

# OVER THE FENCE

CREATING A SYMBIOTIC RELATIONSHIP BETWEEN SPORTS AND COMMUNITY



What is the Fence?



Miller Park, Milwaukee



Dodgers Stadium, Los Angeles



Allianz Arena, Munich

# Research

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- Sports venues promise economic growth but fail to do so
- Many venues are used sporadically and isolated from the local environment.
- Future trends look to embed stadiums into larger commercial and residential projects, with the team acting like a tenant.



Ballpark Village, St Louis



The Battery, Atlanta

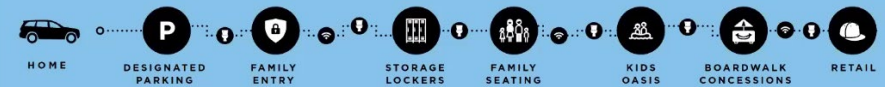


Fenway Park, Boston

# Ballpark Experience

- What makes a great experience?
- It should embody a sense of place
- A place that has something for every fan
- Offers diversity and the opportunity to explore
- Extend experience beyond the stadium

FOR EVERY AUDIENCE





Miller Park, Milwaukee



Dodgers Stadium, Los Angeles



Allianz Arena, Munich

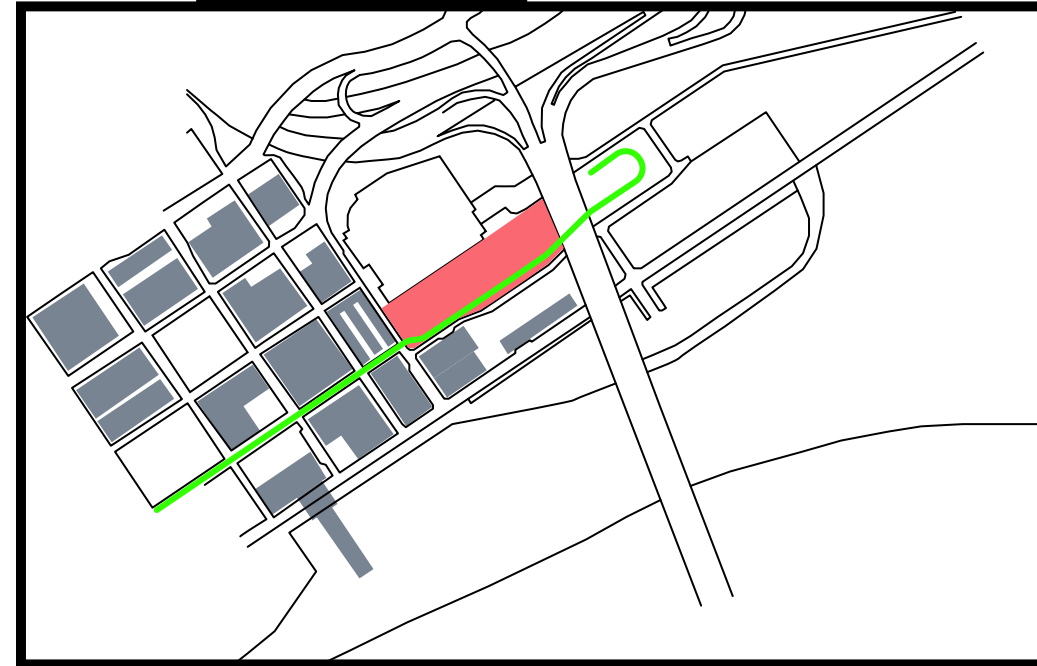
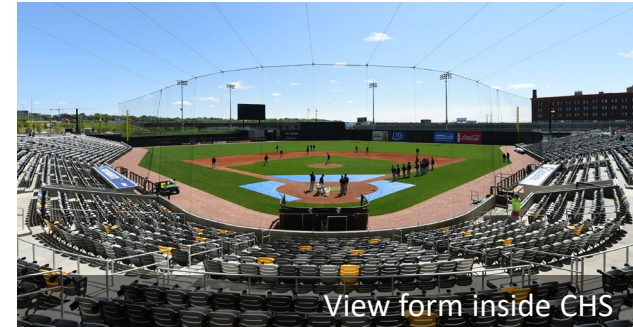
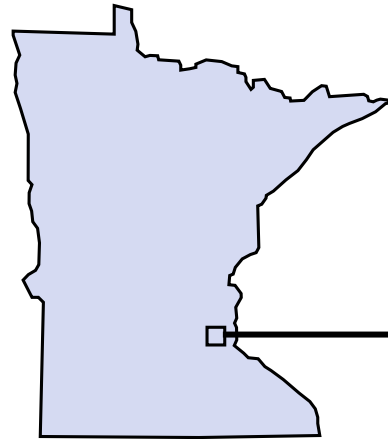
# Goals

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- Enhance the design and the experience of the ballpark
- Create environment beyond sports that boost the community
- Provide sustainable revenue and long-term attendance

# Site

- Lowertown, St Paul, MN.
- Currently a warehouse
- Adjacent to CHS field and St Paul Farmer's Market
- Walking distance from Mears Park and Union Depot
- Metro line runs through sight





