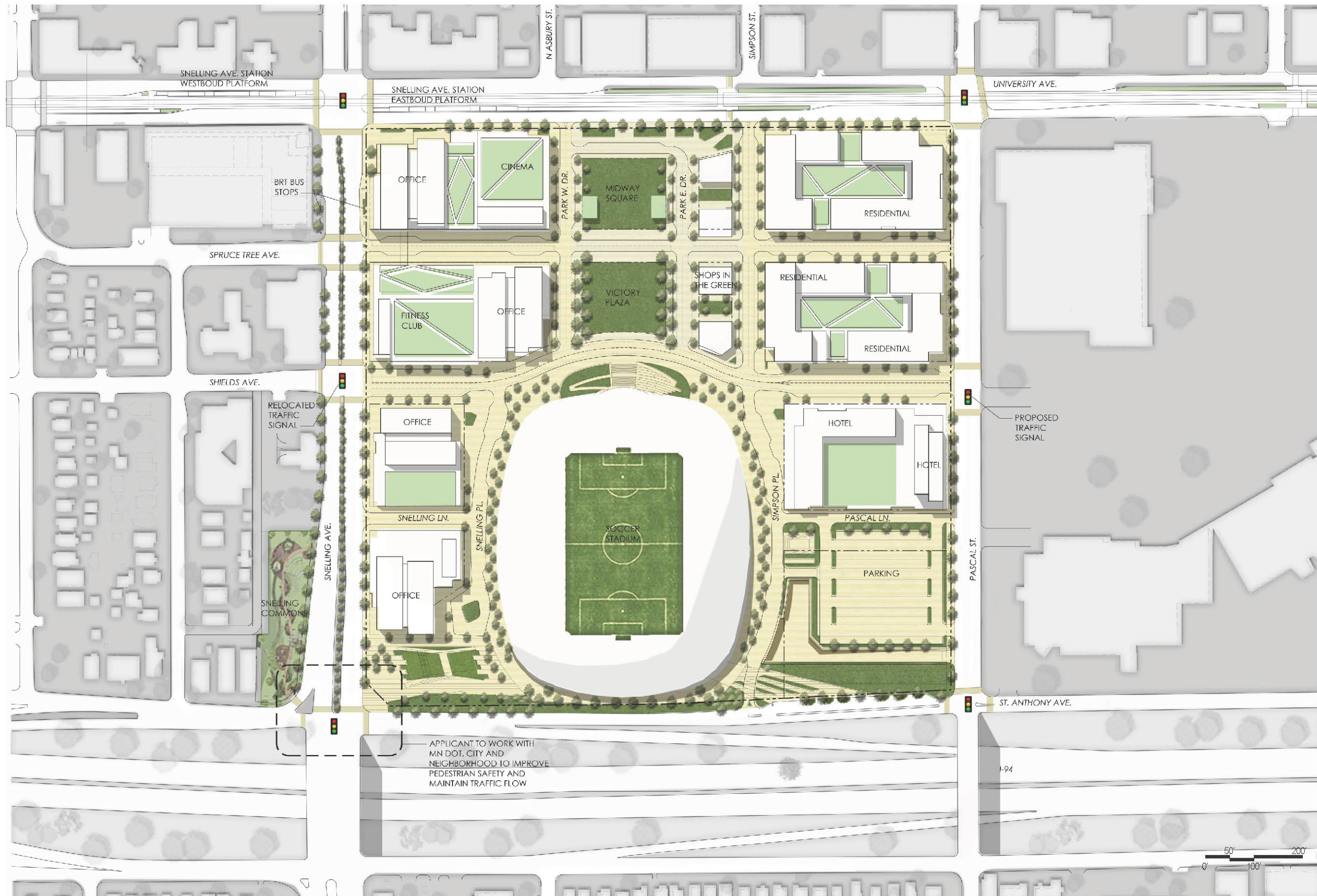


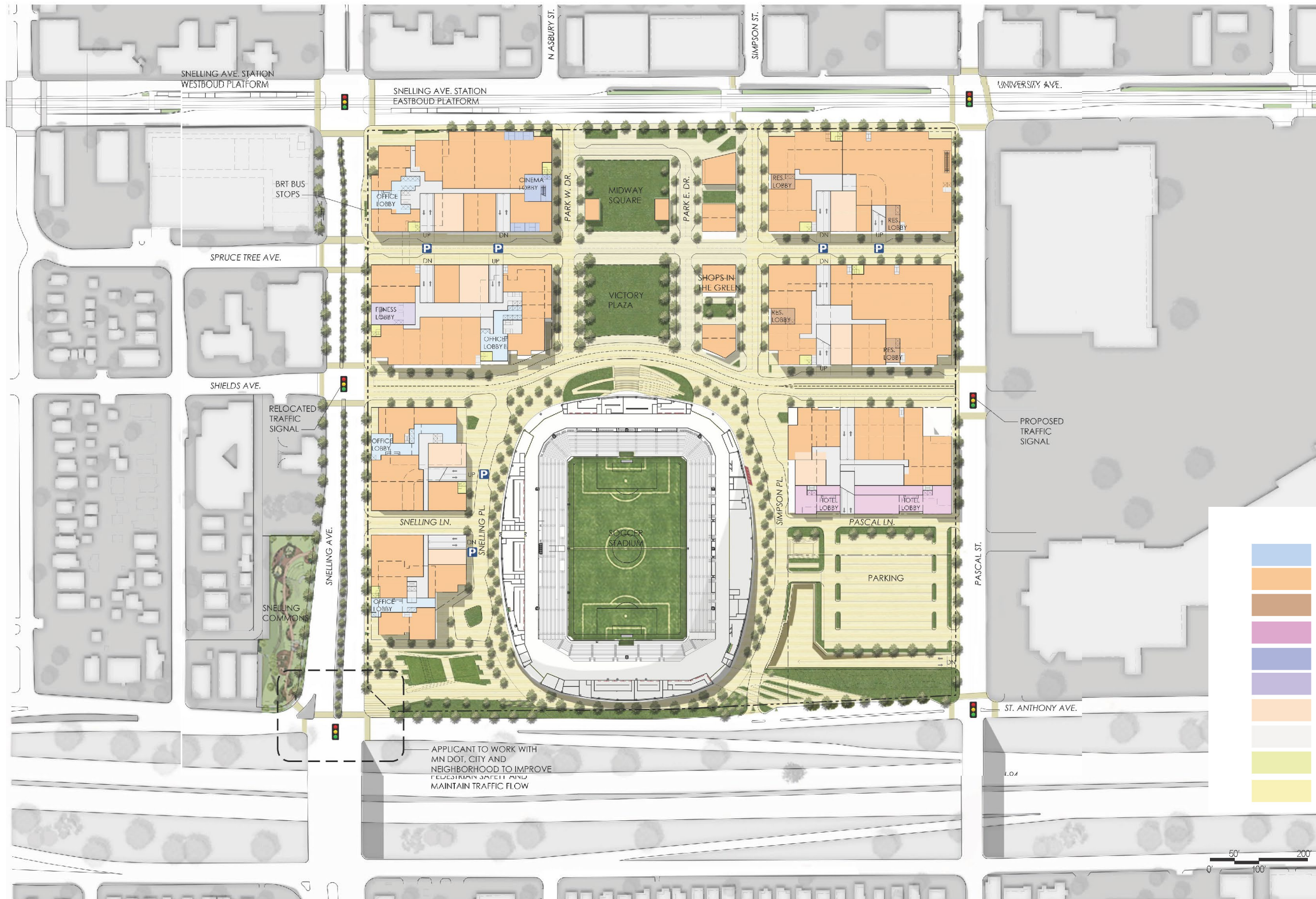
United Village

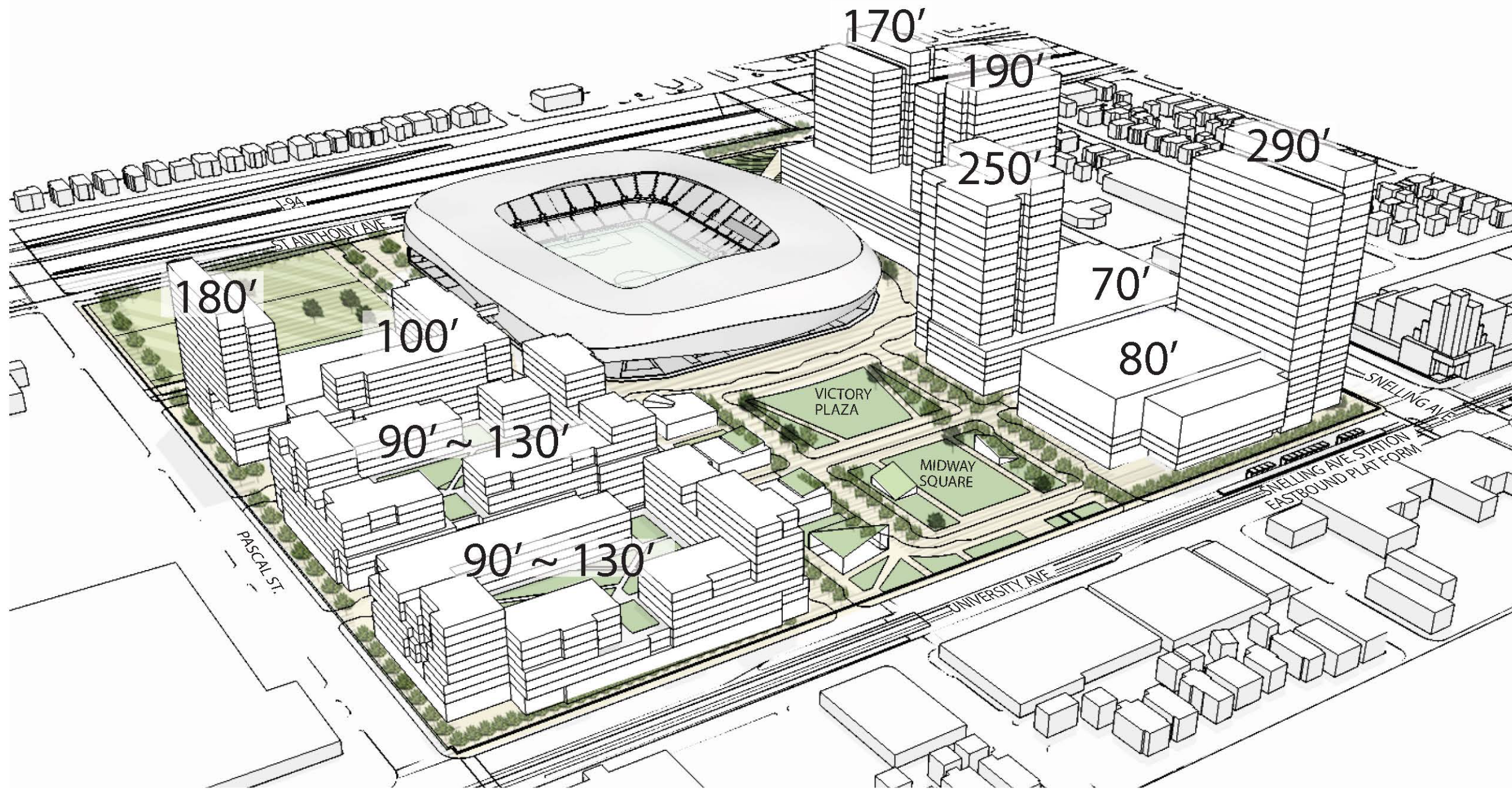
