

Beltline Visioning



Beltline Visioning

2040 COMP PLAN

Community Health and Safety

-Community engagement is critical to neighborhood connections and preserving their unique identities.

Racial Equity and Inclusion

-Creating opportunity and expression of all cultures.

Environmental Stewardship

-Leading with a practice of sustainable techniques. Passive and active design for a brighter future.

Livable Community

-This project creates an essential neighborhood node with the grocer and housing. As well as offering gathering spaces within a pocket park/plaza. It is a transit-oriented site, with mixed uses and a variety of housing choices.

Mobility

-Encourage the priorities of mobility, provide needed access and resources for each mode.

(Walking, Biking, Transit, Vehicle)

St. Louis Park is committed to:



Being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.



Continuing to lead in environmental stewardship.



Providing a broad range of housing and neighborhood-oriented development.



Providing a variety of options for people to make their way around the city comfortably, safely and reliably.



Creating opportunities to build social capital through community engagement.



Beltline Visioning

2040 COMP PLAN

Neighborhood

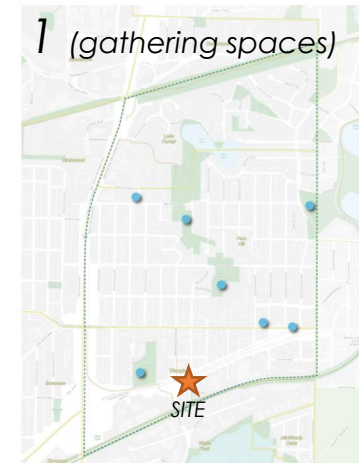
The site falls within the Neighborhood Planning Area of **East Central**. A vision for the Triangle neighborhood is High Density Residential. This project responds to this need as well as the need for **variety** in housing options.

As the emerging **mixed-use** area of Beltline Station, it is important to provide community needs beyond housing for this site. Access to **mobility options**, public plaza/pocket parks, and a retail grocer all add to the diversity of the site.

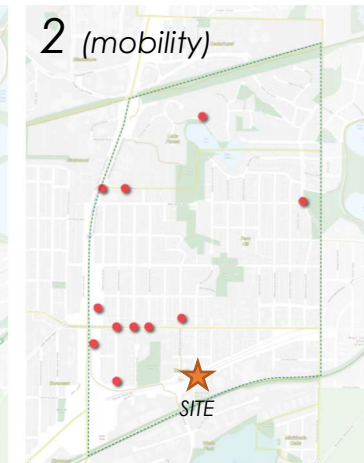
A past neighborhood activity seen in the lower right, brought up 3 key ideas of gathering, mobility, and environmental assets. Working to **connect** these dots in diagram 1 and 3 will work to **engage** more of the community. A major street (Minnetonka Blvd.) is seen as a divider for difficulty passing through.

Community responses to 12 key areas of development had varying themes of importance. Some of these include:

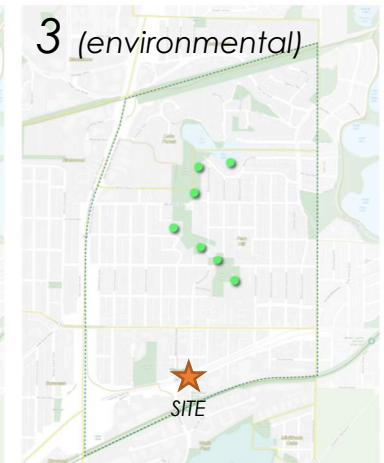
- Trees and **green spaces**, trails/sidewalks
- Grocery**/mixed use
- Affordability**, **scale** of multi-family, +density
- Improve ped/bike crossings/intersections
- Add places for **neighborhood gathering**/events
- Improve/maintain **walkability**
- Increase **bus service**/develop **light rail** line
- Increase non-motorized traffic/**bike facilities**
- Preserve/improve green spaces or add more
- Increase/improve **recycling**, **water quality**
- Existing parks top recreation uses



● "Where are your neighborhood's existing and potential gathering places?"



● "Where are there challenges for getting around easily and safely in your neighborhood?"



● "Where are your neighborhood's environmental assets?"