Union Depot

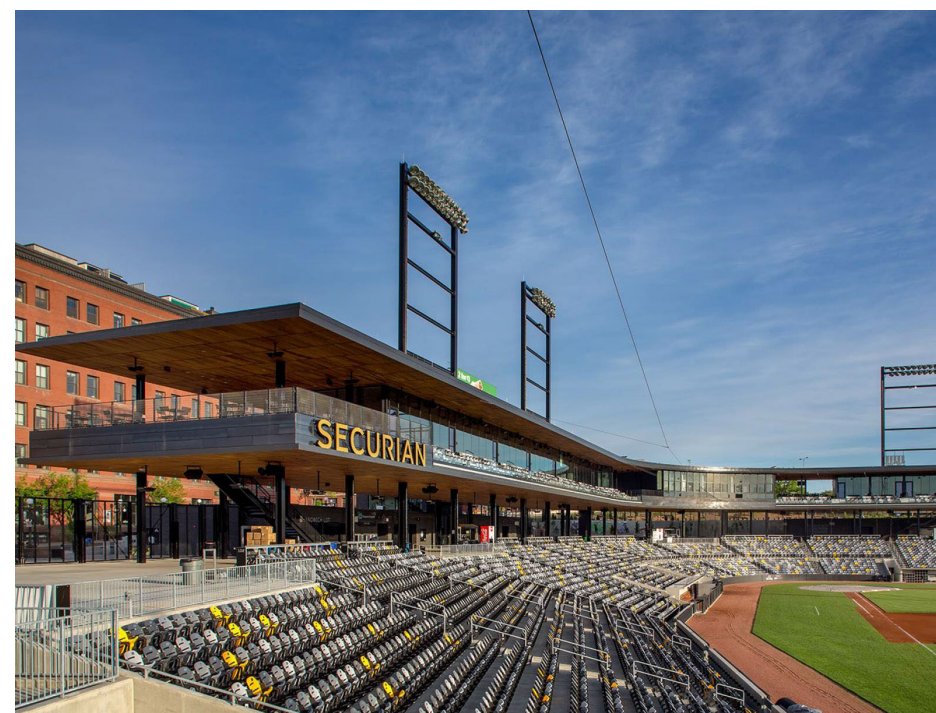
Farmers Market

CHS Field

Site

Parking

Parking



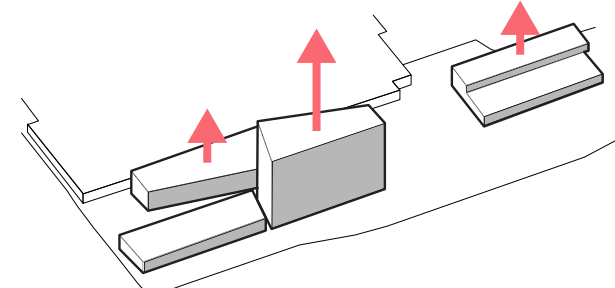
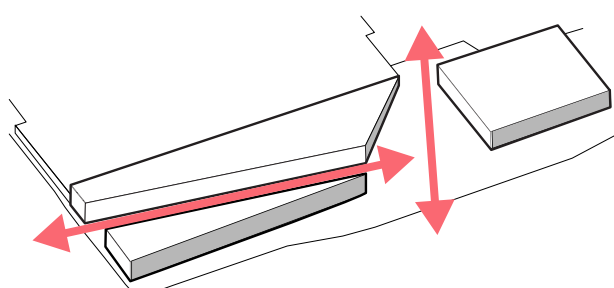
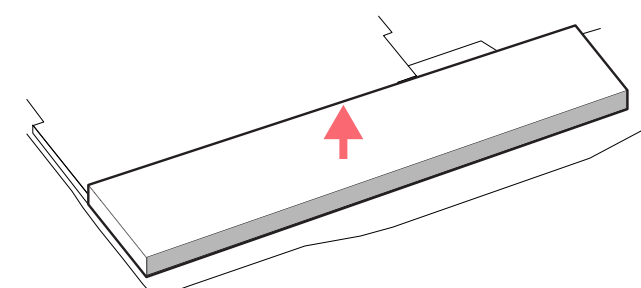
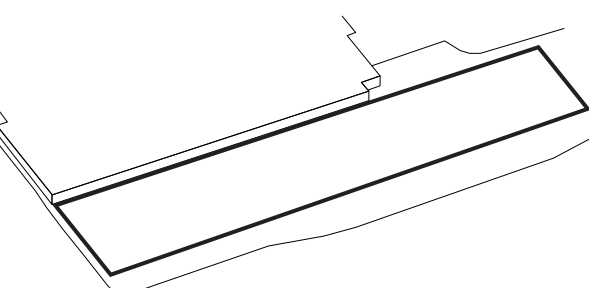
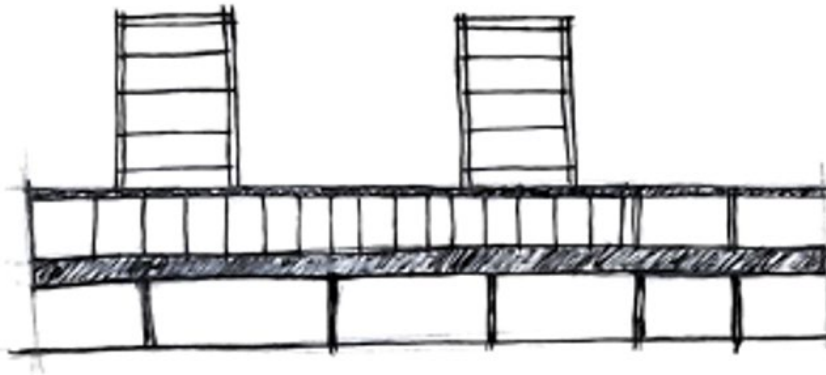
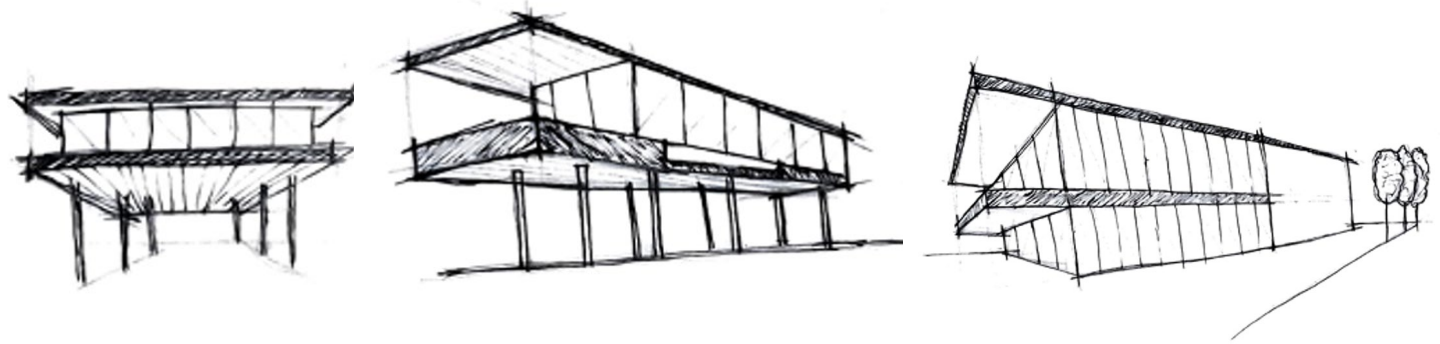
## Inspiration & Form

