

East Grand Avenue Overlay District Zoning Study

Advisory Committee

Meeting #6: March 2, 2023

Notes:

1. Concluding Presentation, Policy Framework / Zoning & Redlining (presented by City staff)

- City staff presented a concluding presentation that covered the following topics (see Attachment 1):
 - Met Council Growth Projections
 - Twin Cities region is forecasted to reach four million residents by 2050
 - Racial and ethnic diversity continues to increase
 - Large demographic groups (e.g., Baby Boomers) continue to age, which has implications on job and housing markets
 - 2040 Comprehensive Plan
 - Mixed-use, neighborhood node, housing, and tax revenue policies encourage transit-supportive density, zoning flexibility, pedestrian friendliness, building transitions, high job density, increased housing choices, etc.
 - Heritage and cultural preservation policies encourage preserving eligible historic and cultural resources and balancing preservation with new development
 - East Grand Avenue is fully within the State Historic Hill District and partially within the National Historic Hill District
 - Properties in this area are not considered to be a historic resource unless they are determined to be “contributing” by the State Historic Preservation Office; if “contributing,” alternatives and mitigation are considered during review process

- Climate Action & Resilience Plan
 - Saint Paul's Climate Action & Resilience Plan was adopted in December 2019
 - Establishes a goal for the city to be carbon neutral by 2050
 - Includes a policy related to increasing the number of communities that are mixed-use and higher density
- Zoning
 - [Saint Paul Zoning Code and Map are online](#)
 - Saint Paul's first Zoning Code was adopted in 1922 and largely updated in 1975; the 1975 update established single family-only zoning for the first time
- Historical Inequities and Redlining
 - Modern city planning is shaped by historical and current inequities related to disproportionate impacts on communities of color and low-income populations, including removal, exclusion, and segregation based on systemic racism and classism; examples include:
 - 1600-1800s: Native American displacement
 - 1900s: racial covenants, redlining (FHA-backed mortgages for White citizens based on subjective color-coded maps leading to loss of generational wealth for Black citizens), urban renewal (clearing of West Side Flats, I-94 construction destroying Rondo neighborhood), etc.
 - 2040 Comprehensive Plan includes citywide equity priorities, policies, and implementation strategies related to implementing place-based solutions to improve communities of concentrated disadvantage, minimizing displacement, investing in neighborhood nodes to provide services within walking distance, promoting context-sensitive infill development, etc.; some policies can be implemented effectively through modifications to the Zoning Code that remove unnecessary hurdles to small-scale commercial and residential development
- Next Steps
 - Approaching the conclusion of the advisory committee process, likely ending after one more meeting at the end of March 2023
 - City staff will prepare draft Zoning Code text amendments in summer 2023 then bring the proposed amendments to Planning Commission and City Council in fall 2023; there will be additional opportunities for public input at the Planning Commission and City Council public hearings
- Discussion
 - A committee member discussed how the redlining maps look similar to other maps of Saint Paul; neighborhoods that were redlined often have less tree canopy, higher health impacts, less resources, etc.
 - A committee member asked if the committee should be concerned about allowing too much density (i.e., over-supply of housing); committee members

and staff noted that the Met Council growth projections and current housing crisis support the need for additional housing opportunities

- A committee member asked for clarity on the street designation of Grand Avenue (arterial or collector); City staff stated that regardless of designation, Grand is intended to be a walkable, pedestrian-oriented street
- A committee member was interested in better understanding which neighborhoods in Saint Paul are experiencing the most growth
- A committee member expressed interest in aging in the neighborhood and communicated that older residents may have challenges maintaining existing single-family houses in Summit Hill; it may be beneficial to provide other types of housing in the neighborhood to allow a diversity of ages to remain in the area
- A committee member expressed interest in promoting home ownership opportunities

2. Summary of Principles Exercise

- Michael Lamb (consultant) summarized the outcome of the principles exercise, which was completed by committee members prior to the meeting (7 of 12 committee members responded) (see Attachment 2)
 - Several principles/topics were supported by the committee (people-scaled built environment, active ground floor buildings, quality design, parking behind buildings, ongoing engagement)
 - Some principles/ideas had general support but require additional discussion (heights greater than three stories, stepbacks)
 - Other topics had mixed results and will require additional discussion
- Michael reminded committee members of the purview of the committee's recommendations to City staff; the principles are related to zoning and physical development; important to consider citywide initiatives at local scale
- A committee member expressed frustration with exclusionary terms (e.g., traditional character)
- A committee member communicated that the committee needs to decide whether the EGAOD is staying in place or not; City staff mentioned that the EGAOD can remain but be changed too, modifications are possible without constraining development
- A committee member expressed interest in seeing a comparison table of existing development standards at the next meeting

East Grand Avenue Overlay District Zoning Study Advisory Committee

March 2, 2023



Policy Framework





Twin Cities Region Forecasted to Reach Four Million Residents by 2050

- 818,000 new residents between 2020 and 2050
- Black, Latino, and Asian populations are rapidly growing, with numbers more than doubling between 2020 and 2050
- Aging baby boomers will lead to a rapid doubling of the 75-and-older population by 2030 and tripling by 2050
- More than any other factor, employment and economic opportunities attract new people to the region
- Regional economy is rebounding from the COVID-19 pandemic; workforce shortages will be a regional challenge; working-age (under 65) U.S.-born workers will fill 1/3 of the region's new jobs; workers born outside the U.S. will fill another 1/3

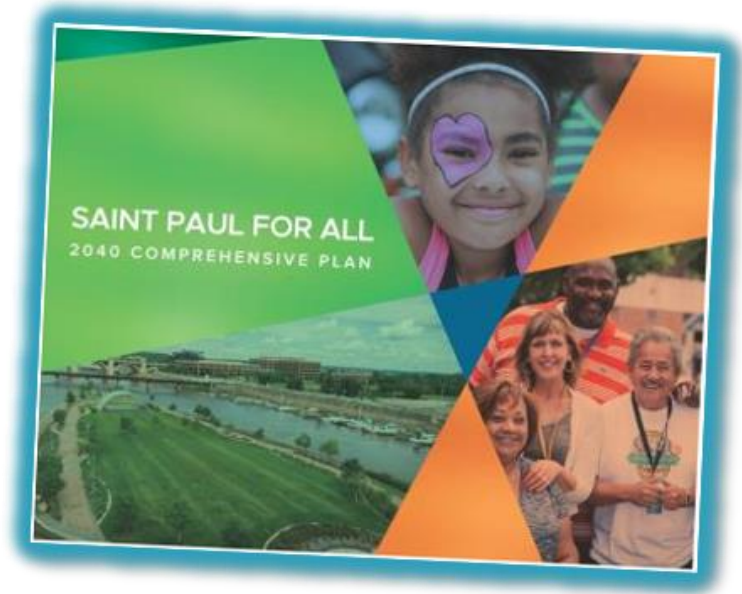
City of Saint Paul forecasted growth, 2020 and 2040 (Comp Plan 2040)

	2020	2040
Population	315,000	344,100
Households	124,700	137,400
Employment	194,700	213,500



2040 Comprehensive Plan

- State law requires cities in the Twin Cities metro to update comprehensive plans every 10 years
- Comprehensive plans must be consistent with Met Council's regional plan, *Thrive MSP 2040*
- Saint Paul 2040 Comprehensive Plan adopted by City Council in November 2020
- 2040 Comprehensive Plan chapters:
 - **Land Use**
 - Transportation
 - **Housing**
 - Parks
 - Water
 - **Heritage and Cultural Preservation**
 - Mississippi River Corridor Critical Area



City-Wide Policies

LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.

