

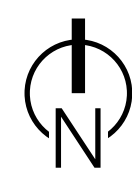
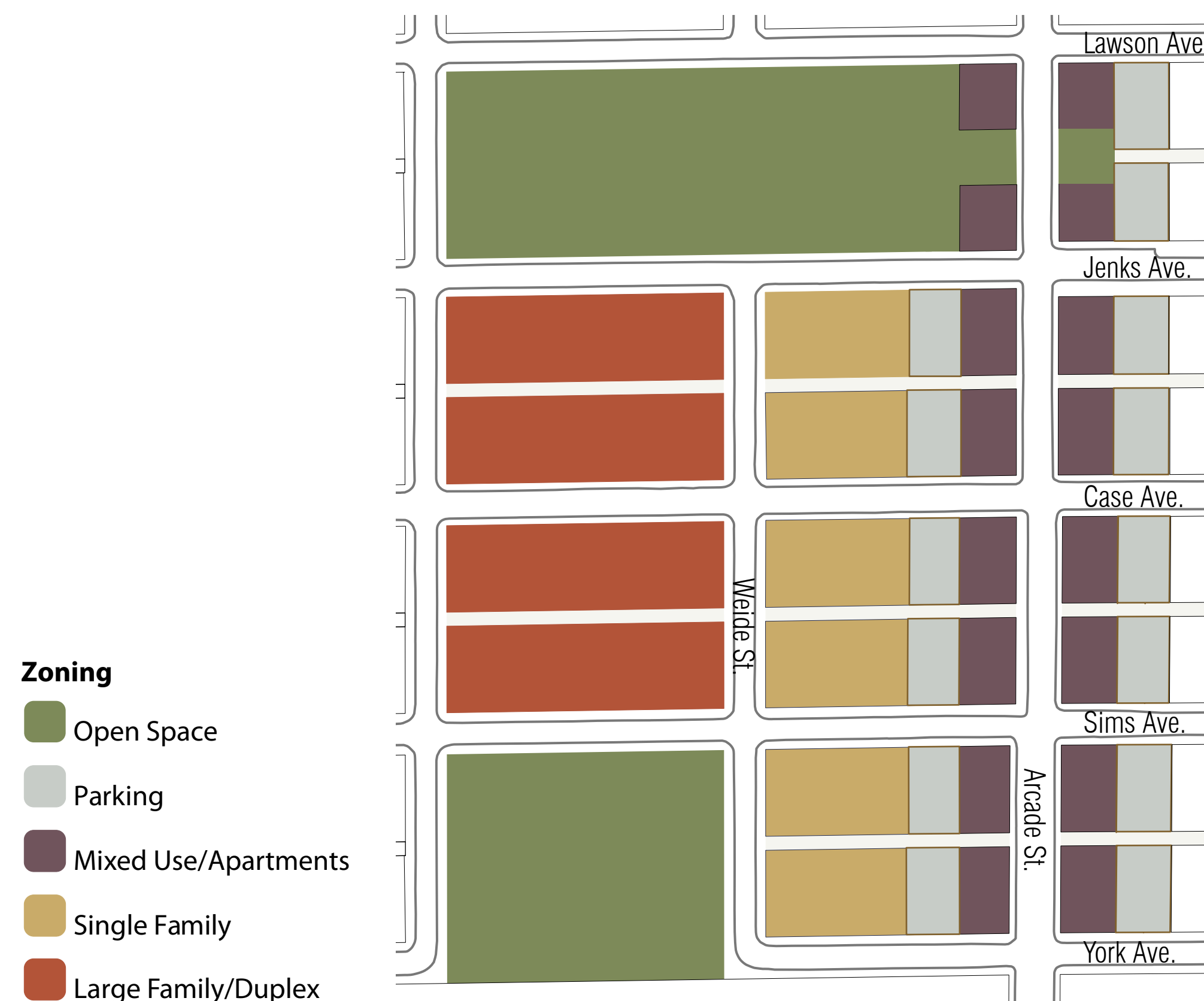
Planning Payne-Phalen Neighborhood

Zoning Intent

This plan seeks to meet the current and future needs of the Payne-Phalen community. This neighborhood is largely made up of duplexes and large houses, even though this does not reflect the housing needs of the people here and projected to come—primarily 1-2 people households and small families, it is projected that these demographics are going to grow. There is a lack of single family homes and apartments in this neighborhood.