- CHS Field
- Home to the St Paul Saints
- Extended cantilevers
- Materials: Blacken steel, Wood finish, grey masonry



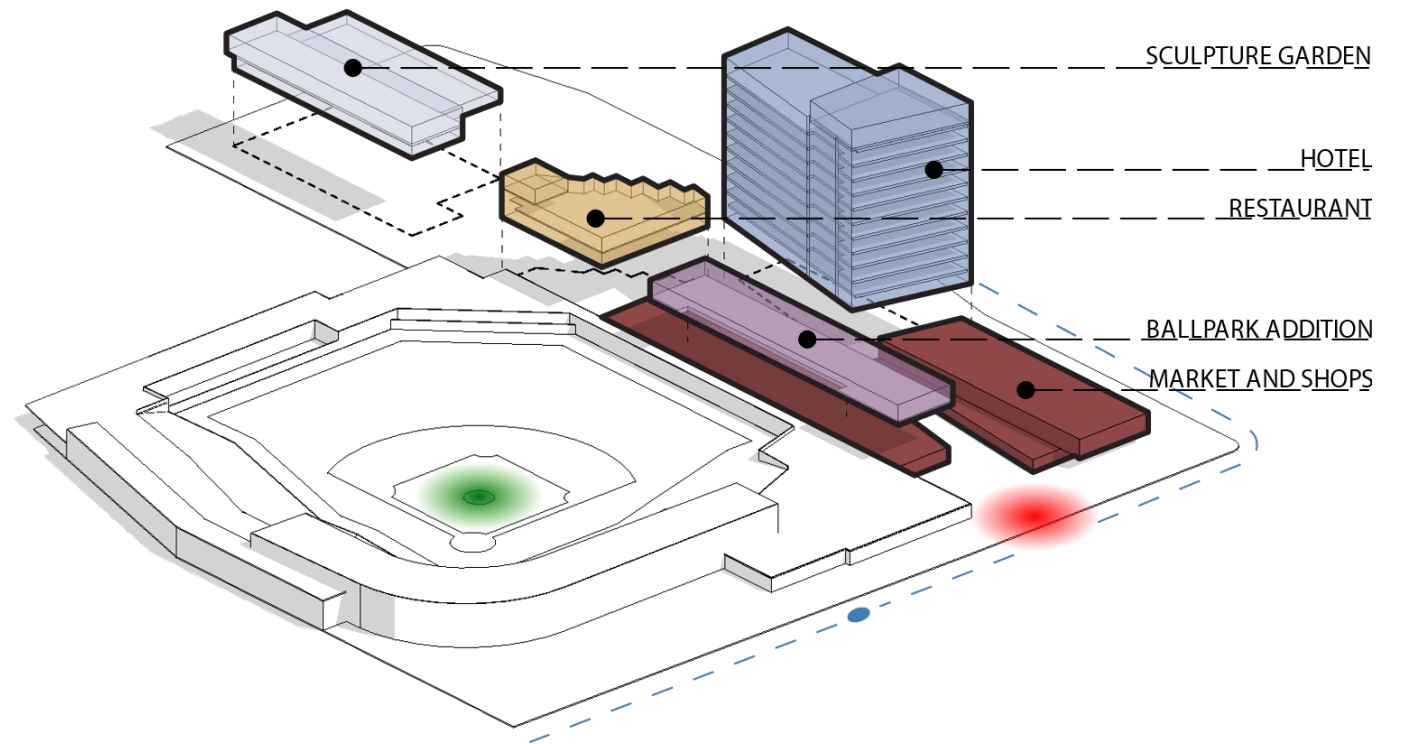
# Inspiration & Form

- Mimic cantilevers of the existing upper deck and similar materials
- Align adjacent to ballpark
- Create connections to center of the site

