

## Development Guidelines: St. Anthony Park Community Council

We encourage and appreciate thoughtful investment and development in District 12. The intent of these Development Guidelines is to begin a dialogue between community and developer interests -- to inform, to stimulate and promote healthy, mutually beneficial developments in St. Anthony Park. They are offered not as constraints, but as the starting point of a constructive discussion.

1	<p><b>Collaboration in Community Design Partnership:</b> Meet with a group of Land Use Committee members to keep the Council and community informed of design decisions and project schedule.</p>
2	<p><b>Accessibility:</b> Design facilities that are useable by people of all ages and abilities, that will be adaptable to changing needs or demographics of our community.</p>
3	<p><b>Green Space:</b> Maintain, enhance, and if possible, create green space on a developed parcel. We encourage going beyond City landscaping and site requirements.  <i>Discussion: As green space gets more precious in our neighborhood, it is increasingly important that existing spaces be maintained and any chances to create more be taken. This should go beyond City landscaping standard and may encourage green roofs, additional plantings, or off-site plantings to mitigate loss of green space. Examples may include: playgrounds, picnic areas, and flower or vegetable and fruit gardens, as well as parkland.</i></p>
4	<p><b>Sustainable Design:</b> Design to the principles of a generally accepted green building standard (e.g., Enterprise Green Communities, B3, or LEED Silver) to promote water and energy conservation, and the use of safe, durable, and renewable building products. We encourage inclusion of a renewable energy generation system (solar, geothermal, etc.)  <i>Discussion: All of these standards address energy efficient design, water-saving fixtures, treatment of stormwater, sensitivity to site -- all to create buildings that will work better and leave less negative impact on our built and natural environment. Generally, buildings with public financing will already be required to meet this standard. Buildings financed privately are encouraged to meet a similar standard. Developers are encouraged to contact the several local groups promoting sustainable design (ex: CEZ <a href="http://www.creativeenterprisezone.org">www.creativeenterprisezone.org</a>)</i></p>
5	<p><b>Streetscape:</b> Promote the walkability of the neighborhood with design that relates to the pedestrian, bike, and transit traffic.  <i>Discussion: We are proud to be a “walkable neighborhood.” All buildings should provide an environment that is welcoming to foot traffic of all ages and abilities, by being pleasing and safe. There should be a good visual connection between inside and outside for at-grade spaces to provide “Eyes on the Street” security. When possible, first floor spaces should be made accessible to the public in the form of common or retail spaces.</i></p>
6	<p><b>Affordability (Housing):</b> Promote diverse housing communities by providing some affordable units.  <i>Discussion: Development of a diverse housing population is critical to our community. People moving into or within, or working in our neighborhood should not be priced out of living in it.</i></p>
7	<p><b>Exterior Appearance:</b> Create durable, aesthetically pleasant buildings through use of high quality materials.  <i>Discussion: Buildings should be long-lasting and should respond to adjacent properties through good design and use of high quality exterior finish materials, including masonry and metal.</i></p>

8	<p><b>Public Space:</b> When appropriate, make some portion of the building available for public use or commerce. <i>Discussion: Buildings should be places that increase public discourse and interaction. Part of a “walkable neighborhood” is the feeling and knowledge that the buildings on the street are open, useful, and welcoming.</i></p>
9	<p><b>Dark Skies:</b> To the maximum extent possible, keep site lighting from spilling onto adjacent properties and keep it aimed down. <i>Discussion: While site lighting provides security for the building environment, it is important to keep it sensitively located so that it doesn’t waste energy and doesn’t add to general light pollution.</i></p>
10	<p><b>Parking:</b> Provide and design spaces for vehicle parking as determined by zoning or approved variance to support use of the property, in a way that contributes to the general appearance of the site and adjacent properties. Minimize run-off and avoid unnecessary loss of open space. Where possible, use landscape materials to screen vehicles, without compromising security or safety. <i>Discussion: While encouraging walking, biking and public transportation, we also recognize that businesses, employees, visitors and residents will sometimes rely on cars to visit, work, move around, and live in our neighborhood. Our goal is to make our neighborhood welcoming and easily accessible to everyone, from within and from outside the neighborhood. Accommodation for shared cars or shared bicycle stations may also be considered for some development sites.</i></p>