Currently Arcade Street has gaps in its streetfront created by parking lots. Current zoning does not afford enough space to accommodate off street parking behind businesses. In order to remedy this, the zoning plan below proposes parking behind the buildings that face Arcade. Ample, proximal parking space will hopefully draw new development along Arcade.

Zoning Plan



Vision Plan

- ① Farnsworth Aerospace Pre K-8
- ② Bostrom Plaza
- ③ Farnsworth Park
- ④ Piccolo Plaza
- ⑤ Community Garden
- ⑥ John A. Johnson Park
- ⑦ Back To Nature
- ⑧ Eastside YMCA
- ⑨ John A. Johnson Elementary School

Vision Plan Intent

Weide St. serves as a pedestrian connection between Farnsworth Park/School and John A. Johnson Park/School. The street is inspired by the parkways that run through the eastside of St. Paul. The planted medians, canopy trees, and widened sidewalk will serve to create an enjoyable walking experience.

The current open spaces in the Payne-Phalen neighborhood lack programming for a variety of people; they seem to be solely designed for elementary age children. Proposed community gardens, strolling paths, benches, and recreation spaces will serve to draw a variety of age groups to the proposed parks.

Currently the community lacks an outdoor space to meet as a group. A place where speakers, community events, open air markets, informal meetings, and outdoor lunches could take place. This plan proposes such space in the form of a plaza along Arcade St.

Building Character / Regulating Intent

In order to create a stronger streetfront, corners are defined by buildings that are taller or the same height as adjacent buildings and the permeability of building fronts is regulated so that blank brick walls will not face the street. There will be no abrupt changes in building height as story differences cannot vary by more than one story by regulation.

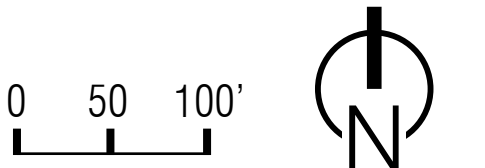
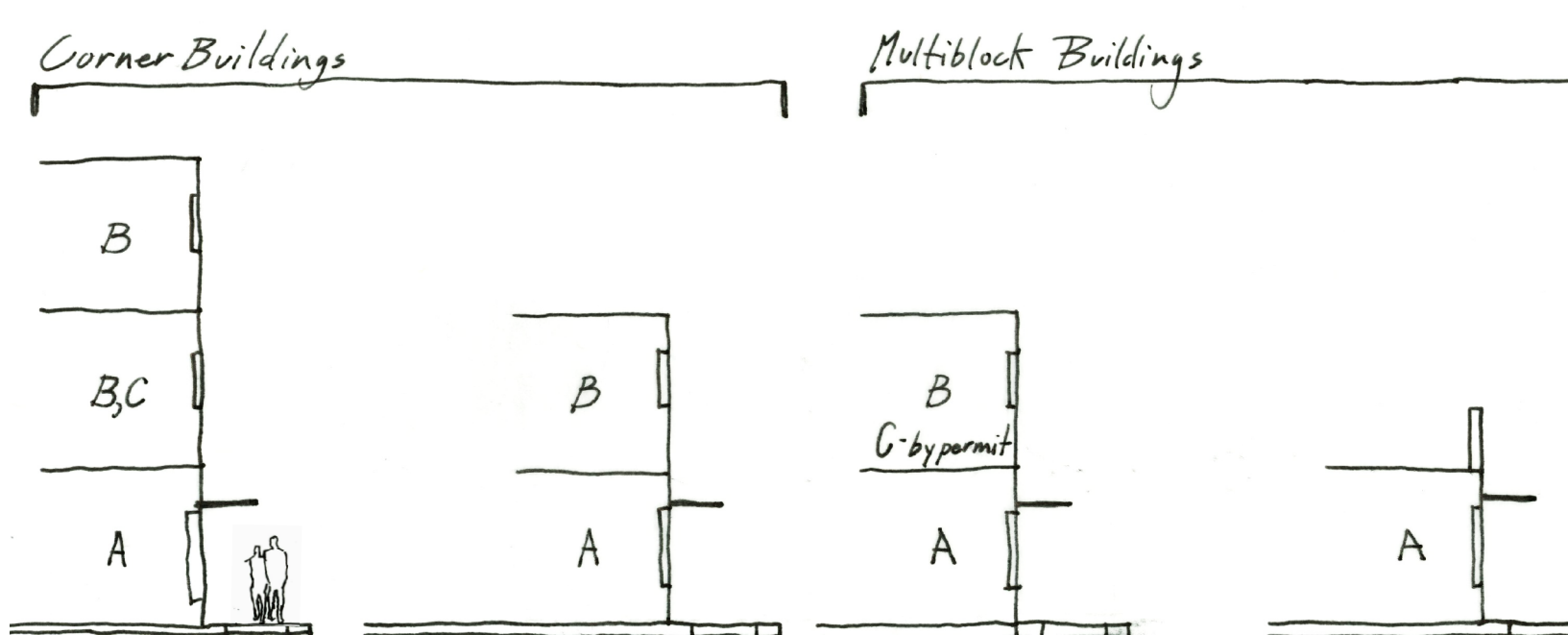
Building Character/Use