Beltline RFP Visioning

SWLRT

Beltline Boulevard Station Redevelopment

"a premier development opportunity"

Narrative

THE CONTEXT... A Reinvented Urban Hub

The Beltline Boulevard Station is the multimodal lynchpin for a new and visionary urban center linking the districts of St. Louis Park and Bass Lake Preserve, along with County State Aid Highway 25, Beltline Boulevard, Southwest Light Rail Transit, and Cedar Lake Regional trail. These all converge at the site to create what will be a walkable urban fabric of retail and residential uses. The new hub will be woven together by a network of flexible gathering spaces, plazas, bark parks, bike stations, green roofs. With innovative green and storm water features such as integrated bio-swale gardens to create an active, vibrant and connected place where people can live, work, and recreate.

Our vision is to transform this understated intersection into a vital and sustainable activity center, that conforms to the City's vision for great mixed-use place-making, inclusionary housing, outdoor recreation areas, and visible green building elements that meet and promote the City's goals for net-zero energy consumption. Doing so through Green Building Policy, Energy Action Plan, and Climate Action Plan.

THE BRANDED BIG IDEA... A dynamic collection of interconnected Campos (Pocket Parks) and the Central Piazza (plaza)

Imagine a place of blurred lines where pavement and greenspace merge; where pedestrians and plants dominated the ground and building planes; there dogs, people, bikes, and cars co-mingle effortlessly and safely. As one arrives to this place, from any of the surrounding districts, or by bike from the Cedar Lake Regional Bike Trail, or steps off the LRT, they arrive into a place dominated by a series of strategically placed pocket parks and plazas stitched and woven together through meandering greenways to create a newly fresh and unique urban center.

Using Italian terms to best describe a particular character trait of place, the reinvented urban hub known as the Beltline Boulevard Station site, is being transformed into a dynamic collection of interconnected Campos with a Central Piazza. Each smaller campo contains distinct activities and uses; the public Campos for recreation, dog runs, bike parks/repair; the private residential for pool activity, grilling, games, green roof deck areas, and leisure. The Campos are linked together through district pathways with north/south connection through the site as pedestrian dominated. With the South and East access points for vehicle traffic. The perimeter site edges contain distinct treatments for shop and primary street frontage – entry plazas with public art at the arrival to the buildings and stations. Individual walk-up units that bridge over aesthetic bio-wales at the residential buildings and inviting retail access with outdoor seating at the retail and parking structure. Central to the entire complex is the larger Piazza, shaped and hemmed in by the vertical green walls and building facades marked by and iconic Campanile. This place provides a gathering space for all modes of transportation or can be segmented off to all for farmer's markets, food fairs, or art shows. This all amidst integrated landscaping and stormwater treatment features. In place of predictable asphalt and paint stripping, wayfinding and sense of place are created through a carefully applied family of textures and materials, visual cues provided through creative use of paving, street furniture, plantings, bollard/festival lighting, and vertical green walls.

THE ARCHITECTURE of PLACE... Functional, branded, experiential

The architectural basis is built on a holistic approach of integrating the contemporary buildings and interior spaces, with the landscape through the placement of logical functions and integration of greenery, natural material, colors, and palettes. The obtuse shape of the site provides an organizing dynamic grid used to shape and position all buildings and site elements. The exterior designs come from two basic ordering principles: active and articulated, balanced with serene and simple façade forms. These two elements layered with features such as large windows, balconies, and canopies each depart to have their own original patterns, creating a dynamic dialogue amongst the buildings on the site. Color accents of rusted orange cor-ten steel, buff color stone / precast, and natural charcoal gray siding animate the facades while the remaining areas provide visual relief. The central feature of the Piazza integrates greenery with perforated wall panels for year-round interest.

The plan embraces the City's suggestions for the size, heights, functions, and placements of the parking structure, retail, and housing. The parking integrates both the required SWLRT parking along with the required parking for the retail. Housing integrates both underground and surface parking to achieve desired market results. The mixed-use retail anchors the corner to establish the urban edge character of the site. Large expanses of window wall provide for optimal daylighting, views, and transparency at the ground floor.

For the resident, young professional or empty nester, the design delivers a new vision for hip urban lifestyle rental living with boutique hotel-style amenities. The lobby adjacent common spaces, and rooftop areas connect the interior to the exterior landscape through a collection of vibrant design interventions and natural material palettes, encouraging daily social gathering and participation by residents. Yoga, fitness, bike lounge, wi-fi lounge, and business center all cater to the new generation of mobile urban inhabitants. Within each of the dwelling units there is an intentional gesture to connect the openness of the interior living environment to the exterior surroundings using sliding and translucent walls, partial-height walls to borrow daylight, continuous wood flooring and unique exterior windows bays, and balconies. A variety of unit types are offered from the typical flat, to street walk-ups or terrace units. The Beltline Boulevard Station seeks to create an integral connection to the site while providing a chic and cozy new environment.

