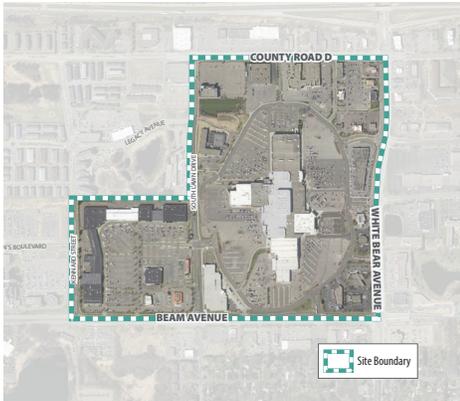


NORTH END (NE) ZONING DISTRICT OVERVIEW



The City of Maplewood is proposing the creation of the the North End (NE) Zoning District to guide future development and redevelopment in the area around the Maplewood Mall and St. John's Hospital. This area was identified in the 2040 Comprehensive Plan as an opportunity site where a mix of uses and pedestrian-oriented development would support and benefit from the availability of transit, including the future Rush Line Bus Rapid Transit (BRT).

In 2019 the City adopted the North End Vision Plan. This plan set the parameters and design principles for the area, including exploring the potential for future phasing and full redevelopment. The **North End Zoning District Project** has taken the guidance of the 2040 Comprehensive Plan and the North End Vision Plan and established a new zoning district to achieve the community's vision.



Intent of NE District

- » Facilitate redevelopment focused on providing a variety of residential, commercial, and civic uses.
- » Establish standards focusing on walkability and multi-modal transportation, high-quality site design, and a mix of complementary uses for people to live, work, relax, and socialize in the same neighborhood.

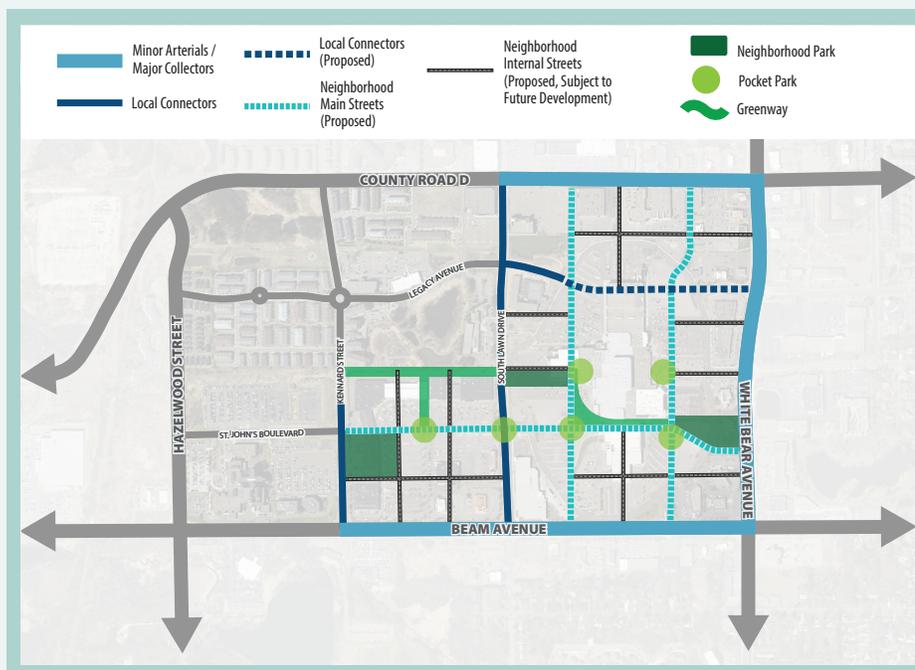


Applicability

- » All parcels within the North End study district will be rezoned to NE.
- » Existing buildings and parking areas may be expanded as long as they do not interfere with the future street network.
- » New buildings and redevelopment will be required to meet the new standards.



Regulating Plans



Regulating plans establish different types of streets and open space areas. Standards for the NE District will then be established based on these categories.



Street Network and Types

- » **Minor Arterials / Major Collectors:** Beam Avenue, White Bear Avenue, and County Road D
- » **Local Connectors:** Kennard Street, Southlawn Drive, and Legacy Parkway (extension)
- » **Neighborhood Main Streets:** St. John's Boulevard (extension), future north-south streets
- » **Neighborhood Internal Streets:** Future streets (location to be determined)



Open Space Network & Types

- » **Neighborhood Parks:** Centrally located within the North End area, including east, central, and west parks
- » **Pocket Parks or Plazas:** Distributed throughout the North End area, filling in the service areas around Neighborhood Parks
- » **Greenways:** At mid-block breaks and other key pedestrian connection points



Examples of Uses Proposed to be Allowed

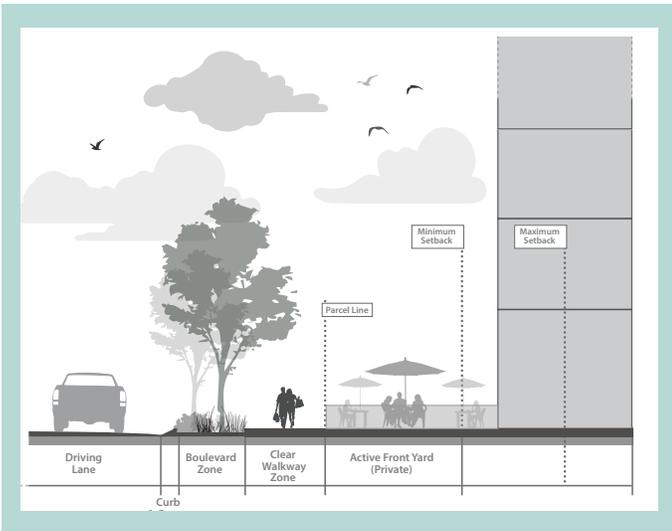


- » Residential Uses
 - Townhouses and Row Houses
 - Apartments and Condominiums
 - Apartments over ground-floor non-residential
- » Retail and Services
- » Offices
- » Hotel
- » Civic Uses
- » Parks and Open Space

Design Standards

Site and building design standards are intended to create a high-quality, pedestrian-friendly environment. Examples of standards proposed for the NE District include having:

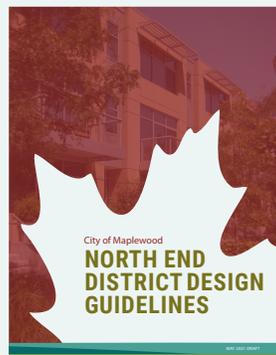
- » Buildings and entrances oriented towards the street
- » Minimal number of driveways and parking located behind buildings
- » Building heights stepped back on upper-stories to create a more open feeling
- » Uses on the ground-floor “activated” by architectural interest, windows, and lighting
- » Building articulation to break up street facades
- » Well-designed front yards that have a relationship with the street



Design Guidelines

(separate document)

- » Provides developers and property owners an understanding of the “feel” of the area
- » Includes guideline statements and precedent imagery examples



For More Information

Join us at a Virtual Meeting on August 10th at 4:00 p.m.

www.maplewoodmn.gov/NorthEnd

Or In-Person at Maplewood Mall - Entrance 4 (near Lower Level of Macy's) August 25th at 7:30 a.m.

Contact

Elizabeth Hammond, City of Maplewood
651-249-2302

Elizabeth.Hammond@maplewood.mn.gov