LU-5. Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities.

LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.

LU-9. Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm.

LU-10. Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life.

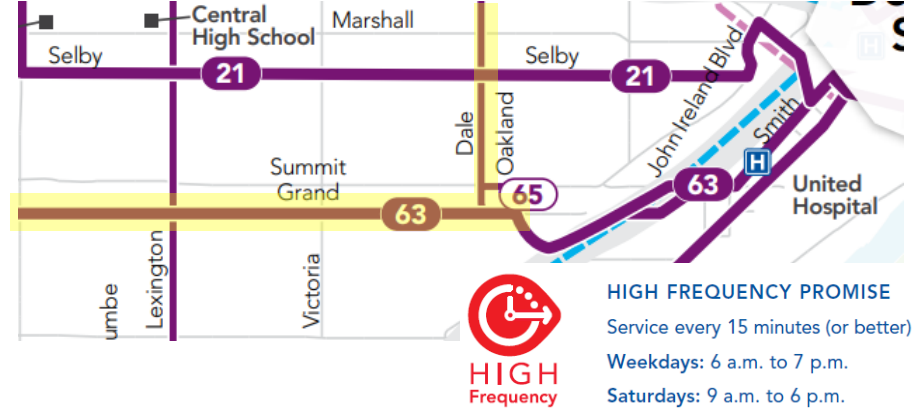


Figure LU-5: Metropolitan Council's Regional Transit Density Targets*

Distance from transit	Transit type	Min (units/acre)**	Target (units/acre)***
1/2 Mile	Fixed rail transitway	50	75-150
	Bus rapid transitway	25	40-75
1/4 Mile	Arterial bus rapid transit	15	20-60
	High-frequency transit	10	15-60

*Average for new development in areas identified in a station area plan as appropriate for redevelopment.
 **Minimum represents an average goal for new development.
 ***Individual projects may be less than or exceed targets.



Comp Plan Policies – Land Use (Mixed Use and Neighborhood Nodes)

Mixed-Use Land Use Policies

LU-27. Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.

LU-28. Support pedestrian-friendly streetscapes and visual interest through commercial building design.

LU-29. Ensure that building massing, height, scale and design transition to those permitted in adjoining districts.

Neighborhood Node Policies

Policy LU-30. Focus growth at Neighborhood Nodes using the following principles:

1. Increase density toward the center of the node and transition in scale to surrounding land uses.
2. Prioritize pedestrian-friendly urban design and infrastructure that emphasizes pedestrian safety.
3. Cluster neighborhood amenities to create a vibrant critical mass.
4. Improve access to jobs by prioritizing development with high job density.

Policy LU-33. Promote amenities that support those who live and work in Neighborhood Nodes, including frequent transit service, vibrant business districts, a range of housing choices, and neighborhood-scale civic and institutional uses...

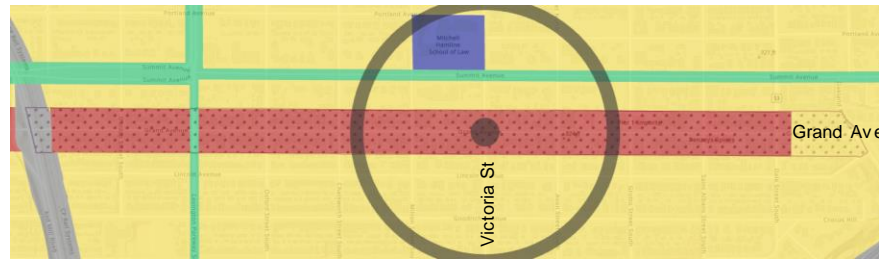


Figure LU-4: 2040 Residential Land Use Density Ranges*

Land Use Type	Base Range	At Neighborhood Node
Downtown	50-300 units/acre	
Mixed-Use	20-75 units/acre	50-200 units/acre
Urban Neighborhood	7-30 units/acre	20-60 units/acre
Semi-Rural	2-15 units/acre	n/a
Citywide**	20 units/acre	

- 1060 Grand – 34 units/acre** (CVS, 31 units, 4 stories)
- 33 Avon – 82 units/acre** (Gold'n Treasures, 28 units, 3 stories)
- 827 Grand – 17 units/acre** (4 units, 2 stories)
- 745 Grand – 79 units/acre** (36 units, 6 stories)
- 695 Grand – 96 units/acre** (Commercial, 80 units, 5 stories)
- 622 Grand – 119 units/acre** (25 units, 3 stories)



Comp Plan Policies – Housing

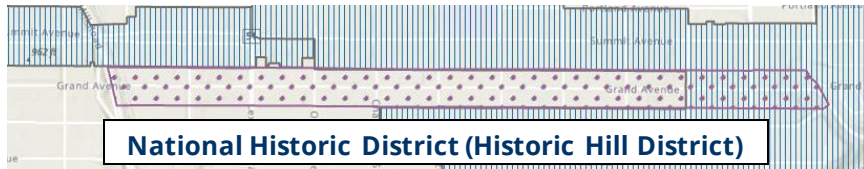
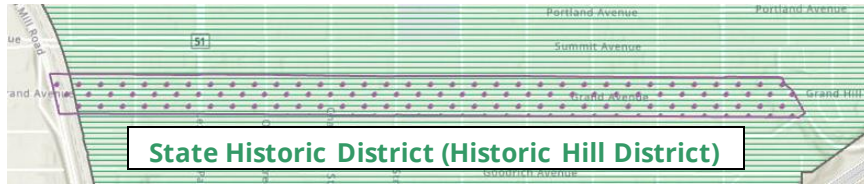
Committee Meeting Presentation 1 - Attachment 1

- **H-8.** Encourage creativity in building design and site layout.
- **H-16.** Increase housing choice across the city to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and locational choices for residents of all income levels.
- **H-13.** Encourage the use of long-lasting, high-quality building materials for residential buildings to decrease long-term housing maintenance and energy costs.
- **H-31.** Support the development of new affordable housing units throughout the city.
- **H-33.** Further affordable ownership housing goals in HRA/City-financially-assisted projects...
- **H-37.** Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers.
- **H-40.** Prioritize preservation of income-restricted and naturally-occurring affordable housing in areas with improved/improving transit and/or planned reinvestment to reduce resident displacement.
- **H-45.** Support the preservation and maintenance of historic housing stock as an affordable housing option.
- **H-46.** Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.
- **H-47.** Encourage high-quality urban design for residential development that is sensitive to context, but also allows for innovation and consideration of market needs.
- **H-55.** Support housing for older people that is proximate to transit.



Comp Plan Policies – Heritage and Cultural Preservation

Committee Meeting Presentation - Attachment 1



National/State Historic Districts

- Environmental Assessment Worksheet (EAW) Review Area
- General threshold: demolition of any structure built on or before 1930 in the State or National Hill District, removal of more than 60% of the overall envelope of the structure
- Properties are not considered to be a historic resource unless they are determined to be “**contributing**” by the State Historic Preservation Office (SHPO)
- If “contributing”, alternatives and mitigation to help maintain the property’s defining features is considered during the review process

Heritage and Cultural Preservation Policies

Policy HP-6. Maintain and preserve designated and determined eligible historic and cultural resources.

