

City of Maplewood

NORTH END DISTRICT DESIGN GUIDELINES

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Purpose

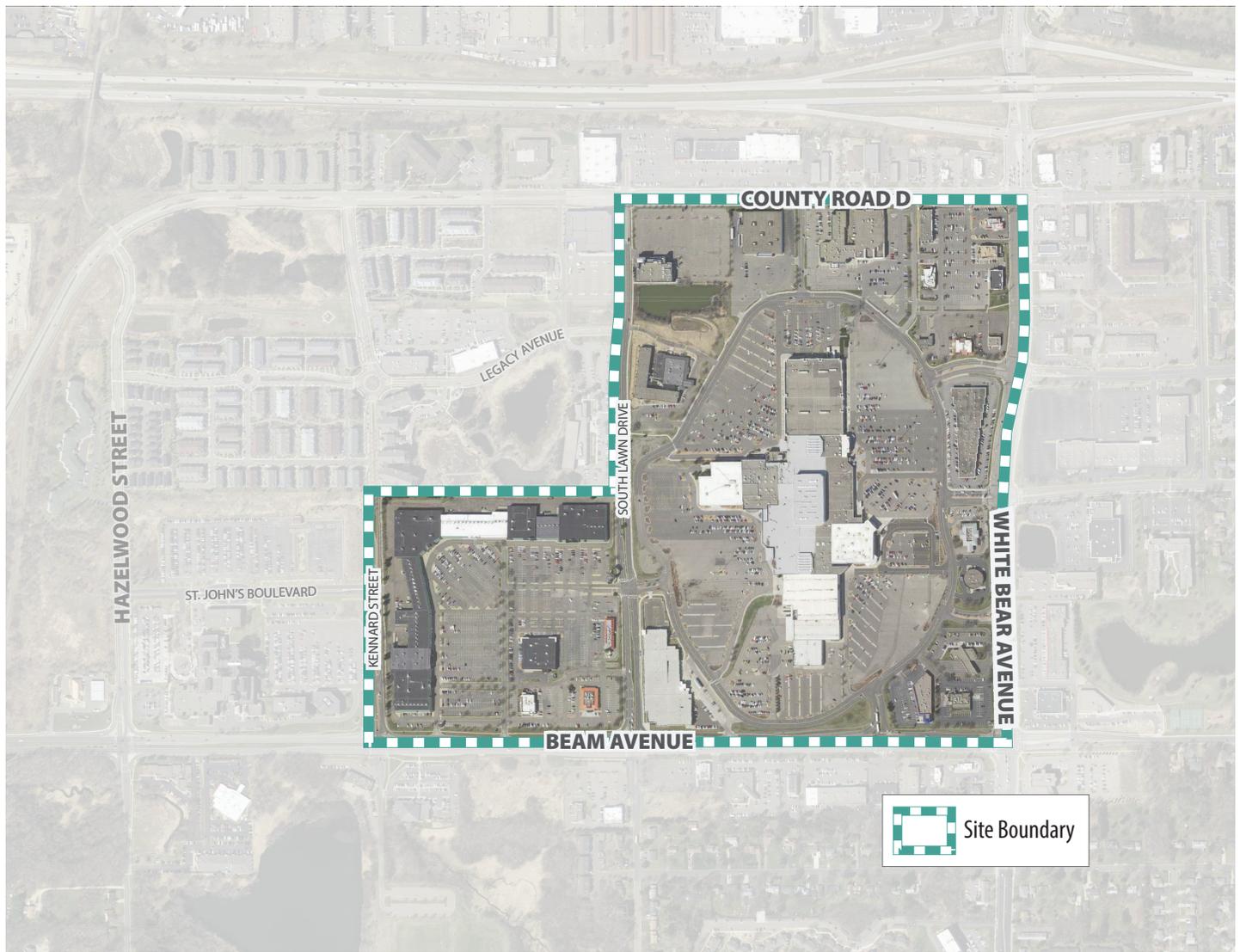
The North End District Design Guidelines are intended to provide property owners and developers additional guidance regarding redevelopment within the North End District area in northern Maplewood. The guidelines were established based on the 2019 North End Vision Plan to ensure redevelopment and improvements to the area create a strong sense of place centered around mixed use development and access to high-quality transit. These guidelines are meant to be used alongside the standards established in <CODE REFERENCE> North End Mixed Use district of the city code.