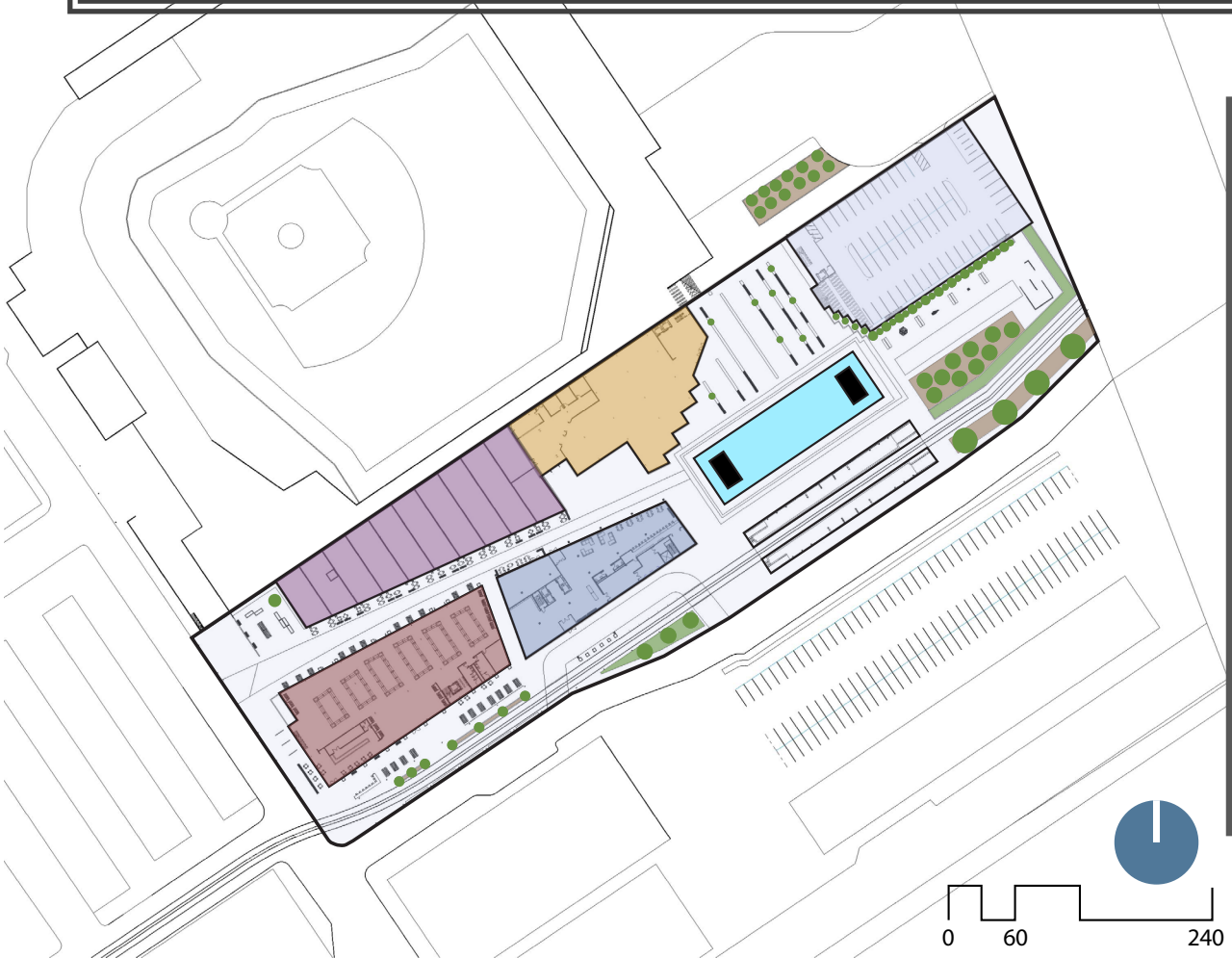


# Project Program

- Public Market and Pedestrian Street
- Baseball Addition
- Restaurant
- Retail
- Plaza
- Hotel
- Sculpture Garden
- Metro line stop