Policy HP-9. Prioritize the preservation of properties and districts designated for heritage preservation from destruction or alteration that would compromise the integrity of their character-defining features.

Policy HP-16. Balance the preservation of a historic and/or cultural resource and new development by considering the:

- significance of the resource;
- impact of a proposed development action on the character-defining features of the resource and the area context;
- potential for displacement of area residents and businesses;
- evolution of the neighborhood and how neighborhood change is occurring;
- long-term benefit-cost analysis and impact; and
- appropriateness of mitigation activities should the resource be compromised or lost.



Comp Plan Policies – Revenue/Tax Base

Committee Meeting Presentation 1 - Attachment 1

LU-6. Foster equitable and sustainable economic growth by:

- Facilitating business creation, attraction, retention and expansion;
- **Growing Saint Paul's tax base in order to maintain and expand City services, amenities and infrastructure;**
- Proactively directing new development to high-priority geographies, such as Neighborhood Nodes;
- Supporting business, real estate and financial models that keep more money locally, such as locally-owned businesses, local-prioritized employment, employee-owned businesses and commercial land trusts;
- Building and expanding neighborhood economic and cultural assets through the development of the local micro-economies of our Neighborhood Nodes;
- Developing programs and funding sources for site acquisition and parcel assembly; and
- Integrating Saint Paul's historic resources into neighborhood-based economic development strategies.

One of the Listed Benefits of TOD:

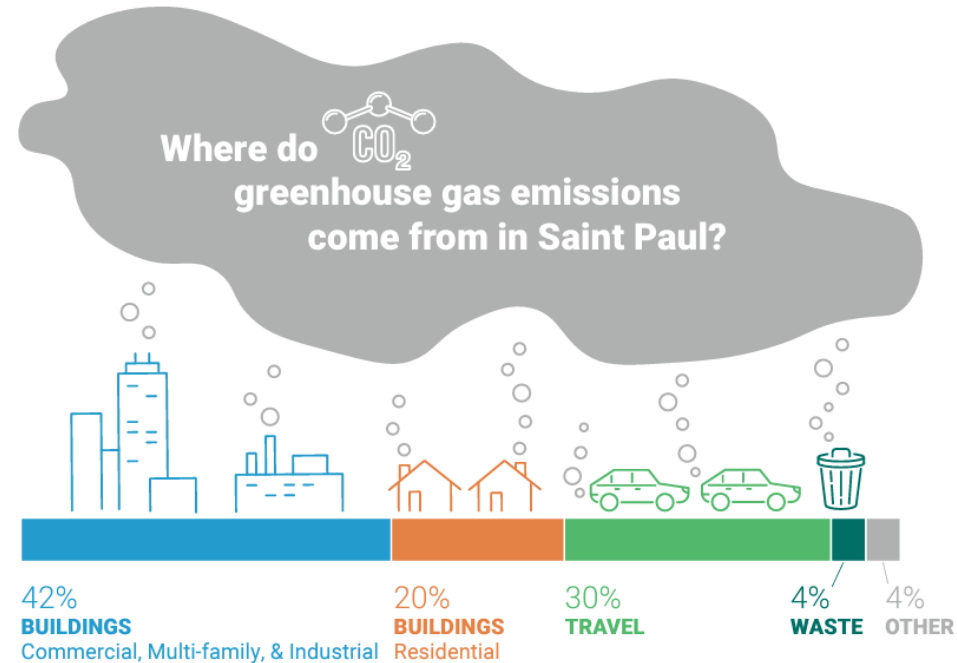
Economic development - TOD supports a healthy, diverse economy by supplying employers with a reliable pool of employees. TOD is associated with "a 10-fold increase in tax revenue, one-third reduction in infrastructure cost and 10 percent reduction in service-delivery costs" over typical suburban development, all of which contribute to good municipal financial health.



Climate Action & Resilience Plan

Committee Meeting Presentation 1 - Attachment 1

- Vision to be a leader in approaches to emission reduction, adaptation, and resilience
- Goal to be carbon neutral by 2050
- Acknowledges current and future causes and affects of climate change; some populations are more vulnerable than others
- Includes policies for residential, institutional, multifamily, commercial, transportation/mobility, transit ridership, land use, vehicle electrification, waste reduction, water, and City operations
- **TM-8:** Increase the number of communities that are mixed-use and higher-density