Variance Application 1-7

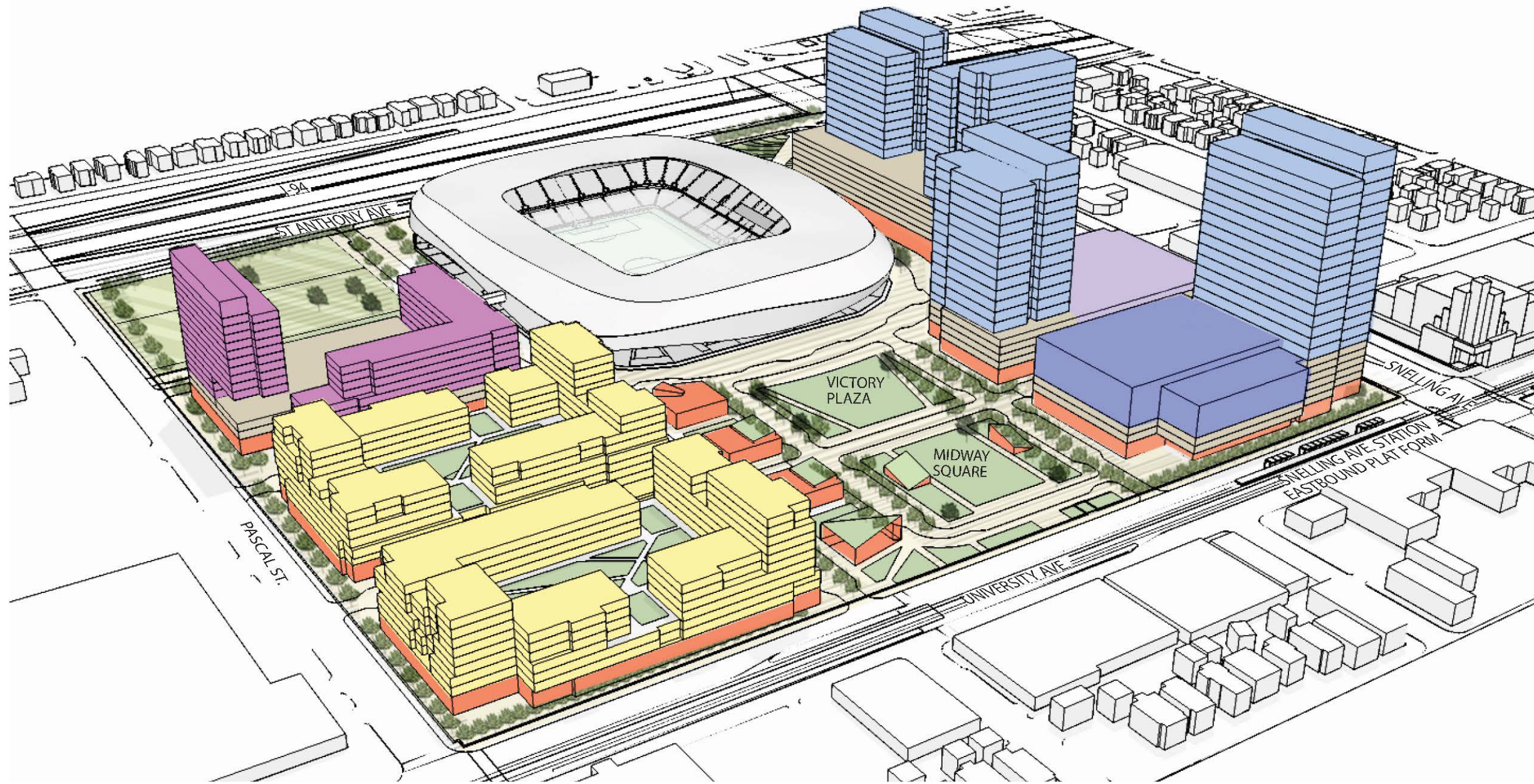
Supporting Documents

1. 2016 Master plan overview
2. Height diagram overlay
3. Architecture
 - illustrations
 - hotel and garage plans
 - elevations
 - shade Stud