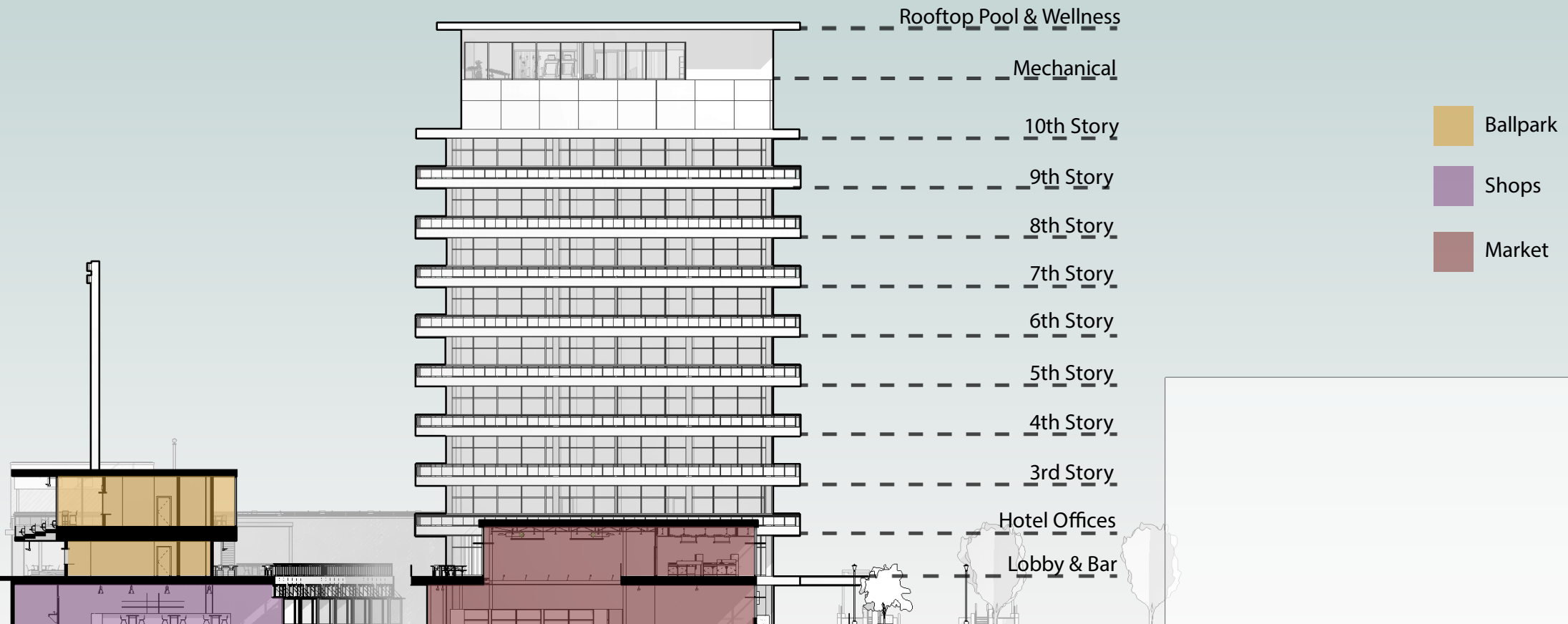


# Masterplan



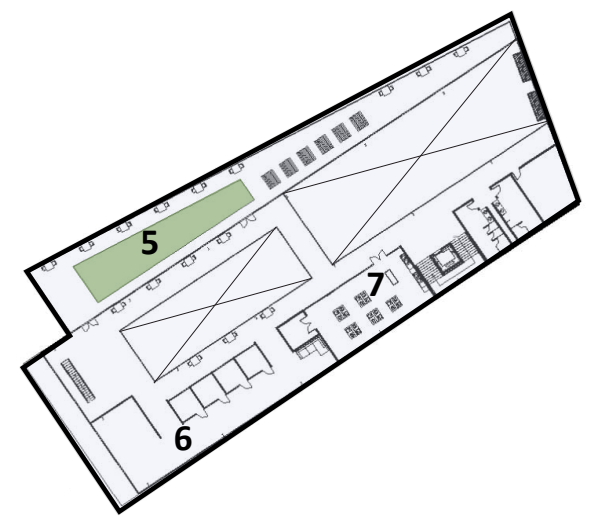
-  Sports Shop & Ticketstand
-  Shops
-  Market
-  Hotel
-  Sculpture Garden & Parking

# Section





Ground

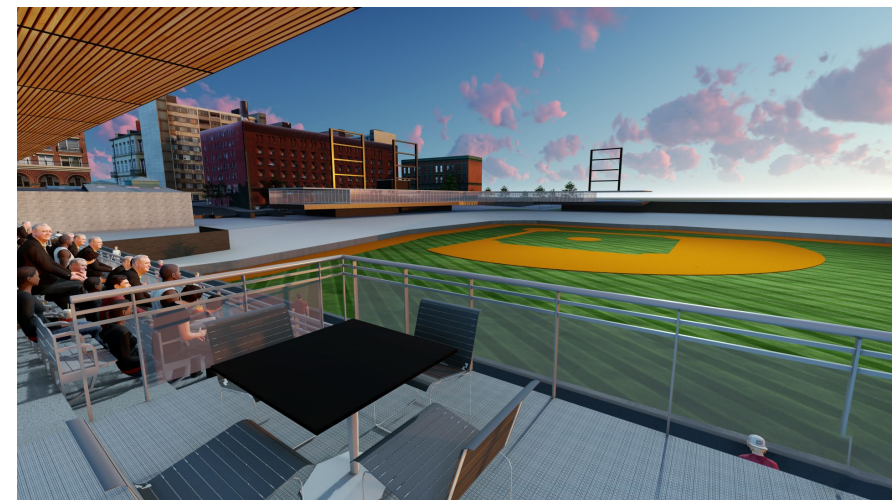
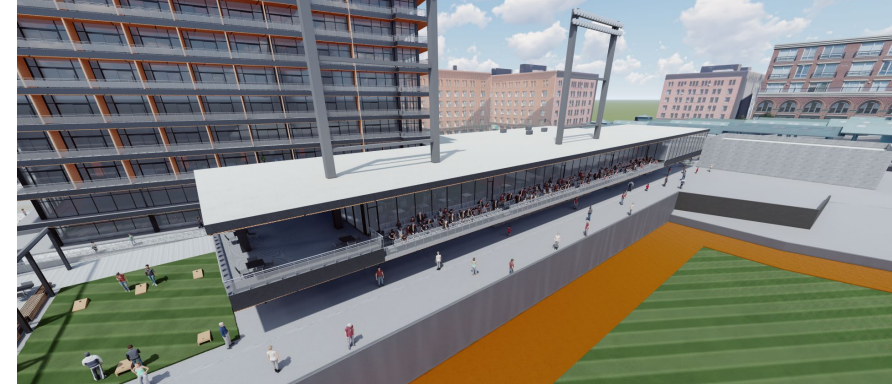
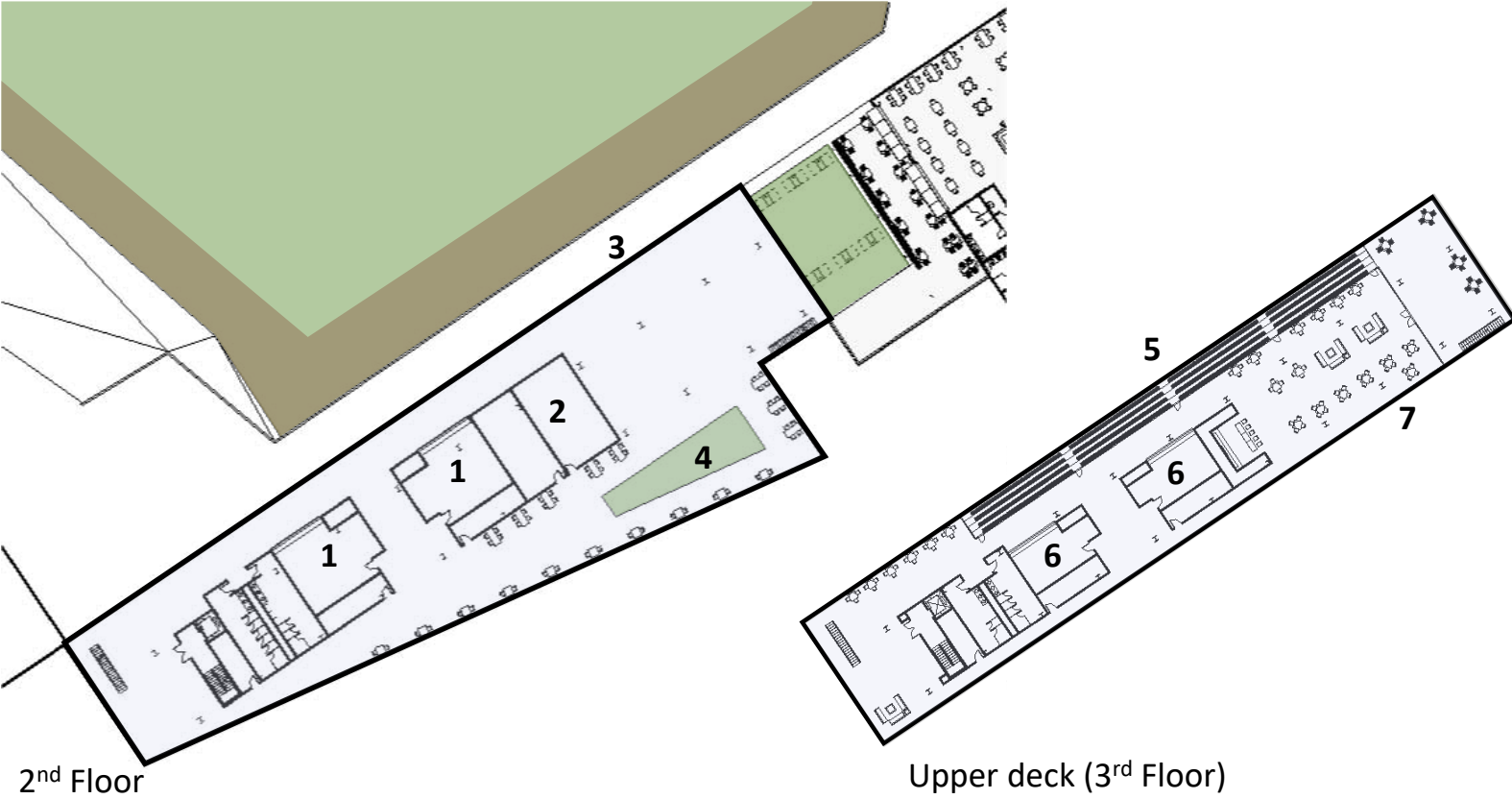