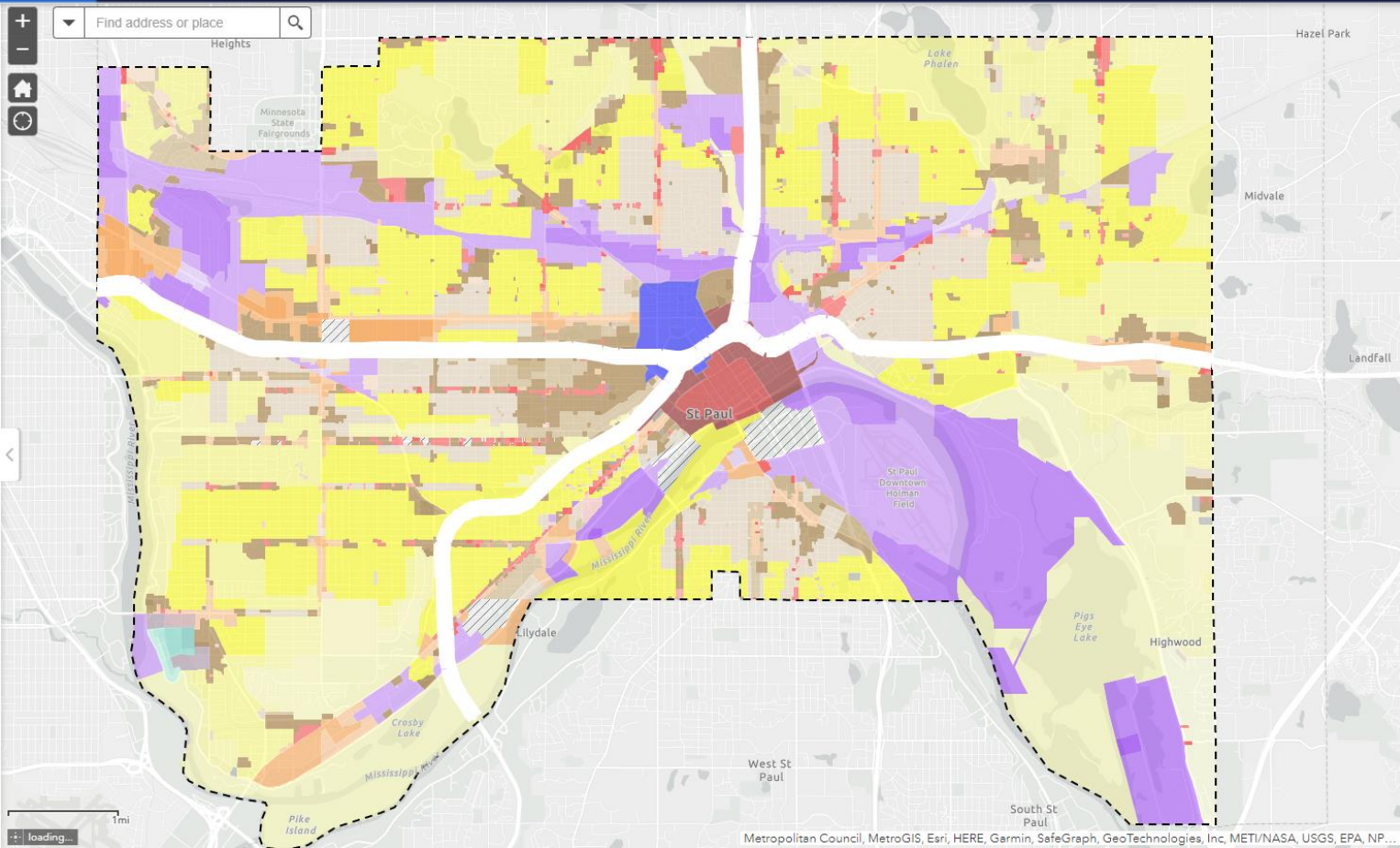


Zoning & Redlining



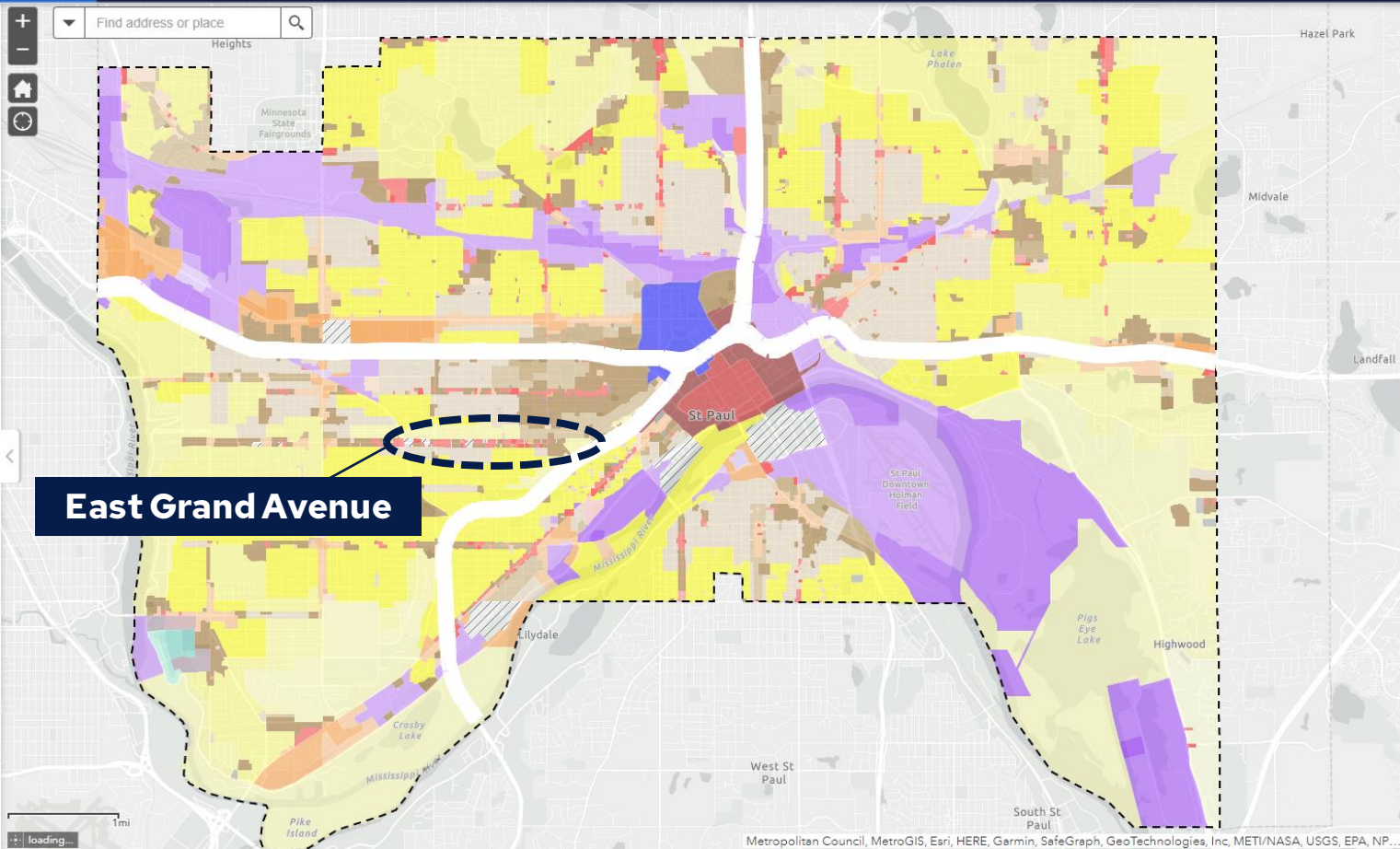


Saint Paul Zoning Map



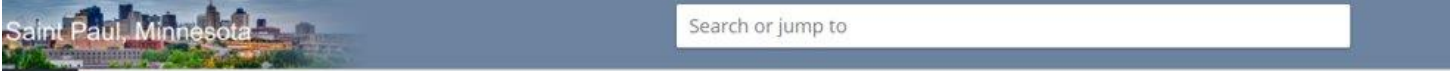


Saint Paul Zoning Map





Online Zoning Code



Search or jump to

St. Paul, Minnesota - Code of Ordinances / PART II - LEGISLATIVE CODE / TITLE VIII - ZONING CODE

VERSION: OCT 26, 2020 (CURRENT) ▾

CODE OF ORDINANCES OF THE CITY OF SAINT PAUL, MINNESOTA

SUPPLEMENT HISTORY TABLE **modified**

▸ PART I - CITY CHARTER

▾ PART II - LEGISLATIVE CODE

▸ Title I - GENERAL PROVISIONS

▸ Title II - CITY MANAGEMENT AND ADMINISTRATION

▸ Title III - ENFORCEMENT AND APPEAL

▸ Title IV - TAXES

▸ Title V - ELECTIONS

▸ Title VI - BUILDING AND HOUSING

▸ Title VII - FIRE CODE

▾ **TITLE VIII - ZONING CODE**

▾ Chapter 60. - Zoning Code—General Provisions and Definitions; Zoning

< [Sec. 58.06. - Penalty.](#)

TITLE VIII - ZONING CODE

Chapter 60. - Zoning Code—General Provisions and Definitions; Zoning Districts and Maps Generally

ARTICLE I. - 60.100. GENERAL PROVISIONS AND EXCEPTIONS

Sec. 60.101. - Short title.

[Sec. 60.102. - Authority.](#)

Sec. 60.103. - Intent and purpose.

Sec. 60.104. - Construction of language.

Sec. 60.105. - Scope of regulations.

Sec. 60.106. - Essential services.

Sec. 60.107. - Voting place.

Sec. 60.108. - Requirements declared minimum.

Sec. 60.109. - Other city, local, regional, state and federal regulations.

Sec. 60.110. - Reasonable accommodation.

Sec. 60.111. - Private easements or covenants.

Sec. 60.112. - Severability.

Sec. 60.113. - Vested right.

ARTICLE II. - 60.200. GENERAL DEFINITIONS

Sec. 60.201. - General definitions.

Sec. 60.202. - A.

Sec. 60.203. - B.

