

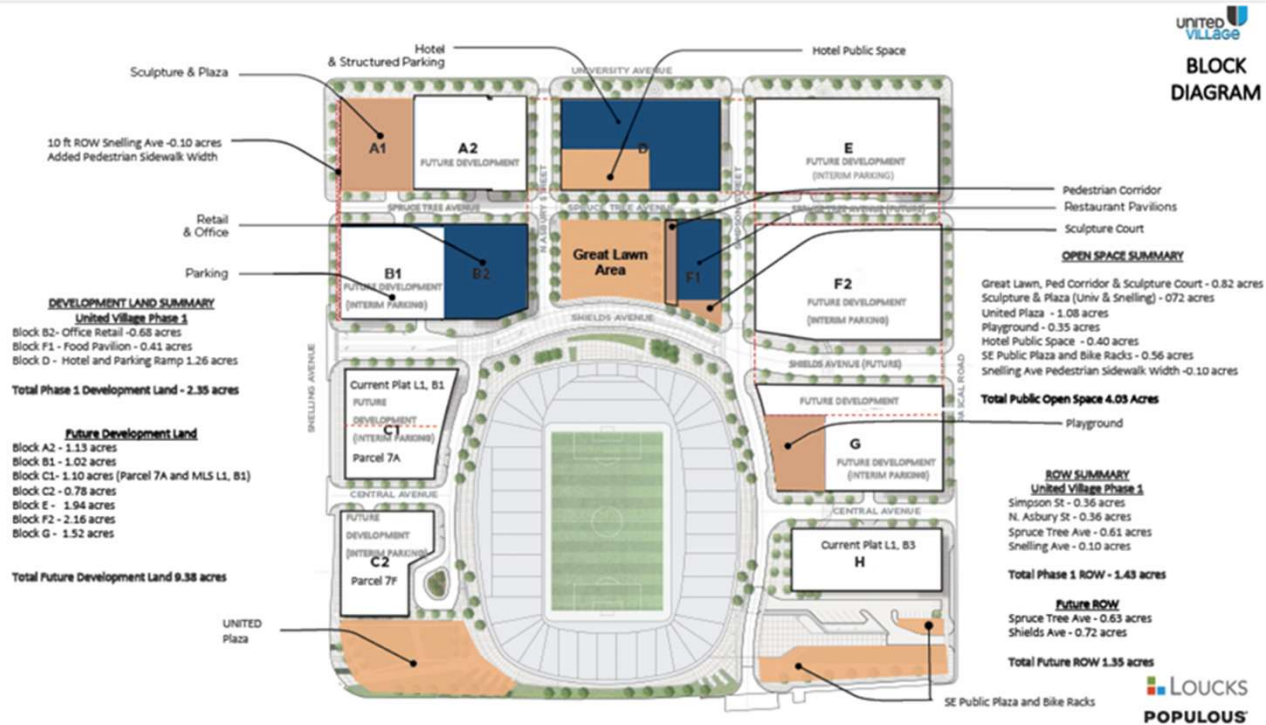
United Village

Saint Paul City Council 3/11/26

Variance Requests Hotel (Block D)

- North Façade ground floor **length** of doors and windows; 43.1% (50% is standard)
Requested Variance 7%
 - North Façade ground floor **area** of doors and windows; 23.3% (30% is the standard)
Requested Variance 7%
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Block Diagram of United Village Phase 1



Mortenson Construction Image
March 2026



United Village - Saint Paul City Council 3/11/26

Variance Requests Hotel (Block D) - Summary

- Spring 2024, BZA and Planning Commission heard and approved variances related to this parcel, however not this specific item it is a new variance request
- Construction is currently underway on all three development blocks, including supporting infrastructure
- The unique issues of the development parcel remain the same, buildings on blocks that face streets on 3 and 4 sides
- Mitigation strategies include prominent public art in addition to specific architectural dimension
- Development team has constantly worked with the City and community as plans evolved
- Union Park CLUED Committee Reviewed and recommended approval 1/26/26
- Union Park Full Board recommended approval 2/4/26