Building Use

- A- Service, Retail, Recreation, Education, Public Assembly
- B- Residential
- C-Office

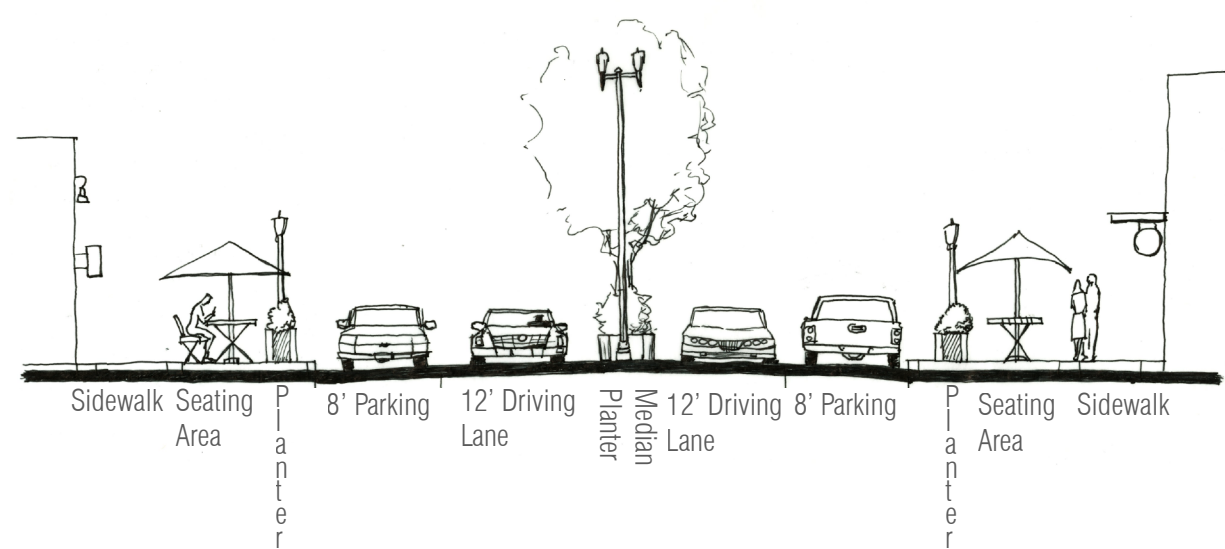
Note

- Ground Level - 50% Permeable building face.
- 2-3 Story - 30% Permeable building face.