- OFFICE
- RETAIL
- RESIDENTIAL
- HOTEL
- CINEMA
- FITNESS
- SERVICE/PARKING



United Village
MASTERPLAN + ARCHITECTURE
Supporting Documents

POPULOUS

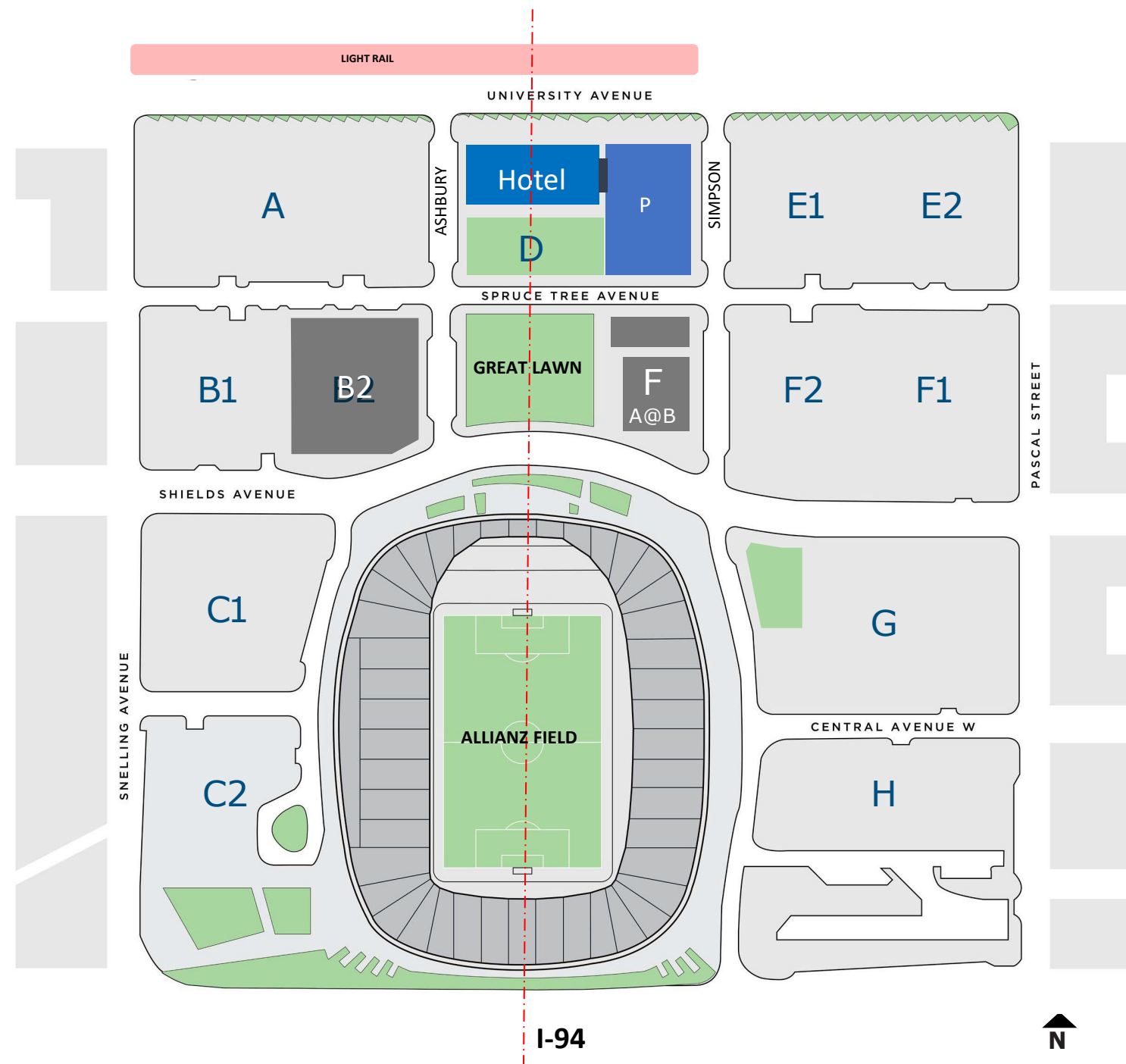
PHASE 1

Block D-HOTEL-stay

TO FOLLOW

Block B-OFFICE-work

Block F-HOSPITALITY-extend



BLOCK D Overall Perspective View





view from northwest

- 12 STUDIO ROOMS
- 5 FLOOR 29 ROOMS/FLR
- AMENITY DECK
- HOTEL ENTRY LOBBY & BOH
- PORTE CORCHERE

+/- 140 KEY HOTEL

300 CAR PARK



GREAT LAWN

view from southwest

BLOCK D Massing



view from northeast t



view from southeast

BLOCK D Perspective Views



2.05

*illustration is included for general design intent only, reference site plan application for submission detail.

