

Lady Slipper Lot Catalyst Site

Site Characteristics:

- **Size:** 87,120 SF/2 acres
- **Parcels:** 1
- **Zoning:** C-3 Central Business District
- **Existing Development:** Public parking surface lot containing 268 parking spaces.

Design Considerations:

As the most heavily used surface parking lot in Downtown St. Cloud, redevelopment of the Lady Slipper Lot will have a significant impact on downtown parking. Some excess capacity exists in nearby lots and structures, but it is not sufficient to adequately absorb all parking currently provided at the Lady Slipper Lot. While a one-for-one replacement of public parking may not be feasible, future development at the site should provide some component of public parking in addition to the parking required by new development.

Proposed Redevelopment Concept:

Retail – 1 story, 10,755 square feet

Ground floor retail along the 7th Avenue frontage to strengthen the link between Division Street and Downtown St. Cloud.

Hotel – 6-8 stories, 86-128 rooms, 53,000 square feet lobby and event space

A hotel with a lobby, restaurant, and meeting areas occupying floors 1-2 and rooms located on upper floors. The hotel's main entrance would open onto the corner of 7th Avenue and 1st Street while a secondary entrance connected to a parking structure access point would allow for convenient guest pick-up and drop-off.

Office – 5-6 stories, 55,000-66,000 square feet

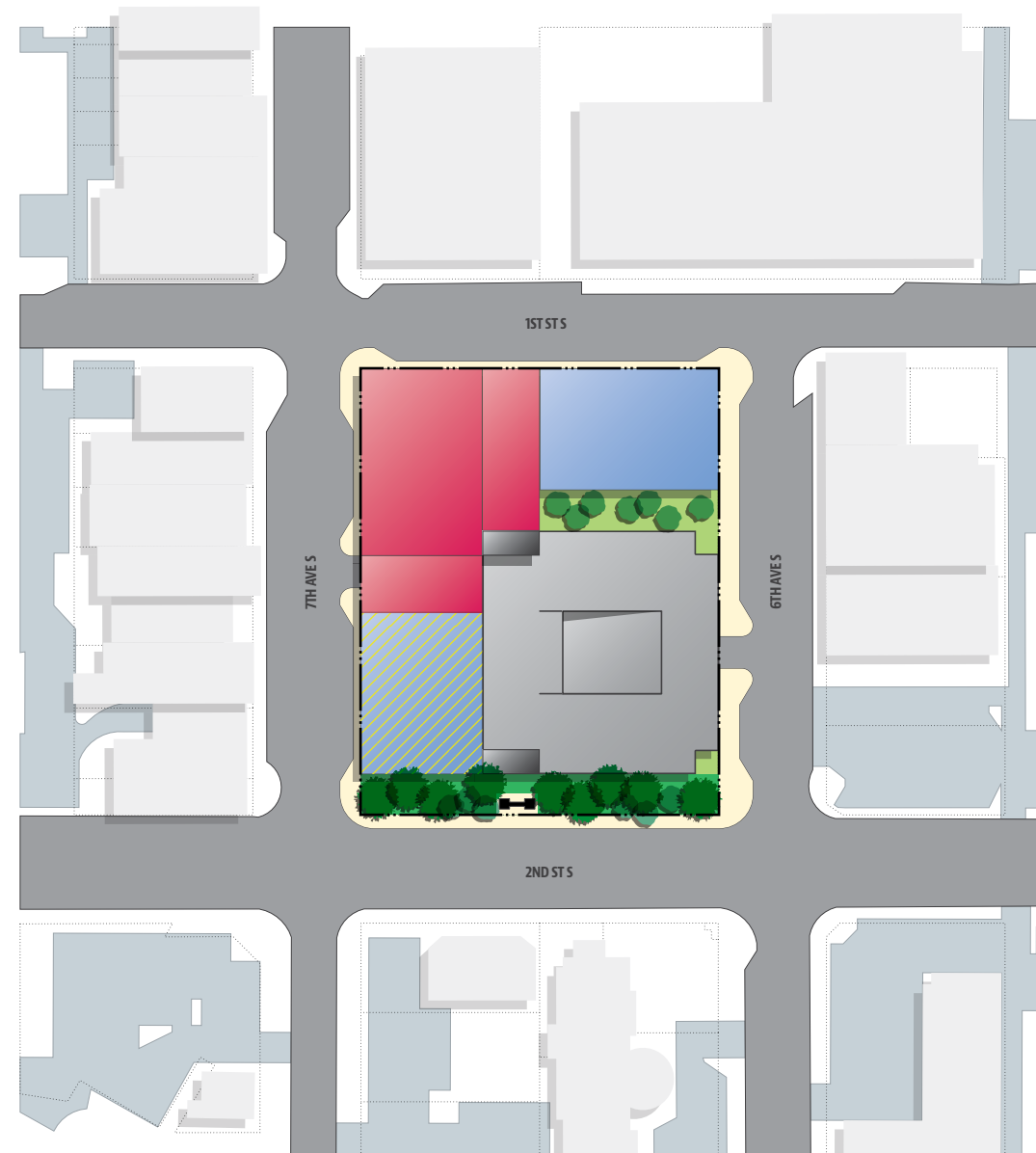
Office development fronting 1st Street of similar to intensity to the nearby Capital One office location. A greenspace between the office building and adjacent parking structure would help provide employees with access to air and light. Additional office development of located on the upper floors of the 7th Avenue frontage adjacent the hotel.

Parking – 5-6 stories

Parking structure wrapped on two sides by the adjoining hotel and office development with ingress/egress from 6th and 7th Avenue. Facades along Division Street and 6th Avenue would be improved with landscape elements such planter boxes and vertical planters to screen vehicles from view and enhance aesthetics. The parking structure would provide adequate parking for uses on the site in addition to public parking which would be located on the two lower floors.

Greenspace – 30 wide, 325 long

A linear park located within the 30 foot setback area along the Division Street frontage. The park would soften the edge of the development along the corridor and provide for needed greenspace in the downtown. The existing Liberty Square Arch would be integrated within the new park.



Lady Slipper Lot

- Hotel
- Office
- Parking Ramp
- Buildings with Ground-Floor Retail





Lady Slipper Lot

Conceptual Visualization