Zoning Code is located in Title VIII, Chapters 60-69

<http://www.stpaul.gov/code>



Modern city planning is shaped by historical (and current) inequities

- Disproportionate impacts on communities of color and low-income population; removal, exclusion, and segregation based on systemic racism and classism
- Regional historic examples:
 - 1600s – the Mdewakanton Dakota fled ancestral home near Mille Lacs Lake to come to the area now known as Saint Paul, named it “*l-mni-za ska dan*” (little white rock)
 - 1805 – Army officer Zebulon Pike “negotiated” 100,000 acres of land from the Dakota, land later used to establish Fort Snelling (of the seven Native leaders present, only two signed the treaty)
 - 1837 & 1851 treaties – The U.S. government seized parts of what are now Saint Paul from the Dakota and Ojibwe



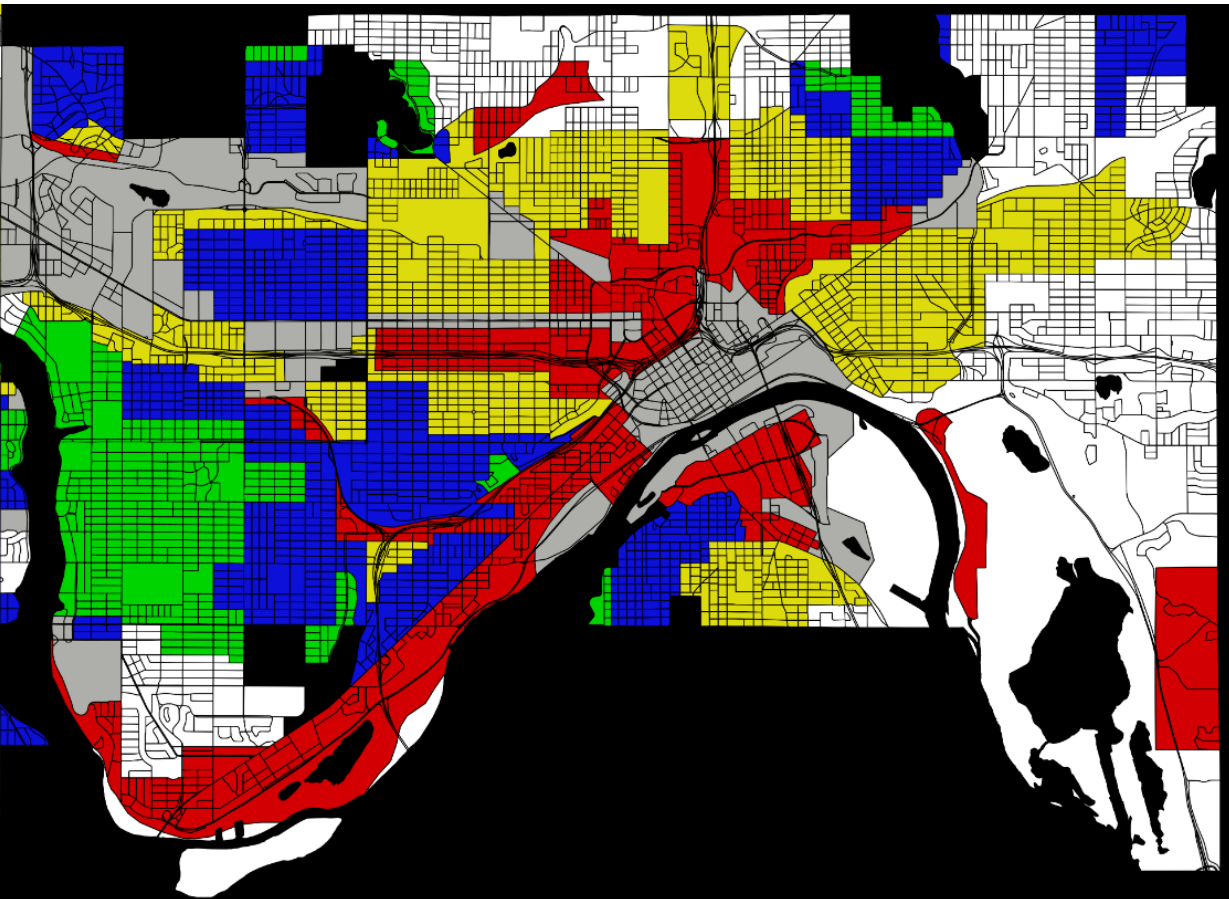
Historical Inequities

- Racially restrictive covenants and City ordinances
 - **1910** – Racial *covenants* (race-based property ownership restrictions) begin on property deeds in MN resulting in limited ownership by Black Americans and other POC
 - **1917** “Buchanan v. Warley” Supreme Court case – Outlaws racially restrictive *ordinances* (e.g., cities cannot prevent POC or White citizens from occupying home on a block with a majority different race)
 - **1919** – MN State legislature bans *covenants* based on religious faith or creed
- Redlining
 - **1934-1968** – Occurs via Federal government (FHA-backed mortgages for White citizens only)
- State & Federal legal action on racially restrictive *covenants*
 - **1948** “Shelley v. Kraemer” Supreme Court case – Invalidates State enforcement of racially restrictive covenants (credit to the NAACP)
 - **1953** – MN State legislature bans them
- Urban Renewal
 - **1956** – In response to 1952 flood, Saint Paul Port Authority clears West Side Flats for industry and floodwall; removes Mexican Americans, Eastern European Jews, Lebanese Americans, and others
 - **1956-1968** – I-94 construction destroys Rondo neighborhood (causes large loss of generational wealth and community, esp. African-Americans)
- Additional Federal action
 - **1964** – Civil Rights Act
 - **1968** – Federal Fair Housing Act (followed MN action in 1962)



Redlining Map

Committee Meeting Presentation 1 - Attachment 1



Neighborhood categories:

- **Green/Type A:** Best – new/in demand
- **Blue/Type B:** Still Desirable – expected to remain stable for many years
- **Yellow/Type C:** Declining – in transition
- **Red/Type D:** Hazardous – older areas considered risky