While the parking structure will integrate the required SWLRT parking with parking for the retail building, a unique opportunity exists on site to include shared and/ or flex parking, a more efficient solution that utilizes expensive structure parking around the clock rather than only during business hours. A bike shop repair station and storage proposed at the southwest corner of the ramp as an integrated feature that will enhance the perception of this area as a bicycling hub.

A key to the entire development site is the integration of sustainable features throughout the site and within the buildings and material usages. Our development team has a long history of providing forward thinking and implemented sustainable approaches to building and site design whether through green accredited approaches such as LEED, Green Globes, or NAHB Green Buildings program, or local programs such as the State's B3 program or MHFA Green Communities.

active

articulated

balanced

serene

anchor

vibrant

variety

sustainable

gathering

converge

connected

woven

campos

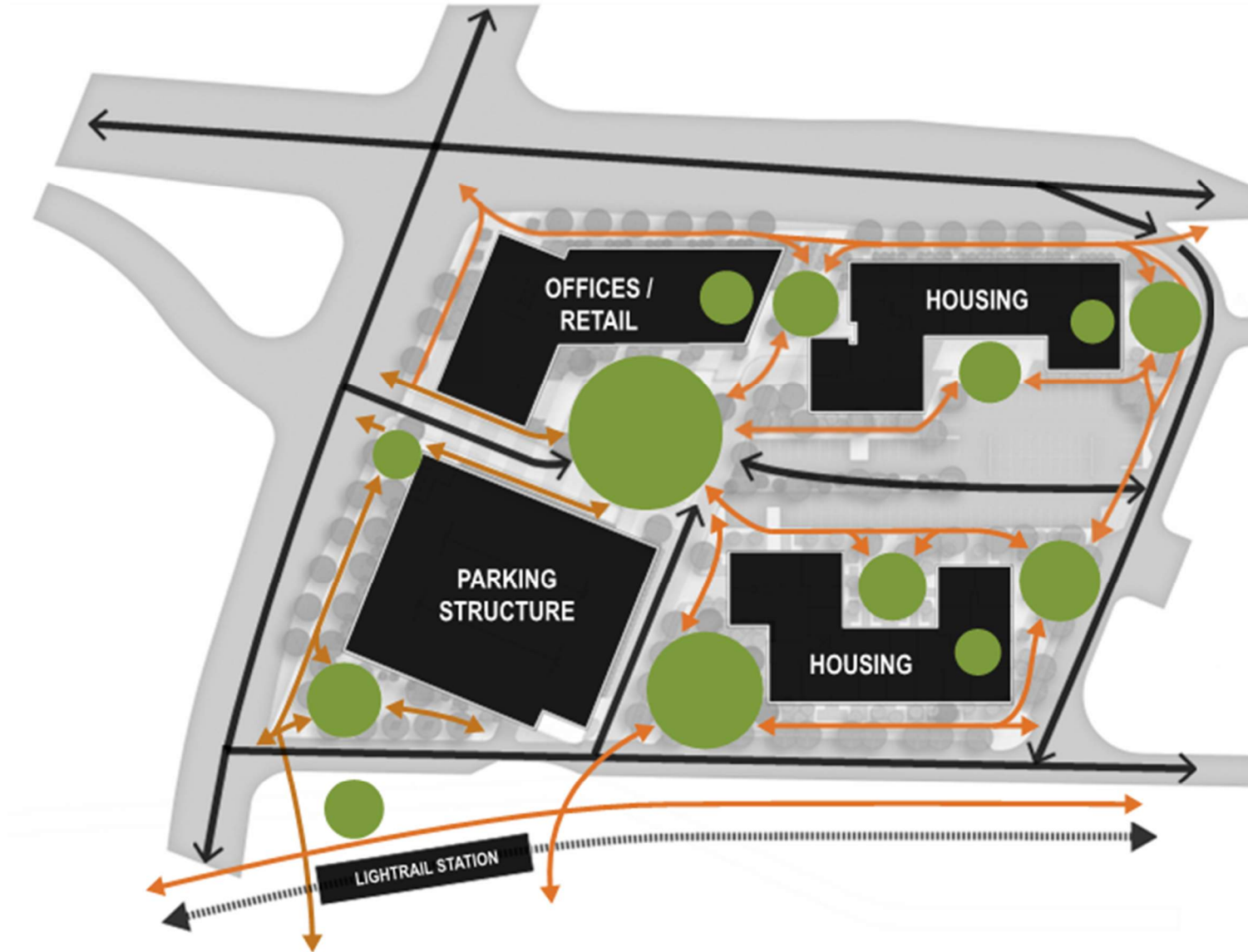
hemmed

wayfinding

Beltline Community



Beltline Station Community



Beltline Visioning

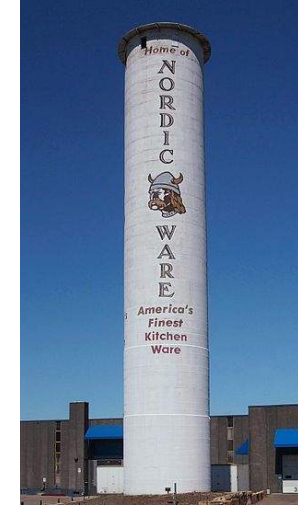
LOCAL HISTORY