Property owners and developers looking to undertake projects in the North End District should review these guidelines prior to submitting any applications. Applicants are expected to provide a narrative as part of the development proposal that identifies how the project achieves these guidelines.



Area

These design guidelines should be considered whenever development is proposed within the North End District area:





Site Design Guidelines



Loading Areas & Curb-Side Management

Guideline

1

Where reasonably feasible, off-street loading entrances and exits should be combined with automobile parking access and multiple buildings within the same block should share off-street loading facilities and service areas.

2

Dedicated curbside areas near the building should be identified to accommodate ride-share services and personal package deliveries.



Paving & Pathway Design

Guideline

1

For visual continuity, the design of paving should continue paving patterns across differing conditions, such as pervious or vehicular paving and permeable paving sections

2

The design of paving should use special paving or accent materials to visually connect with entry points, linear increments, or adjacent design or program.

3

Pathways, including interior trails, sidewalks, and greenways, should interact with open spaces, parks, and plazas in creative ways, using lane paving to clearly show circulation

4

Streetscapes should utilize shorter pedestrian scale pole light fixtures to improve pedestrian experience, wayfinding, and safety and activate retail areas at night; bollard lighting should be used to create a consistent and safe passage along all interior trails, sidewalks, and greenways at all times.





Site Design Guidelines



Stormwater Management

Guideline

- 1 Creation of subdistrict stormwater management areas is preferred over an approach that treats each space individually; developments are encouraged to coordinate stormwater design with neighboring developments within shared open spaces.
- 2 Designed treatment systems such as bioswales, flowthrough planters, permeable paving, and greenroofs should be utilized as part of a comprehensive approach to stormwater management.
- 3 Include educational or interpretive signage near stormwater treatment areas to educate the public about the benefits and processes of stormwater treatment areas.



Boulevard Trees & Landscaping

Guideline

- 1 Trees planted along streets and greenways, and within parks and open spaces should collectively create a continuous “urban canopy,” providing shade and a pleasant palette for people within the area.
- 2 Trees along streets and pathways should be sized appropriately, with street trees being at least 40’ in height at full growth, and pedestrian-scale trees (20’ at full growth) along greenways and other non-street pathways.
- 3 Planting schedules should include trees that are appropriate for the climate, giving preference for salt-tolerant species, species that require low water use, and those that provide visual interest throughout the year.



Building Design Guidelines



Scale

Guideline

1

Buildings should be designed to minimize the sense of a single continuous street wall. This can be achieved through the breaking up of the wall into a series of smaller facades, articulation, and variations in height.

2

Developments should be broken up through the use of a variety of materials and architectural details, such as vertical elements, protrusions in the facade, or projections.

3

Ground floors and lower floors should be designed to have more visual interest and detail than upper floors through elements such as bay windows, inset doorways, terraces, vertical piers, landscape walls, art, and other design elements that reinforce a human scale.

4

The height of the ground floor should be greater than upper floors in order to provide more activation through transparency and provide flexibility for future uses.



Entrances

Guideline

1

Entrances should be welcoming to passers-by by being architecturally distinct from the rest of the building and serving as a focal point.

2

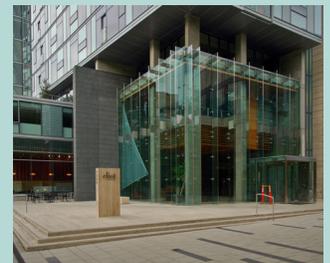
Each business or use on the ground floor of a building should have its own individual entrance.

3

The use of awnings, recessed entries, porticos, front porches, verandas, and other similar features are encouraged to provide weather protection as well as visual interest to an entrance.

4

Entrances and lobbies should incorporate transparency and lighting to encourage visibility and create a welcoming connection to the street.



Building Design Guidelines



Relationship to the Street

Guideline

1

Designs of buildings that include retail and entertainment should directly engage the public realm and include numerous opportunities for people to enliven the building edge, including open storefronts, generous seating areas, private amenity areas facing the public realm, and individual entries and building bays.

2

The setback area between private spaces and public rights-of-ways, easements and semi-private courtyards should be integrated into the design of the site and activated with terraces, outdoor seating and dining areas, private yards, porches, and primary living spaces.