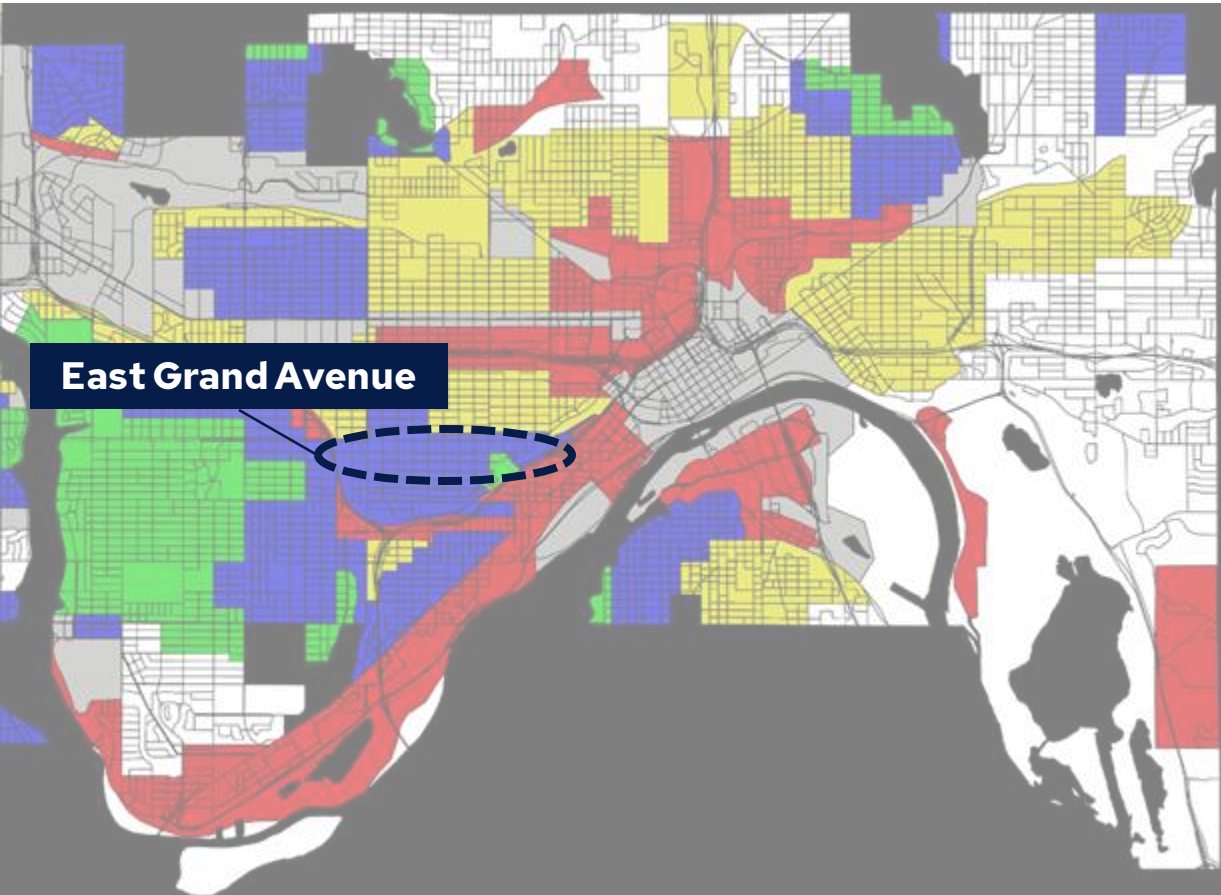
Grey: business/industrial

White: undeveloped in 1934



Redlining Map

Committee Meeting Presentation 1 - Attachment 1



Neighborhood categories:

- **Green/Type A:** Best – new/in demand
- **Blue/Type B:** Still Desirable – expected to remain stable for many years
- **Yellow/Type C:** Declining – in transition
- **Red/Type D:** Hazardous – older areas considered risky

Grey: business/industrial

White: undeveloped in 1934

Map Credit: Ethan Osten, using Met Council data



Highlighted Citywide Equity Priorities

Committee Meeting Presentation 1 - Attachment 1

Policies

- Improve the stability/health of communities of concentrated disadvantage by **implementing placed-based solutions** (Policy H-56)
- **Invest in measures that minimize displacement** in neighborhoods where the proximity to high-frequency transit has **increased redevelopment pressure and/or housing costs** (Policy LU-4)
- **Invest in Neighborhood Nodes** to achieve development that enables people to **meet their daily needs within walking distance** and improves equitable access to amenities, retail and services (Policy LU-31)
- Promote **context-sensitive infill development** along arterial and collector streets, at densities similar to Urban Neighborhoods, while preserving the natural features of the area (Policy LU-42)

Implementation Strategies

- **Analyze and consider revisions to the Zoning Code**, including dimensional standards, conditional use permit standards and site plan review standards in response to the Comp Plan (Imp. LU-4)
- Systematically review and **modify the Zoning Code to remove unnecessary hurdles** to small-scale commercial and residential development (Imp. LU-15)

Next Steps





Prepare Recommendations / Guiding Principles

- Advisory Committee is advisory
- Work session/discussion to determine list of principles (1 more meeting, March 22 or 28?)
- Discourse must be professional and respectful even if you disagree
- City staff will consider the list of principles when drafting Zoning Code text amendments



Anticipated Timeline (as of March 2023)

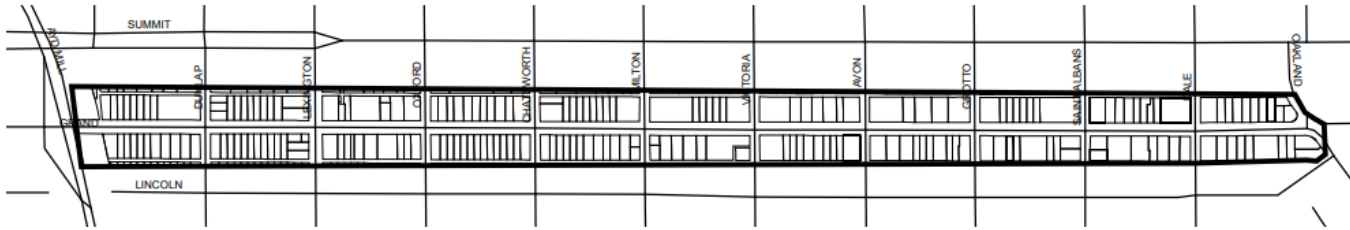
We are here!





CITY OF SAINT PAUL

Questions?



East Grand Avenue Overlay

Zoning District

Advisory Committee

March 2, 2023

Agenda & Next Meetings

Meeting #6 - March 2

1. Review plans, policies and background - staff

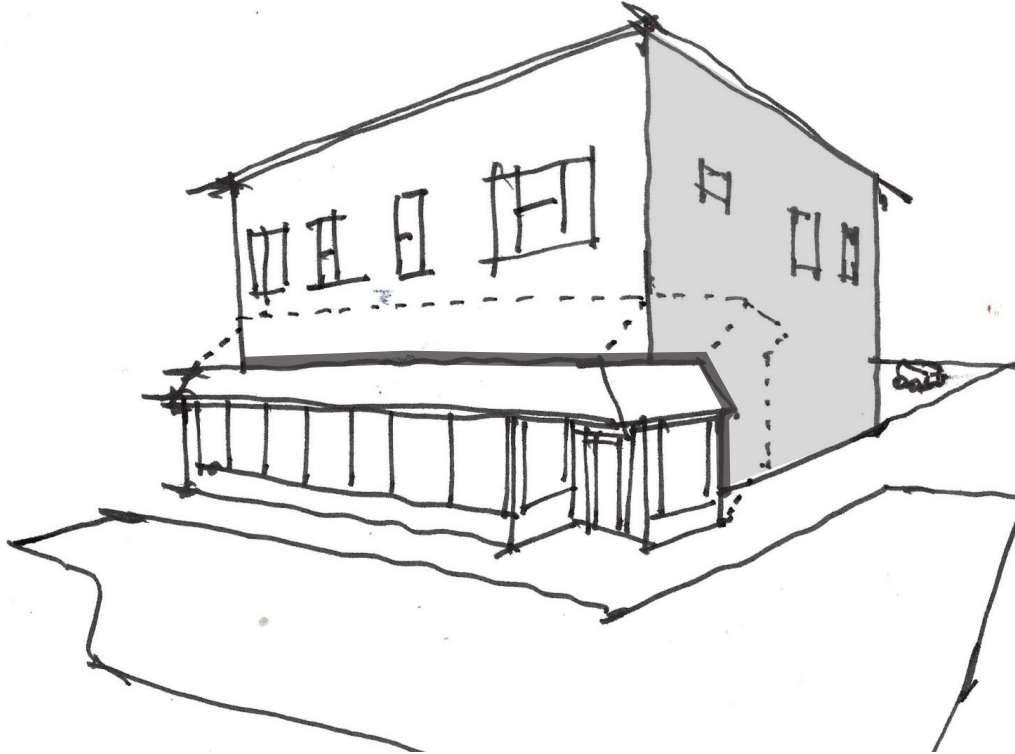
- Comprehensive Plan Guidance
- Zoning & Redlining
- Housing
- Climate Action Plan & Resiliency
- Heritage Preservation
- Taxbase & Revenue

2. Review Summary of Principles exercise

Next Meeting – March ??? (22nd or 28th ?)