2<sup>nd</sup> Floor



# Market

- Ground floor
  - 1. open for flexible organization
  - 2. Café
  - 3. Outdoor seating
  - 4. Pedestrian street
- 2<sup>nd</sup> floor
  - 5. Outdoor seating
  - 6. Market offices
  - 7. Learning kitchen

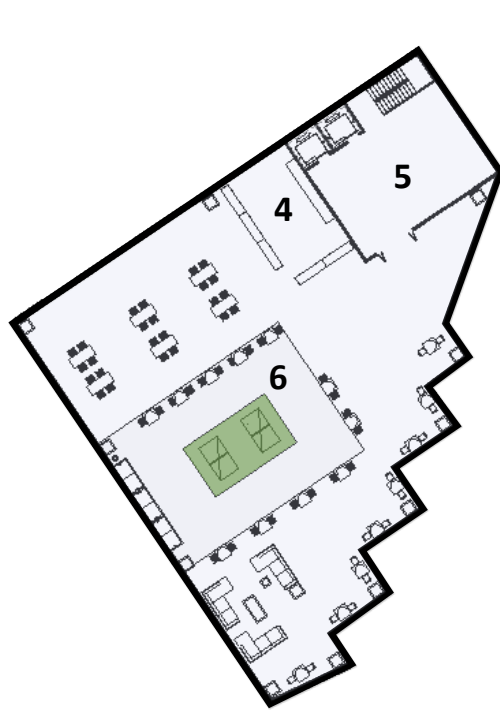


## Ballpark Addition

- |                     |                        |
|---------------------|------------------------|
| 1. Concessions      | 5. Grandstand seating  |
| 2. Storage          | • 352 additional seats |
| 3. SOR space        | 6. Concessions         |
| 4. Backyard seating | 7. Common Space        |



2<sup>nd</sup> Floor



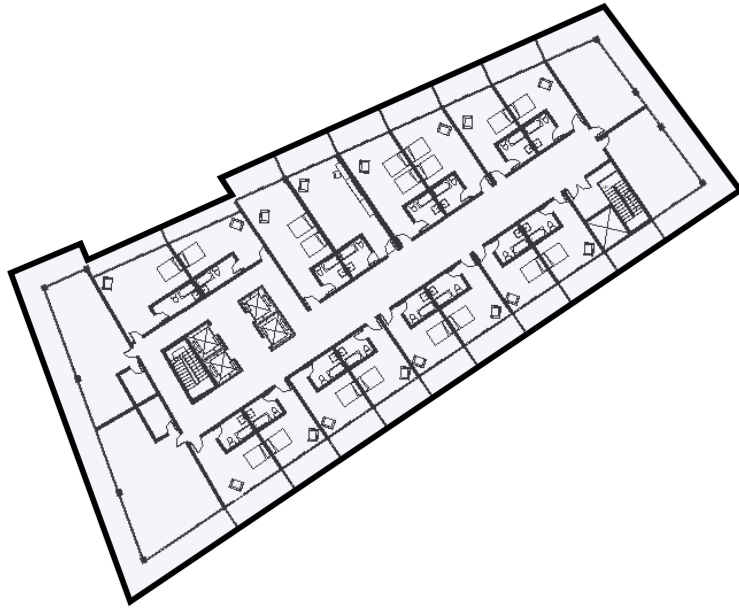
Rooftop



## Ballpark Restaurant

- Located on 2<sup>nd</sup> level
  1. Outdoor patio
  2. Indoor seating
  3. Kitchen
- Rooftop Bar
  4. Rooftop bar
  5. Circulation
  6. Common Space