LILAC WAY – preference to restore native trees or shrubbery, rows of lilacs like D.C. cherry blossoms, three reserved park/picnic areas

EXPERIMENTAL GRAIN ELEVATOR – innovation in agriculture and first of its kind.

RAILROAD – importance to city development and vitality

PARKS – destinations along major mobility corridors, support needs of the community



Beltline Visioning

GREEN/SUSTAINABILITY

Saint Louis Park - 2017 Climate Action Plan

- Reduce energy consumption in large commercial buildings by 30%
- Reduce energy consumption in small-mid size commercial buildings
- Design and build all new construction to be net-zero energy
- Reduction of energy consumption in residential buildings by 30%
- Achieve 100% renewable energy
- Reduce vehicle emissions by 25%
- Reduce solid waste by 50%

Environmental Stewardship

- Residents value park systems and natural areas in neighborhoods

The site is a hub for transportation; buses, rail, and bikes will have great access. Use of green stormwater management and renewable energy opportunities will set a precedent for vital green initiative in the built environment.



Beltline Visioning

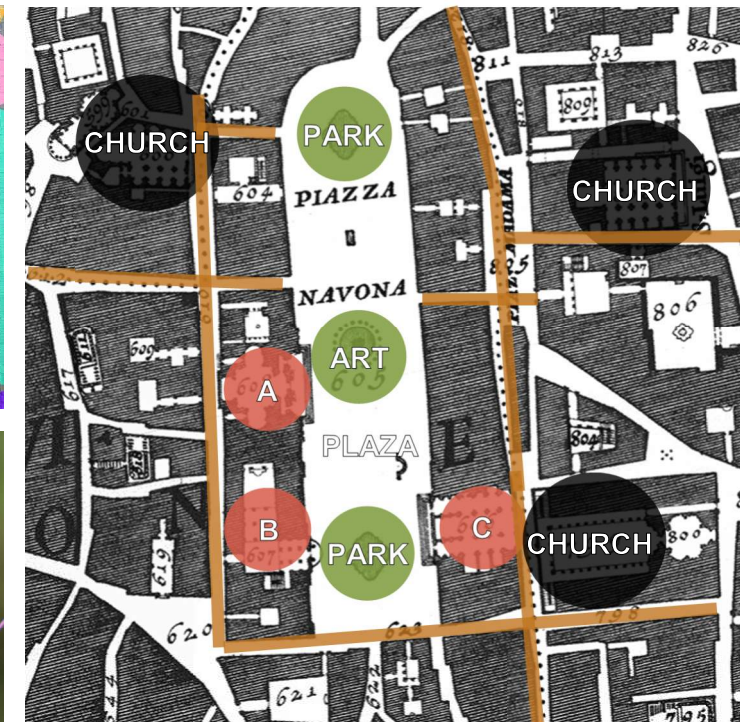
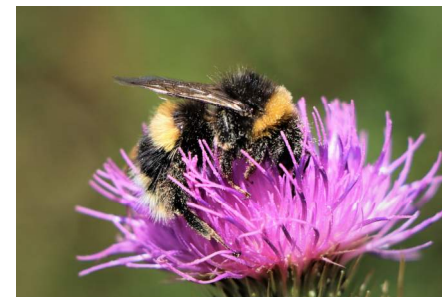
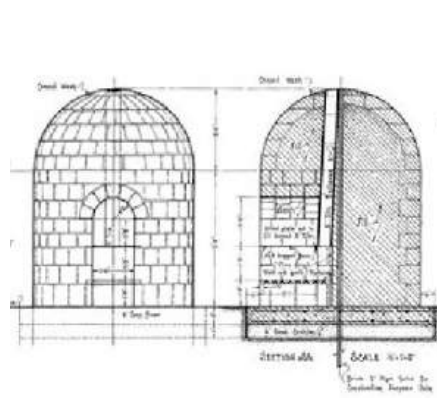
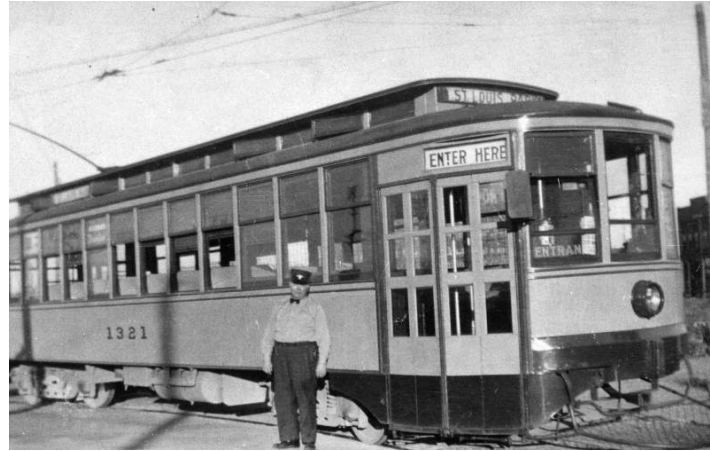
PLACEMAKING