BLOCK D Perspective Views



BLOCK D Perspective Views



2.07

BLOCK D Perspective Views



*illustration is included for general design intent only, reference site plan application for submission detail.

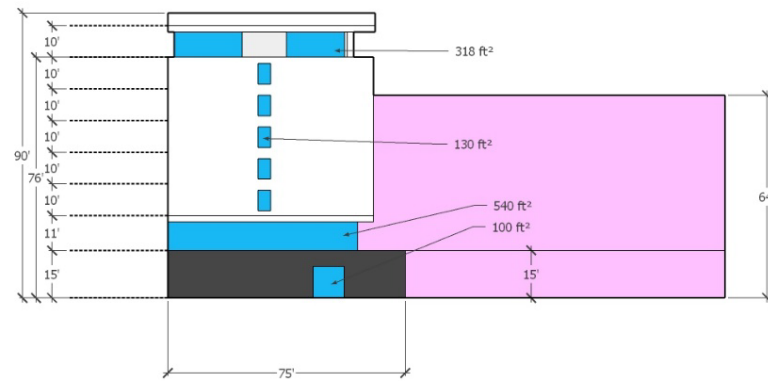


United Village

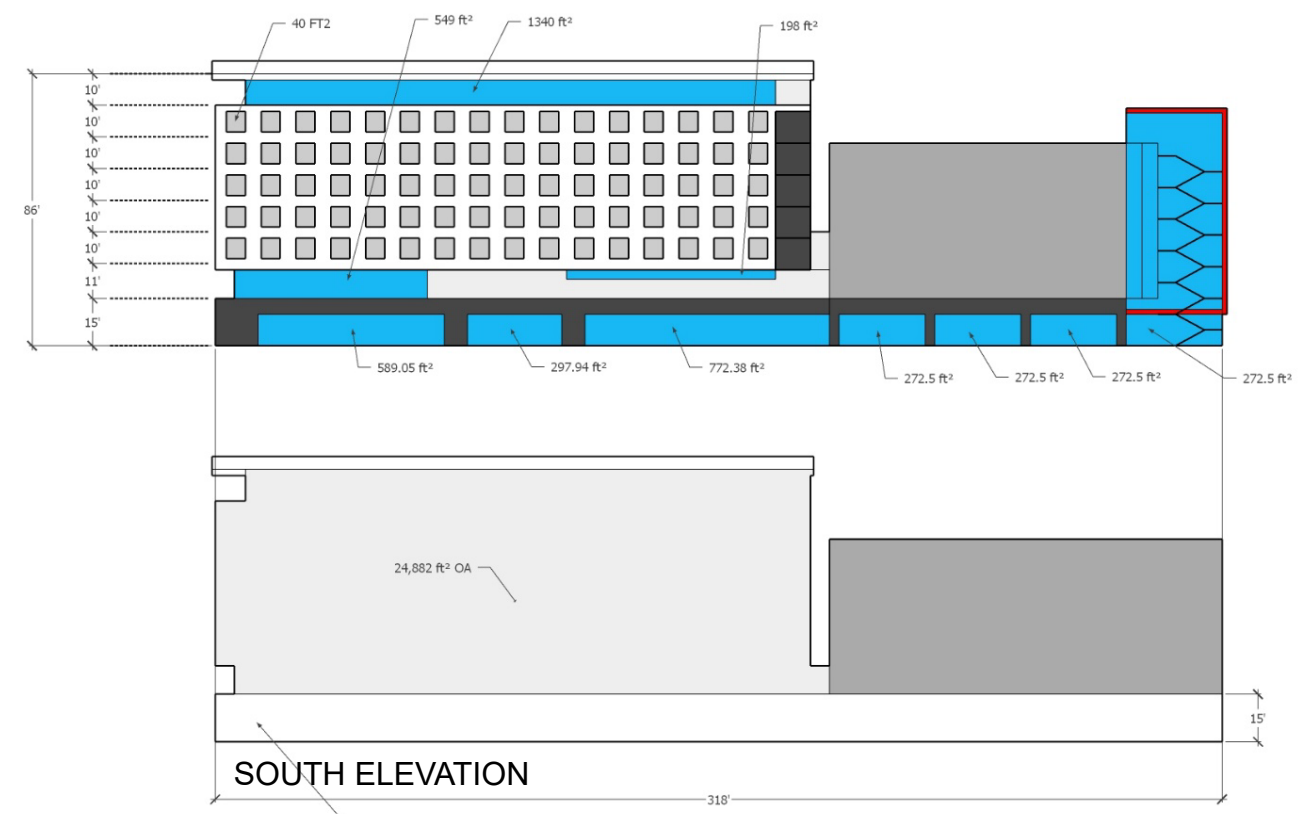
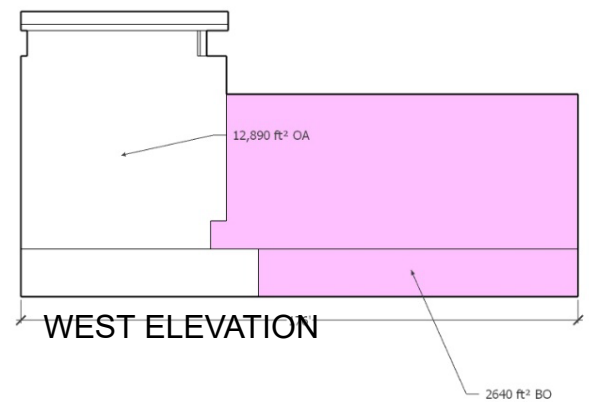
3. HEIGHT AND OPENINGS DIAGRAMS

