



West Side Flats

Master Plan and Development Guidelines Update

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Thursday, September 23, 2013

West Side Flats Master Plan and Development Guidelines Update Community Task Force Meeting #7

Attendees:

Community Task Force (CTF) Members

Attending:

Betsy Reveal (Chair), Karen Reid, Lorrie Louder, Gjerry Berquist, Carol Swenson, Mason Wells, Benjamin Mike, Rebecca Noecker

Project Staff/Consultants

Lucy Thompson, Jeff McMenimen, Jeff Miller

Meeting Notes:

September 12th Meeting Note Comments

1. Note #3 – height of building was mentioned, number of feet high – key to building height.

Design Guideline Comments

1. Include something about a business improvement district (BID). Note – this was discussed and determined that this belongs in the Implementation Chapter of the document, not in the development guidelines.
2. In the pedestrian facilities section – add something about the requirement for auditory/vibro-tactile traffic signalization to make pedestrian crossings safer for those who are visually impaired.
3. Traffic signals – recommend that traffic signals include pedestrian-oriented features, such as a leading pedestrian signal (“walk” signal shortly precedes green light), lagging left turn signal (left turn arrow shortly lags behind “walk” signal), etc.
4. In areas where senior housing is built, strategies for enhancing the pedestrian environment and access should be addressed.
5. Reference the “Complete Streets” work being conducted for the City of Saint Paul.
6. Streets that are intended to be more residential should include traffic calming measures.

7. Pedestrian realm maintenance is important – is this a BID issue?
8. Add note that street furnishings should be recycled (Furnishings/Lighting #4).
9. Concern was raised regarding the cost of building construction having an effect on the affordability of the housing offered.
10. At some point, a fiscal impact analysis should be conducted for the West Side Flats, based on this plan; however, this is not part of the scope of work for this project.
11. Will the plan address intersection design? Safety features such as bump-outs, markings, traffic signals, visibility issues should be encouraged.
12. Show some industrial buildings in the street cross sections – State Street and other commercial streets east of Robert Street
13. Be consistent with the use of verbs in the development guidelines text – i.e. should, encourage, etc.
14. Site Development (General) comments:
 - Refer to the handout distributed by Lorrie Louder for notes/comments regarding the development guidelines
 - Reference the City’s West Side Plan
 - General guidelines don’t address industrial areas/uses enough
 - Use the term “employment center”
 - Integration of transit options into private site design
 - Address place-making on private parcels
 - Remove the word “industrial” from #5
15. Site Development (Lighting)
 - Lighting minimums in the City are too high today
 - Note that purpose of lighting guidelines is to minimize light pollution
16. Site Development (Buildings)
 - Guideline #1 - remove the hyphen in the term “built-to; it should be two words
 - Use appropriate images to support the text – i.e. building form and façade image doesn’t match text
17. Building Height and Massing
 - #2: need to reword this statement in order to make clear the intent of the guideline
 - #8: add that buildings should be taller around the neighborhood edges to match the scale and intensity of the border streets
 - #9: need to clarify statement (maybe use a diagram to illustrate the idea of maximizing views)
 - Need a guideline to discourage building design that creates a wall along Plato Blvd
 - Guideline #1 - remove the term “taller”
 - Language regarding building step backs should be stronger
 - The ordering of guidelines in this section doesn’t work. Reorganize into clusters of topics

18. Building Form and Façade

- Remove guideline #1
- Encourage the urban forest – Note: this comment doesn't seem to fit here, discuss this concept in another part of the Master Plan
- Façade design should be bird-friendly – i.e. no reflective glass. The Mississippi River is a flyway for migratory birds
- Reword guideline #2 to be clearer – remove the term “product of their own time”
- What is meant by the term “creative interpretation” in guideline #2?
- Include language in the guidelines regarding “a rich mix of building heights”
- The enclosures for rooftop mechanical systems can be pretty obtrusive too

19. Building Energy Efficiency

- Need to address rooftop gardens – encourage green roofs
- Guideline #4 is too wordy
- Add language regarding retrofitting industrial buildings for greater energy efficiency
- Guideline #14 is too specific – remove
- Guidelines #6, 8 and 9 are too specific – delete
- Concern regarding mechanical screens – they attract views of the mech. systems more than they screen
- Concern regarding noise created by mechanical systems
- Add a guideline to encourage compliance with the most recent sustainability standards

20. Parking

- Add a guideline L – discuss retrofitting parking structures for energy efficiency
- Guideline a – delete
- Guidelines i and j – clarify
- Review parking requirements for T3 and T4. Consider maximum parking requirements lower than the current standards
- Encourage developers to provide the least amount of parking possible

21. Stormwater and Water Quality

- Guideline b – reword to make this a positive statement
- Encourage “state of the art”

22. Utilities

- Guideline d – address design of power stations/transformer boxes

23. Public Art

- Encourage recycled materials for site furnishings
- Encourage the integration of public art with infrastructure – stormwater facilities
- Incorporate interpretive opportunities

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24. Next Meetings:

- October 24th at 5:30PM – 8:30PM
- November 6th at 5:30PM – 8:30PM
- December 3rd is WSCO Annual Meeting. Can we get on this agenda to update WSCO on the plan?