DESTINATION/HABITAT – the convergence of different mobility options make this site a unique destination, a hub for the community, it serves essential needs as well with a corner grocery store. It can become a gathering place for people as well as providing green space for animal biodiversity.

SIGNAGE – the presence of this project as a greeting to Beltline station arrivals. There is a unique identity created by diversity of housing and transportation meeting at this site.

PUBLIC ART – art can engage the community and give a unique sense of character to an area. It can tell a story, bring awareness, or become abstract to broaden our experiences. An expression of culture is important to the fabric of a neighborhood.

BRANDING – the story of public stops along Lilac Way is interesting. How can this be translated as a stop along the way for travelers using all modes of transportation. This hub becomes a proponent for mobility throughout the community.



A DIVERSE COLLECTION OF
BUILDINGS CREATING A
COHESIVE WHOLE

[illegible]

Exterior Visioning

 ARRIVAL/DEPOT



Exterior Visioning



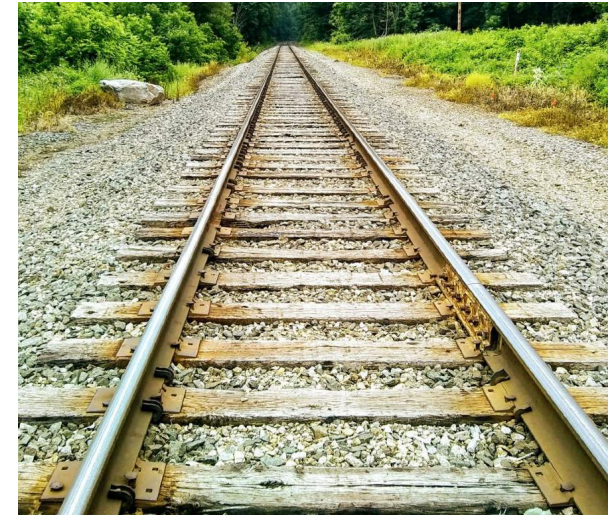
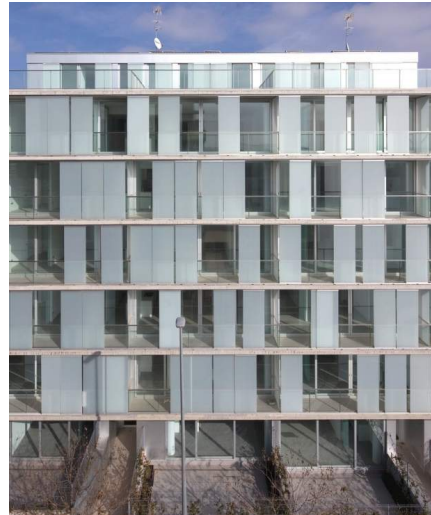
Exterior Visioning