United Village - Saint Paul City Council 3/11/26

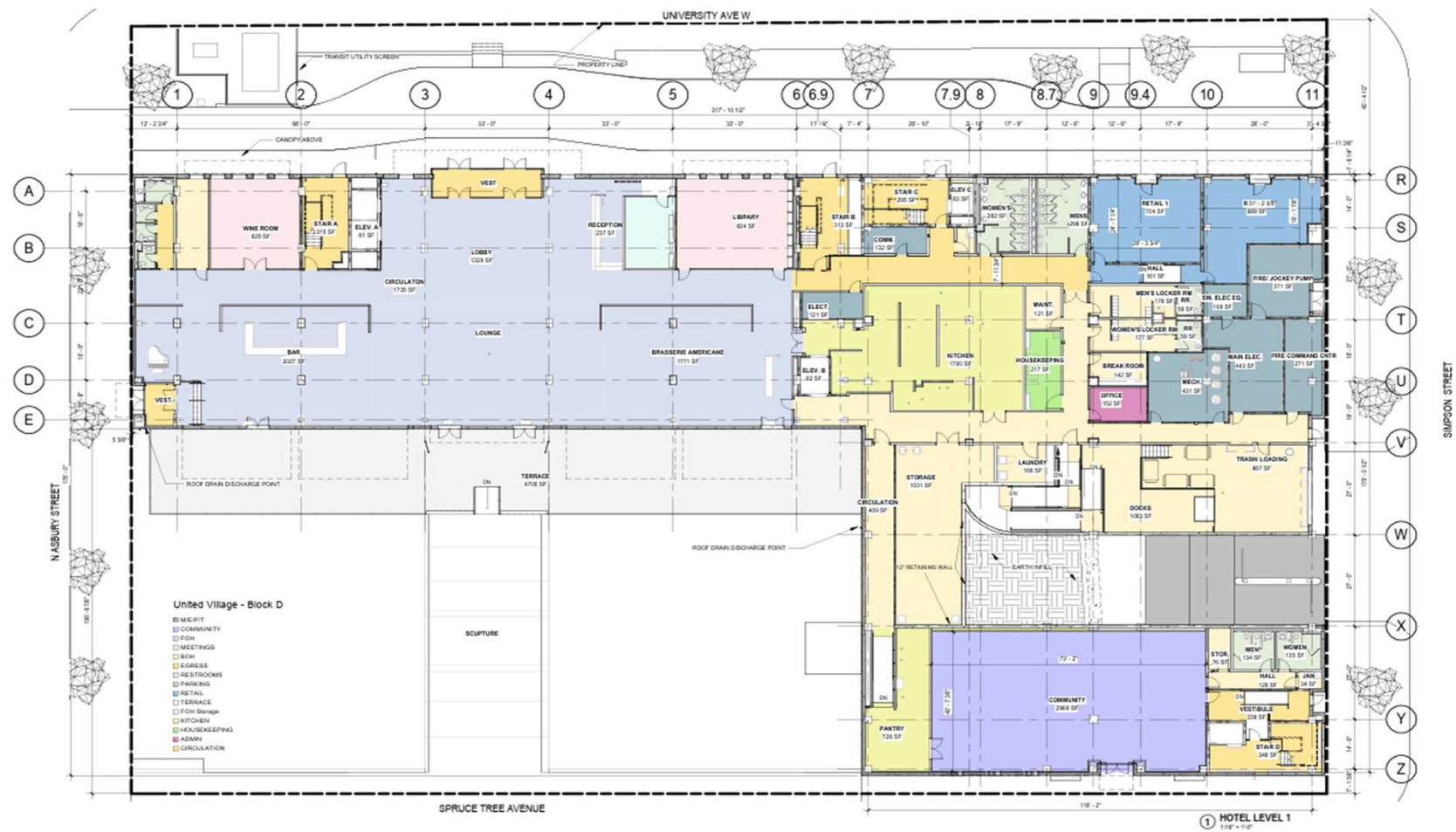
Variance Rationale High-Level Summary

- Hotel and Parking Ramp can and do meet the requirements where retail or amenities are adjacent to public areas.
- To apply additional openings to restrooms and back of the house areas is impractical to achieve, and the uses do not benefit from a visual connection
- Hotel entrance is prominent feature, and the north façade has intentional design symmetry
- Placement of awnings at windows and doors introduce architectural articulation and visual interest
- The stairwell transitioning the buildings exterior wall has a commissioned vertical public art mural. The mural has yet to be designed. The mural depiction shown is a placeholder.
- The ceiling heights on first floor are not substantially taller than the balance of the typical guestroom floors. The finished ceilings on first floor range between 10' – 12'

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Variance Outcomes

- Hotel and Parking Ramp that maximize connectivity to neighborhood and placement on the development block in a manner that best leverage the entire development and orient functions to deliver the best possible services
 - Project implantation that is in harmony with the intent of the zoning code and is consistent with the comprehensive plan
 - Project implementation that integrates with the essential character of the surrounding area
 - Prominent public art where the location of service elements do not make a visual connection beneficial or advisable
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NORTHEAST ELEVATION - RENDER



NORTHWEST ELEVATION - RENDER



NORTHWEST ELEVATION - RENDER



NORTH ELEVATION - RETAIL

...where all Minnesotans come to dance...
WAMD Radio 1923

S. ELEVATION RETAIL - RETAIL



NORTH ELEVATION - MAIN ENTRY