Supporting Documents

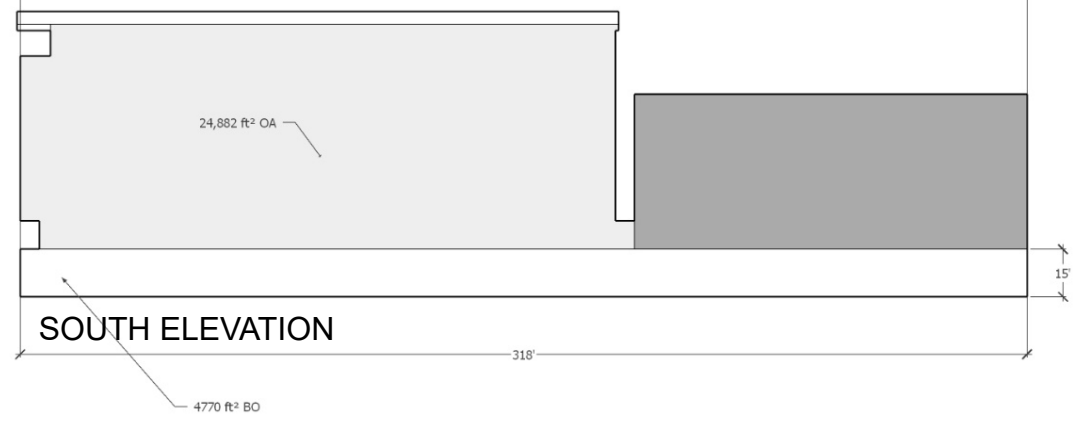
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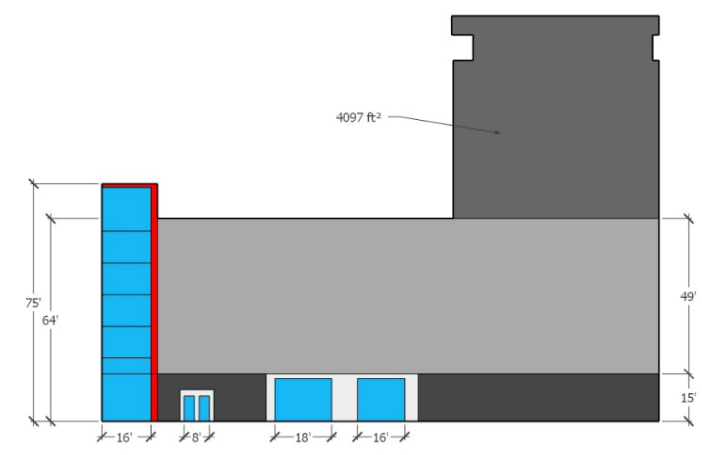
- METHODS**
1. 8.4%
 2. 8.9%
 3. 5.7%



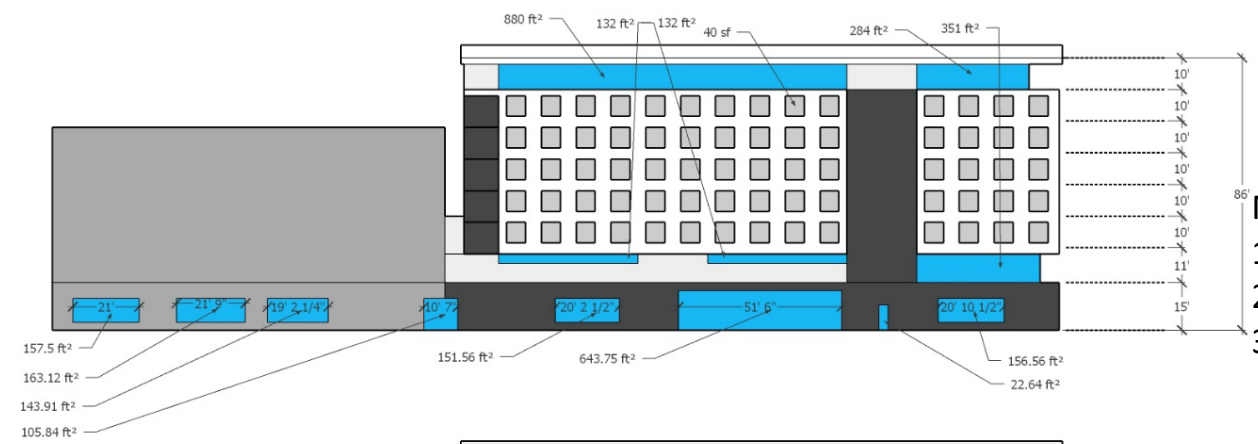
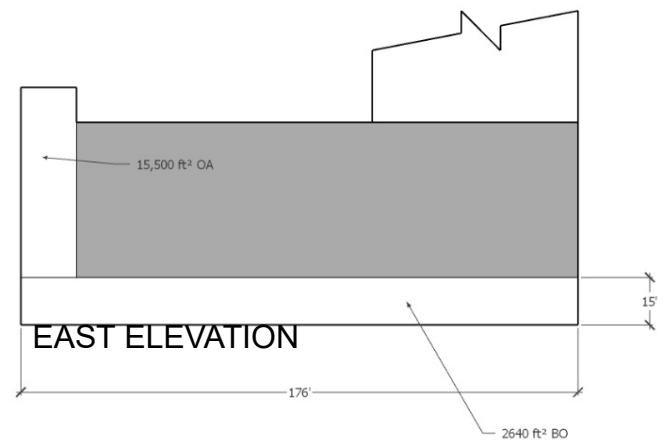
- METHODS**
1. 40.0%
 2. 57.7%
 3. 72.0%