 SHELL/CARAPACE



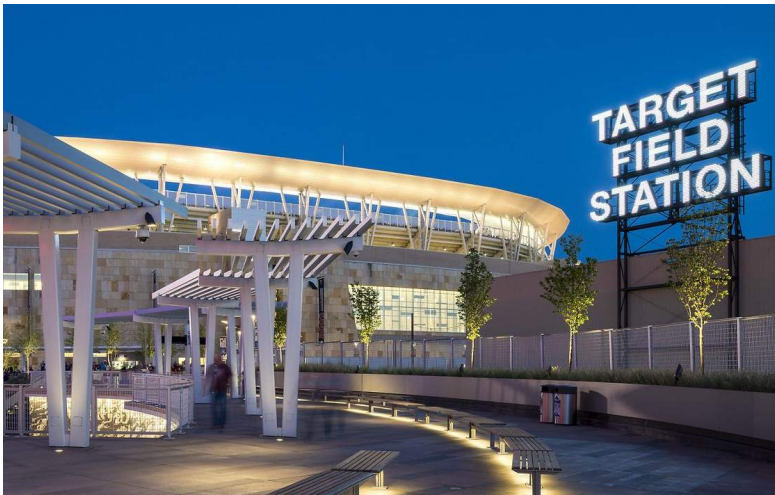
Exterior Visioning

 SEAM/STITCH



Exterior Visioning

 EXPRESSIVE/IDENTIFIER



Exterior Concept

SHELL/CARAPACE

OUTWARD / INWARD FACING FACADES

STREET FAÇADE

TOP (CARAPACE)

DURABLE, ALTERNATING



COURTYARD FAÇADE

BOTTOM (PLASTRON)

LIGHT, LINEAR



PROMINENT ELEMENTS

SHELL SPOTS

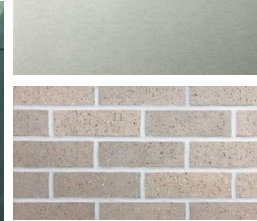
CONTRAST, UNIQUE



Exterior Concept

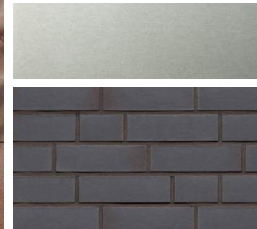
MATERIALS

BUILDING 1
VIBRANT / MIXED USE



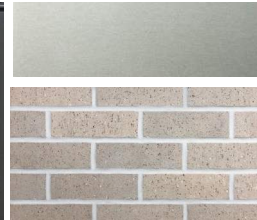
- PREWEATHERED PATINA ON COPPER
- ANODIZED ALUM.
- LIGHT GRAY BRICK

BUILDING 2
ACTIVE / FAMILY



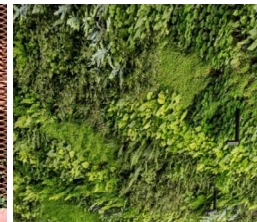
- PAINTED COR-TEN PANEL
- ANODIZED ALUM.
- DARK BRICK

BUILDING 3
REFINED / MKT. RATE

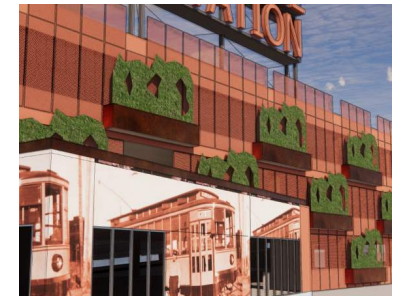


- STANDING SEAM METAL PANEL
- ANODIZED ALUM.
- LIGHT GRAY BRICK

PARKING RAMP
EXPRESSIVE



- BRIGHT METAL SCREEN
- VEGETATION
- LOCAL HISTORY GRAPHIC







OVERALL EAST ELEVATION (ALONG BELTLINE BLVD.)



OVERALL SOUTH ELEVATION (ALONG BACKAGE ROAD)



OVERALL NORTH ELEVATION (ALONG HIGHWAY)



OVERALL WEST ELEVATION (ALONG MONTEREY AVE.)



VIEW ALONG BELTLINE



VIEW AT SOUTHWEST CORNER



VIEW ALONG LIGHT RAIL



VIEW FROM COURTYARD