What the zoning code regulates

- Lot size
- Building height
- Yards/setbacks
- Floor area ratio
- Density
- Parking supply



What existing character shows

- Building mass
- Parking in rear
- Building finish: stucco w/brick accents
- Building frontage: storefront & glazing
- Build-to/zero setback

Mixed-use building

What the Zoning Code Regulates

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max.(a)	Area (sq. ft.)(a)	Width (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T1								
1-family dwelling	6—12 units/acre(b)	3500(b)	30	none	35(e)	15—25(i)	(k)	15
2-family/townhouse	8—20 units/acre(b)	2000(b)	20	none	35(e)	10—25(i)	(k)	15
Multifamily	10—25 units/acre(b)	1700(b)	n/a	none	35(e)	10—25(i)	(k)	(k)
Nonresidential or mixed use	0.3—1.0 FAR	n/a	n/a	none	35(e)	0—25	(k)	(k)

Example: TN1 District standards

Sec. 66.341 Required Conditions

(a) *Placement of parking.*

Surface parking may be located:

(1) To the **rear of the principal building or within the rear yard** of the parcel.

(2) In an **interior side yard if rear parking is impractical or insufficient, provided that surface parking areas and entrance drives occupy no more than fifty (50) percent of the total lot frontage.** Surface parking areas in light rail station areas shall occupy no more than sixty (60) feet of the lot frontage.

(3) On a separate lot, in compliance with [section 63.303](#).

(4) If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there should be a good pedestrian connection between the sidewalk and building entrance, and the area should be well landscaped.

(b) In the T1 district, all activities except for off-street parking and loading shall take place within completely enclosed buildings, with the exception of outdoor seating areas for coffee shops or similar uses.

(c) Storefronts or ground floors originally designed for commercial use shall not be converted to more than fifty (50) percent residential use without a conditional use permit. **In conversion from commercial to residential use, the elements of traditional storefront design, where present, shall be retained.** These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.

(d) **In mixed-use buildings, nonresidential uses shall be located on the first floor or lower floors of the building.** Residential units in mixed-use buildings may be located on any floor, but not directly beneath a nonresidential use.

Sec. 66.343. - Traditional neighborhood district design standards.

(a)*Applicability.* The traditional neighborhood district design standards under paragraph (b) below ***apply to development within T1—T4 traditional neighborhood districts***, as indicated in table [66.343](#), applicability of traditional neighborhood district design standards. Site plans and other development proposals within traditional neighborhood districts shall be consistent with the applicable design standards unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable. ***In cases where more specific design standards or guidelines have been developed as part of city council-approved master plans, small area plans, or other city-approved plans for specific sites, those shall take precedence.*** All standards in [section 63.110](#), general design standards, are also applicable to development within T1—T4 traditional neighborhood districts.

Land use diversity. (2)

Transitions to lower-density neighborhoods. (3)

Block length. (4)

Compatible rehabilitation and reuse. (5)

Use established building facade lines. (6)

Buildings anchor the corner. (7)

Front yard landscaping. (8)

Building facade continuity. (9)

Building facade articulation. (10)

Building height - treatment of 1-story buildings. (11)

Definition of residential entries. (12)

Entrance location. (13)

Door and window openings - minimum and character (14)

Materials and detailing. (15)

Screening of equipment and service areas. (16)

Interconnected street and alley network.

On-street parking. (18)

Parking location and design. (19)

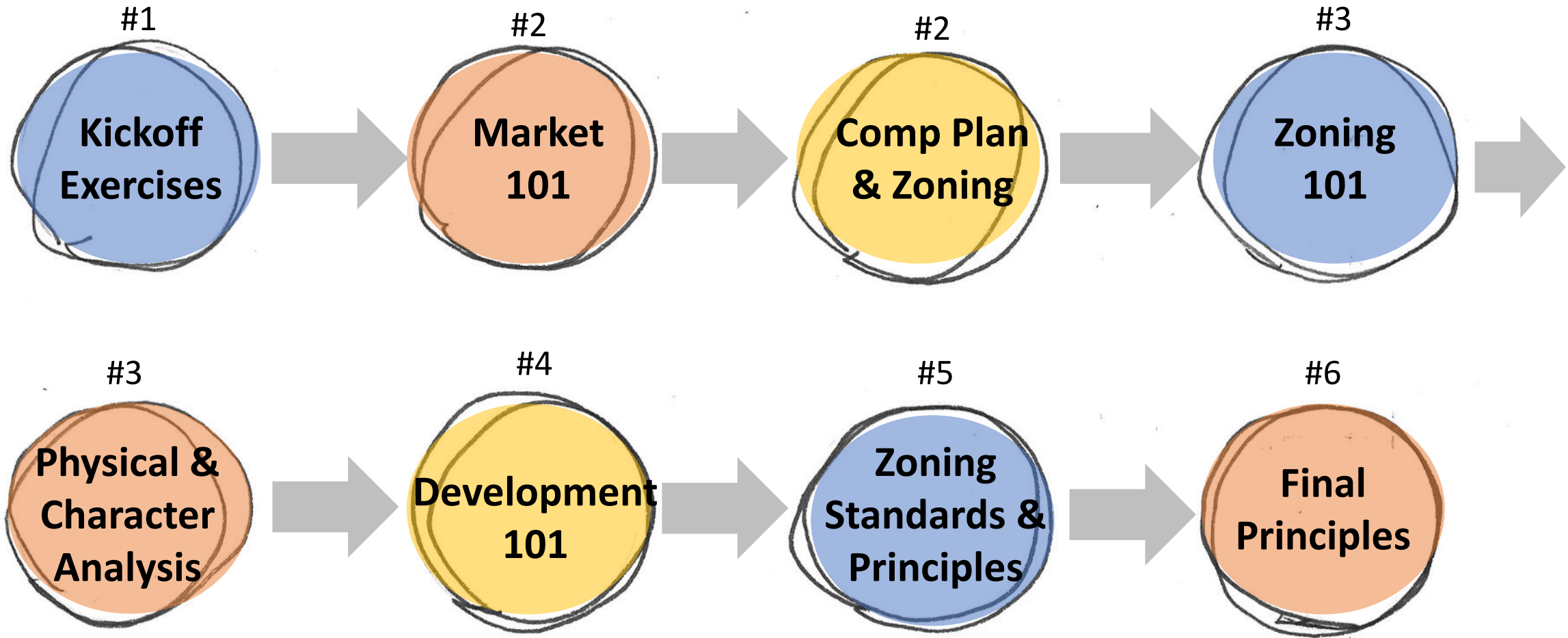
Residential garage location. (20)

Parking lot lighting. (21)

Entrance location for transit access. (22)

Street trees. (23)

Sidewalks.



Committee Milestone Path

Meetings 1, 2, 3, 4, 5.....

.....Meeting 6.....