Guest Floor (Floors 3-10)



Pool (12<sup>th</sup> Floor)



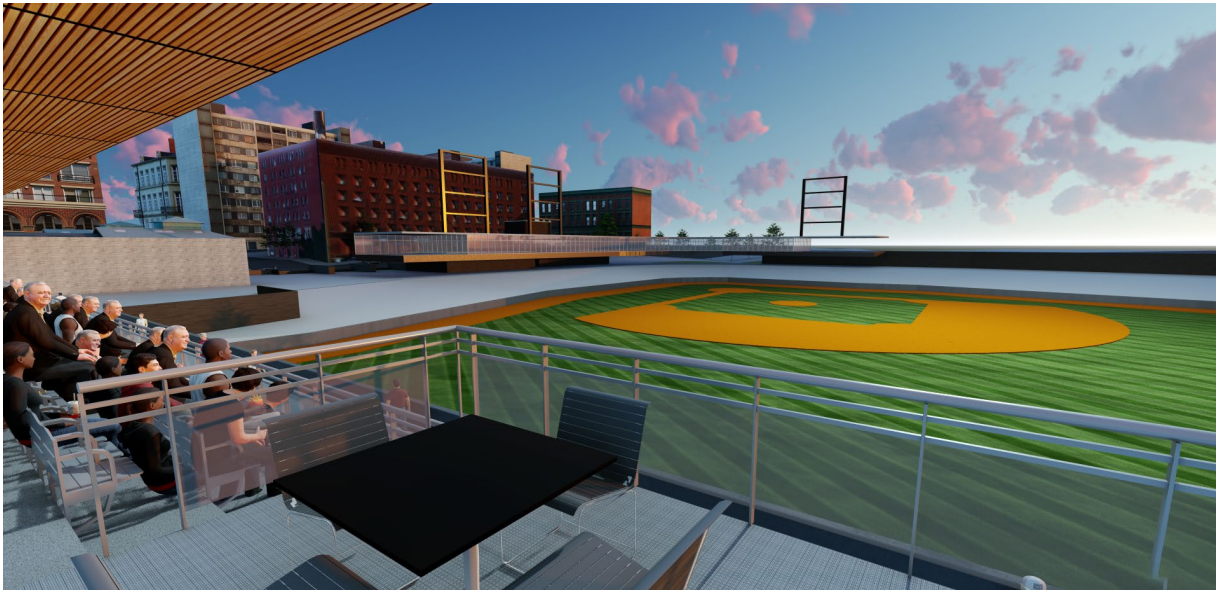
## Hotel

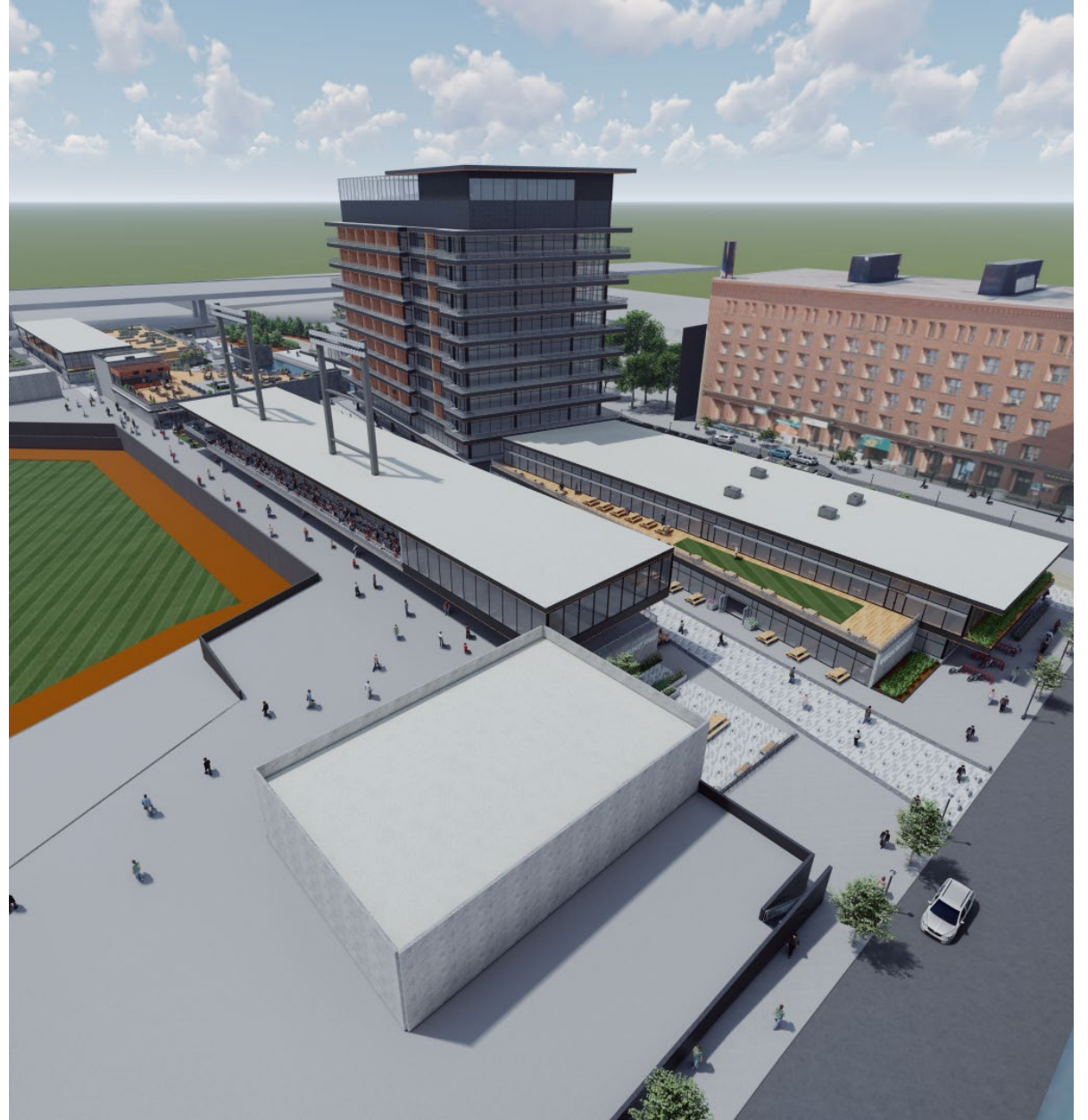
- 20 units per floor
  - 160 total
- Electrochromic glass windows
  - Controlled by guests