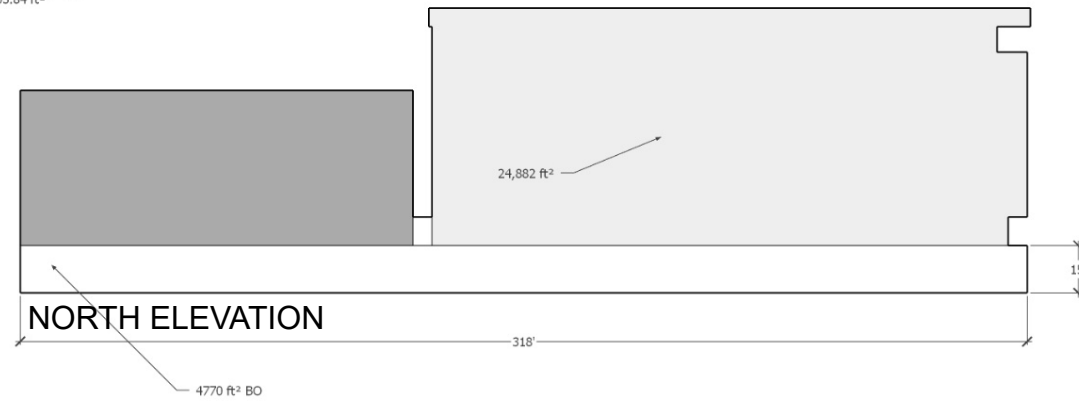
= % OF OPENING SHORT FALL..