.....Meeting 7

Task, Activities & Exercises

- What makes Grand special
- Keep & Change Exercise
- Continuum statements
- Grand Avenue context survey
- Principles exercise

Topics & Presentations

- Topics: comp plan, zoning, TN design standards, etc.
- Real Estate market
- Developer discussion
- Affordable housing presentation
- History of Grand Ave
- Micro-scale analysis
- Character givers overview

Words
Ideas
Preferences
+
Topics for
Principles

Response
to Principles
+
Discussion,
Refinement

**Agreed upon
Principles**

Principles for a Better Grand Avenue

1. Traditional Character & Local Identify
2. Active Ground Floor Buildings
3. Human/people scaled built environment
4. Walkability and Connectivity
5. Mix of Housing types, density & diversity of uses
6. Compact lot size & building design
7. Balanced movement & Shared Streets
8. Manage parking on-street & behind buildings
9. Quality design & building materials
10. Respond/maintain historic character & scale
11. Building heights that fit the character of the area
12. Intensity/diversity of development at strategic locations
13. Maintain/foster on-going engagement
14. Affordability
15. Relation-nality

3.Human/people scaled built environment

Supportive:

- Building elements, design featuresat public sidewalks
- Setbacks for outdoor spaces is great
- Restaurants and cafes, wherever possible, should step back from the sidewalk line in order to reserve dedicated space for summertime tables
- Agreed, but focused on the people scaled level
- Making sure to not lose the human scaled nature of the built environment
- Important.....more outside gathering areas, such as gardens, picnic space, benches etc

2.Active Ground Floor Buildings

Supportive:

- Building transparency should be prioritized
- Corner building entrances preferred on corner lots
- Building entrances oriented to the street
- Businesses should have storefronts with windows and doors facing the sidewalk
- Ground level and street fronted portions of the building should have active uses
- provide space for a variety of small businesses
- Active ground floors are important

9. Quality design & building materials

Supportive:

- Prefer brick and stucco
- Architectural details (roof parapets, window lintels, etc.)
- Detailing at roofline and cornices
- Facades should have organic decorative elements..... keeping with the historic character of the neighborhood
- Need to preserve the look of the area....
- Yes, but..... don't think this should be extremely prescriptive.
- Yes.... important to keep the historic character

Other:

- allowing for more height to these buildings

8. Manage parking on-street & behind buildings

- No new surface parking on Grand
- Maybe one way in/out for parking helps walkability
- Consider one-way parking lots that flow into alley
- Access parking off alleys
- Parking in back where feasible, on side if necessary, but never in front
- Parking should be located behind buildings, or on the side streets
- Behind or underneath buildings OR enclosed within the building footprint
- Regulate where parking is located and how it is landscaped for all new or redeveloped businesses

Other:

- More thought towards EV charging stations

13. Maintain/foster on-going engagement

- Need to make sure to have a dialogue constantly
- Ongoing discussion is always helpful and important to keep both sides informed and engaged

14. Affordability

Supportive:

- Make sure Grand Ave. becomes an affordable place for people to live
- Building densitypreferably with the inclusion of affordable units

Other:

- Do not believe that affordable housing guidance needs to be a part of our recommendations

12. Intensity/diversity of development at strategic locations

Supportive:

- General concept of larger or more business-type structures on corners, and more residential infill in the blocks, is basically sound
- Prioritize the development of mixed use spaces.....especially on intersections
- This makes sense
- Yes, choosing strategic locations could potentially be helpful....how many locations would be specified (?)

Other:

- Corner building heights should be carefully managed.... heights should only be higher than neighboring structures if there is enough space between them
- Balance between lot coverage and height might be governed by some kind of ratio

1. Traditional Character & Local Identify

Supportive:

- Front yard setbacks, especially at mid-block locations
- BC Businesses serve to make Grand Ave a “place”; instead of any old street
- Buildings should have decorative features
- Businesses in converted homes should maintain lawn, trees, landscaping, etc
- Apartment buildings, single family homes, and business-converted single family homes must have a front yard.
- Distinct local identity that needs to be preserved
- should address building materiality and perhaps certain design details. But it should NOT be a prescriptive formula for how to design new buildings to look like old buildings.
- very important that we keep the integrity of the historic neighborhood.....the unique character of Grand Avenue.

Other:

- do not think single family homes belong on Grand Ave

4. Walkability and Connectivity

Supportive:

- No new curb cuts for auto use
- No drive thru with direct access to Grand
- Making the area much safer for those who use ...walking, biking, and public transportation
- Bike parking on every block
- Zoning should put as much preference on green space (shrubs, potted plants, flowers, landscape rocks, etc.,) and protecting trees as it does on pedestrian safety
- Very important.....Ease of connections and safety need to be a priority

Related:

- Ensure snow removal during the cold months to preserve accessibility to walkers.
- More benches

Other:

- Don't know how it becomes part of a zoning code

7. Balanced movement & Shared Streets

Supportive:

- If possible widen sidewalks
- Ensuring there is space for shade trees (building set backs)....canbe prioritized by zoning.
- More bike parking would be welcome
- Needs to be refocused to allow for mixed transportation uses in a safe way
- Climate Action and Resilience Plan specifically callsfor increasing cycling, walking, and transit while decreasing driving

Other:

- Don't think bike paths need to be worked into the planning of Grand Ave
- Not sure how this gets into zoning text

10. Respond/maintain historic character & scale

Supportive:

- If a property owner wants to tear down and rebuild, an application should be submitted asking questions (why)
- Yes..... needs to blend in with surrounding structures.

Other:

- What is "historic"?

5. Mix of Housing types, density & diversity of uses

Supportive of more density & mixed use:

- A FAR (floor area ratio) that allows medium to high density housing
- Need to increase the density of Grand Ave
- Allow for human scale buildings that are mixed use.
- Mix of housing types is preferred
- Do not believe that density should be more restrictive in a new overlay than the underlying code
- Encourage dense, urban development; 2040 Comprehensive Plan specifically calls for more dense urban housing developments along transit corridors
- Best solution is to build more housing everywhere in the city

Less density & mixed use:

- Multi-unit dwellings should be restricted to 6 units maximum per lot
- Against adding a lot more density

6. Compact lot size & building design

Supportive:

- Buildings of significant length should provide “relief” with façade
- Façade variation
- Prevent consolidation of small lots into large lots
- Lots may not be combined to make one larger residential building
- Use techniques to break up mass
- One large building spanning multiple lots should be avoided - long, unbroken façade is not welcome
- Think U-shaped buildings with a courtyard in the middle ifmore than one lot
- Allow spaces for traditionally bigger usage of business spaces (grocery stores, for example), but the street should have compact lot sizes with taller buildings

Other:

- Not sure how this gets into zoning text
- a bit unclear as to what this means

11. Building heights that fit the character of the area

Supportive of height above 3 stories:

- At commercial nodes allow buildings up to 5 stories
- Height (in example) building works - 4th floor setback
- . we need to allow for taller buildings to be built
- 4 stores ok but only if lot not maxed out
- Do not believe that the overlay should be restricting heights below the limits of wood frame construction, which are currently 7 stories
- Yes, this is the most important principle here.....need to allow some larger buildings

Supportive of setbacks:

- Stepbacks above 3 stories
- Stepbacks helps upper stories break up massing
- Stepbacks and setback new buildings from residential neighbors
- The provision of required "stepbacks" currently exists in Traditional Neighborhood design standardsas "transitions to residential"
- Step backs are helpful, but only a part of the answer
- Ok with no setbacks at the corner

Supportive of 3 stories or less:

- Garden level units should be preferred in zoning over building higher
- (example shown) it is not in character with the area at all.... the standard building height is 3 stories and should not be exceeded.
- Should not have massive apartment towers