3

The use of vibrant and warm colors is encouraged to enhance the visual character of the buildings especially at the pedestrian level.

4

For residential units with individual entrances at the ground level, there should be space between the street and the building to accommodate a landscape buffer or front yard that complements the streetscape, provides adequate shading and offers some privacy for residents.



Open Space & Amenities

Guideline

1

Privately owned open spaces that are accessible to the public should provide opportunities for site users and the public to enjoy the space and should be accessible from the public right-of-way. Artwork, seating, inviting lighting, and signage are all encouraged to make the area welcoming and active.

2

Private outdoor spaces are exclusive to the users of the property (residents, employees, etc.). These amenities spaces should take advantage of spaces created by architectural design, such as balconies, terraces, and green rooftops for socialization and enjoyment by the users. Elements of screening or privacy may be appropriate. Typically, these spaces are not on the ground-floor on the street frontage, unless it is a private yard for ground-floor townhomes.



Building Design Guidelines



Sustainable Design

Guideline

1

Buildings should be designed to maximize the use of daylight for all inhabited interior spaces in order to provide a high quality indoor environment, reduce overall energy consumption and reduce exposure to artificial lighting which can negatively impact human health.

2

Windows should provide a high degree of light transmittance and be non-reflective. Consideration should be given to the installation of operable windows to create opportunities for cross-ventilation and reduce energy costs

3

Visible sustainable features such as green roofs, shading devices, photovoltaic panels are encouraged to reduce the ecological footprint of the development as well as serve as education for visitors.

4

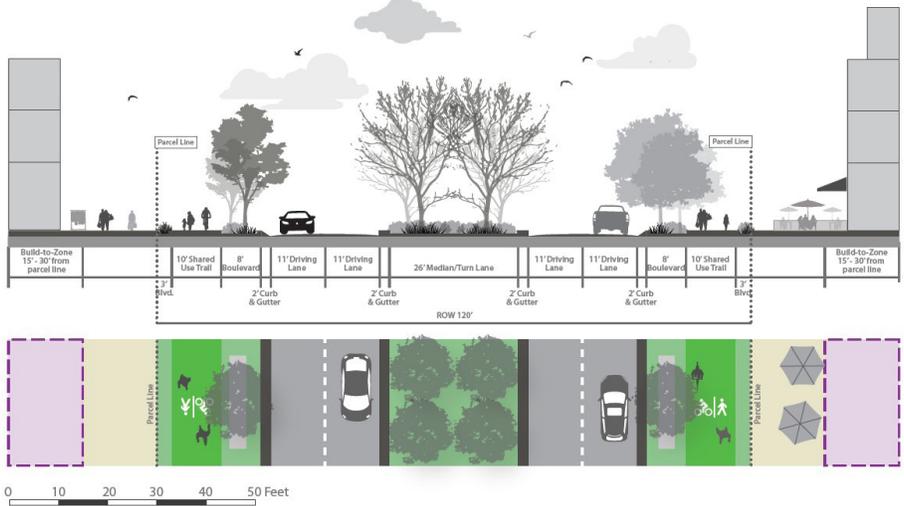
Flat roofs of midrise buildings should be used for their sustainable potential. They are usually flat, sheltered from the wind and have good access to sunlight, which makes them great candidates for greening practices beyond a typical green roofs such as community gardens, gardens, solar panels and rainwater harvesting equipment.





Street Design Guidelines

Minor Arterial / Major Collector- 120' ROW



County Road Design

The City does not have jurisdiction over design on County roads, but hopes the guidance provided here will be considered during reconstruction of the County roads surrounding the North End District

Guideline

- 1 Each side of the roadway should have shared-use trail separated from vehicle traffic by at least an 8' boulevard
- 2 A large center median should separate directions of vehicle traffic. The median and boulevards should be landscaped with large deciduous trees and other visually softening elements

County Road Design

Right of Way

120' minimum

Streetscape

Sidewalk Width n/a

Shared Use Trail Width 10' minimum

Boulevard Width 8' minimum

Tree Spacing 30' on center

Travel Way

Bicycle Lanes 0

Bicycle Lane Width n/a

Driving Lanes 4+

Driving Lane Width 11'

Parking Lanes 0

Parking Lane Width n/a

Median 14' minimum