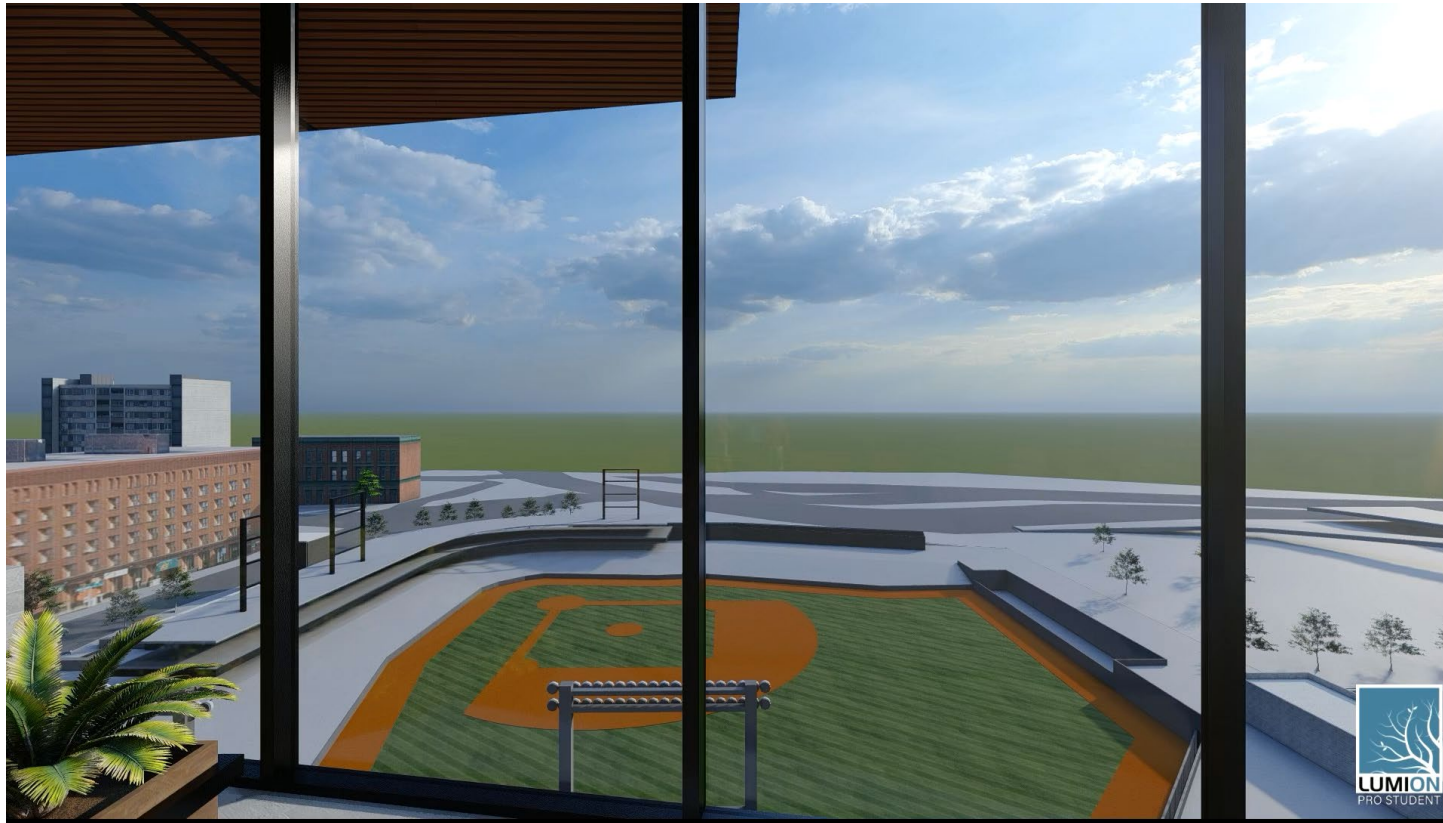
1. Pool
2. Hot tub
3. Snack bar
4. Yoga Room
5. Wellness Room
6. Sauna
7. Locker Rooms











# Video Fly Through

Thank you