- METHODS**
1. 15.1%
 2. 16.4%
 3. 31.0%



- METHODS**
1. 24.3%
 2. 32.4%
 3. 50.3%



FACADE OPENINGS (DOORS) AND WINDOWS PER ELEVATION

2/2/2024

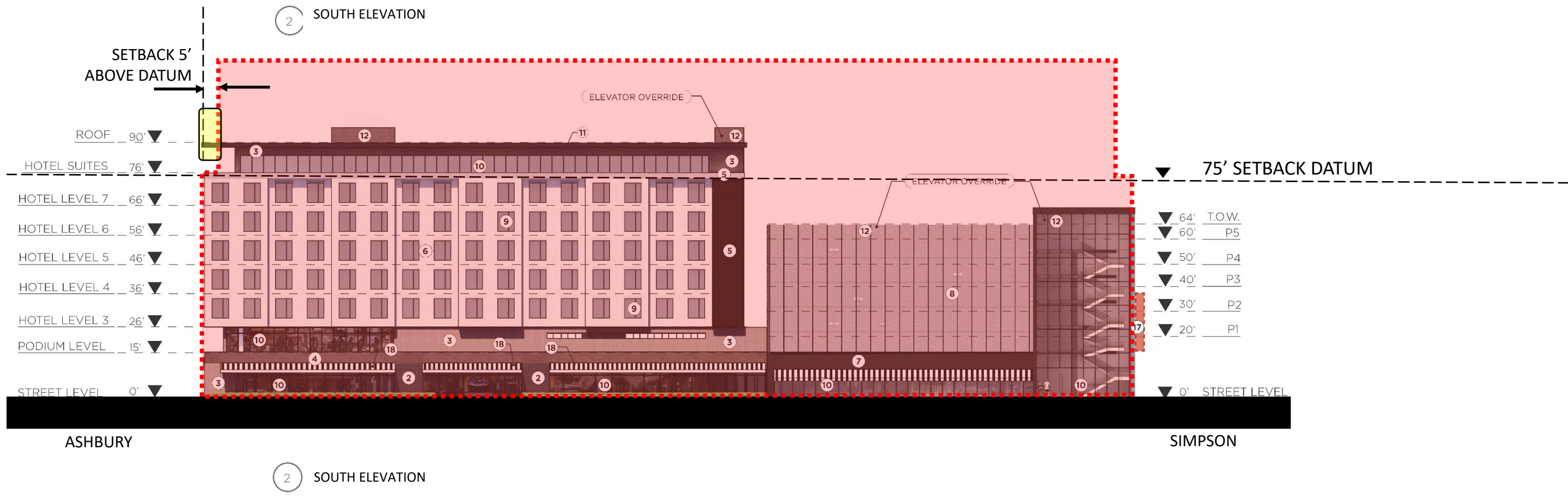
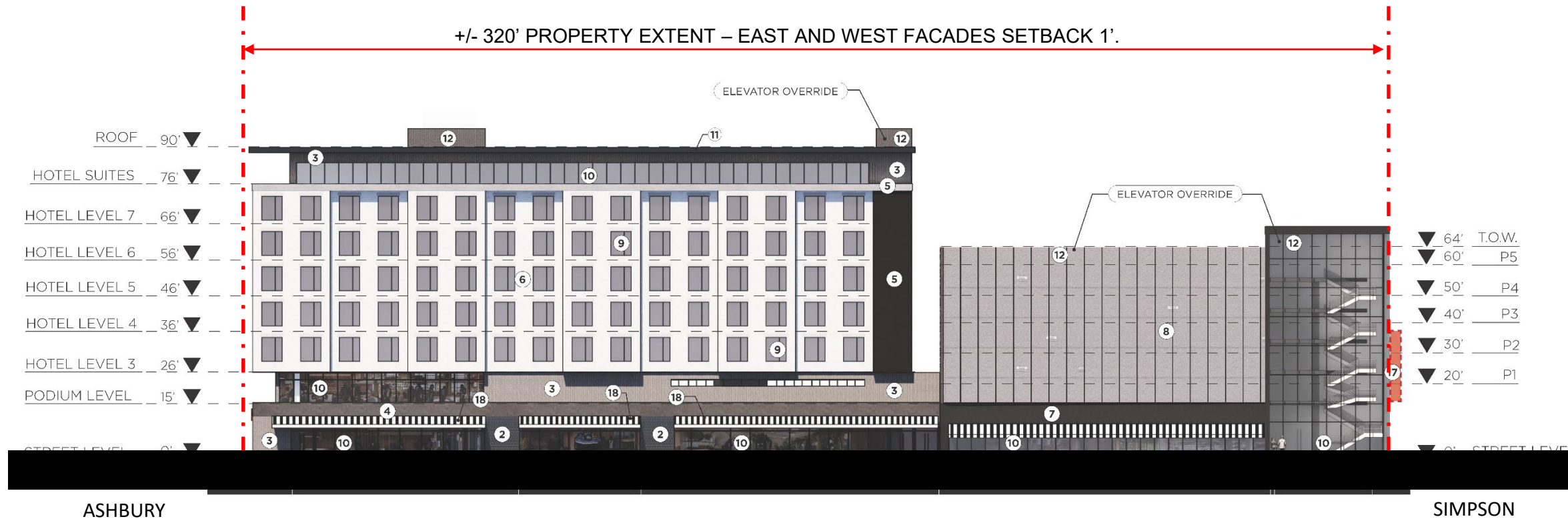
Comprehensive Façade METHOD 1 - 63.110 (B)									DOOR AND WINDOW OPENING SHORTFALL =
	WEST	SF	NORTH	SF	EAST (GARAGE ONLY)	SF	SOUTH	SF	TARGET
General building design standards. For principal buildings ... above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk.	Entire Façade	12890	Entire Façade	24882	Entire Façade	11465	Entire Façade	24882	
	Entire Glazed	1086	Entire Glazed	6054	Entire Glazed	1730	Entire Glazed	9941	
	proportion glazed	8.4%	proportion glazed	24.3%	proportion glazed	15.1%	proportion glazed	40.0%	15%
	REQUIRED	1934							zoning
	SHORTFALL	848 SF							

Building base Area METHOD 2 - Resolution 3									
	WEST	SF	NORTH	SF	EAST (GARAGE ONLY)	SF	SOUTH	SF	TARGET
All new commercial and civic buildings shall have window and door openings and at least 30 percent of the area around the ground floor along arterial, collector, and/or local street facades.	Base Façade	1125	Base Façade	4770	Base Façade	2640	Base Façade	4770	
	Base Glazed	100	Base Glazed	1545	Base Glazed	433	Base Glazed	2750	
	proportion glazed	8.9%	proportion glazed	32.4%	proportion glazed	16.4%	proportion glazed	57.7%	30%
	REQUIRED	338				792			zoning
	SHORTFALL	238 SF				359 SF			

Linear distribution along street METHOD 3 - Resolution 3									
	WEST	LF	NORTH	LF	EAST (GARAGE ONLY)	LF	SOUTH	LF	TARGET
All new commercial and civic buildings shall have window and door openings that comprise at least 50 percent of the length along ground floor	Linear portion	176 LF	Linear portion	318	Linear portion	176 LF	Linear portion	318 LF	
	Storefront	10 LF	Storefront	160	Storefront	54.5 LF	Storefront	229 LF	
	proportion glazed	5.7%	proportion glazed	50.3%	proportion glazed	31.0%	proportion glazed	72.0%	50%
	REQUIRED	88				88			zoning
	SHORTFALL	78 LF				34 SF			

DOORS AND WINDOWS – METHOD RESULTS

3.04





POPULOUS