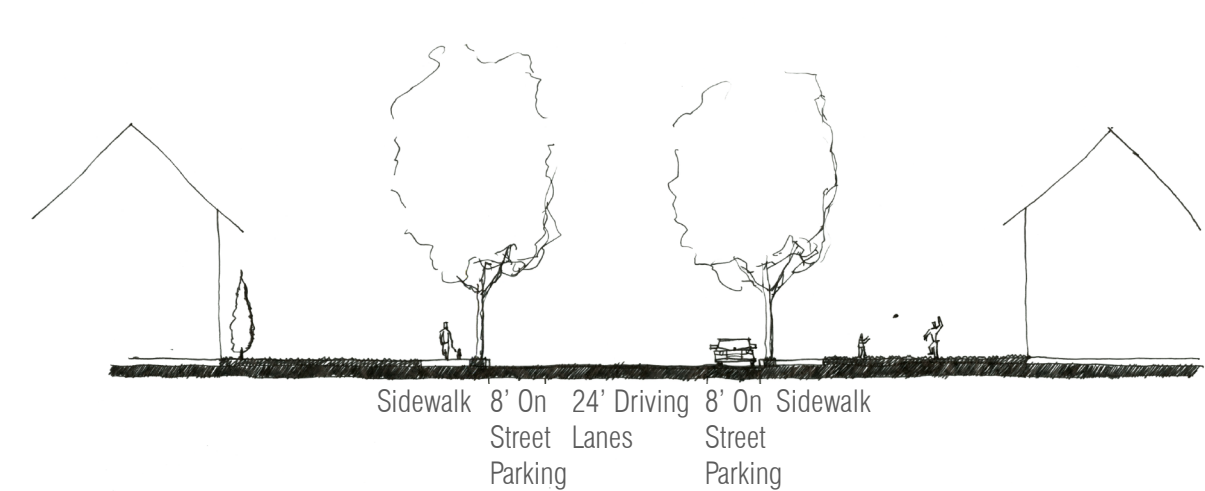


Proposed Street Sections

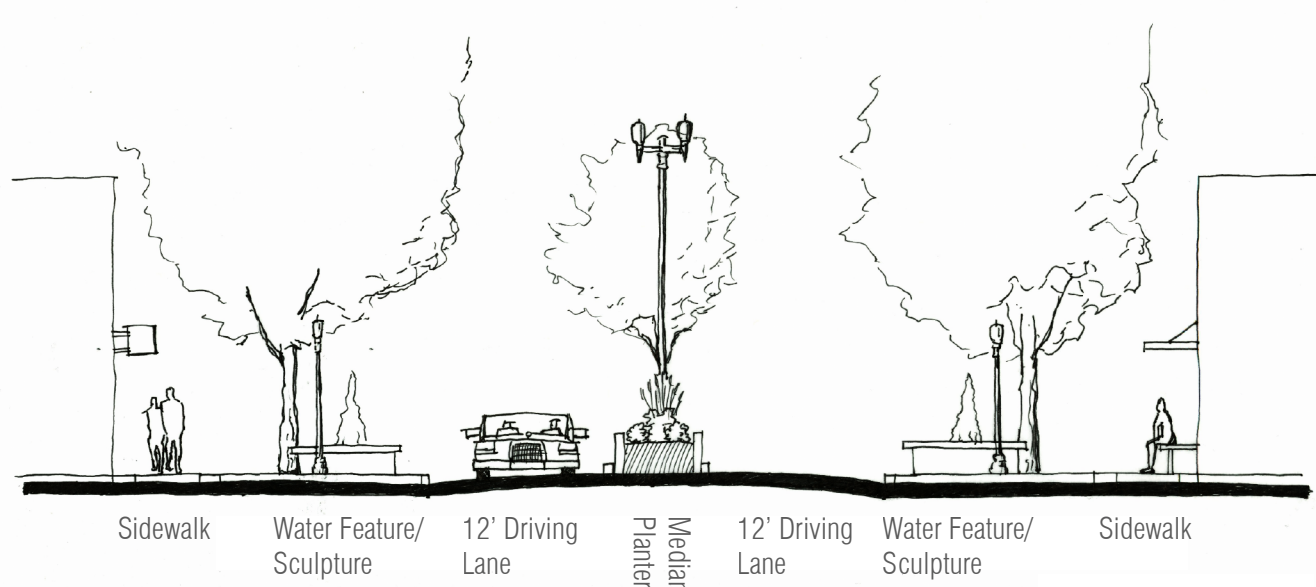
Mid-block Arcade St.



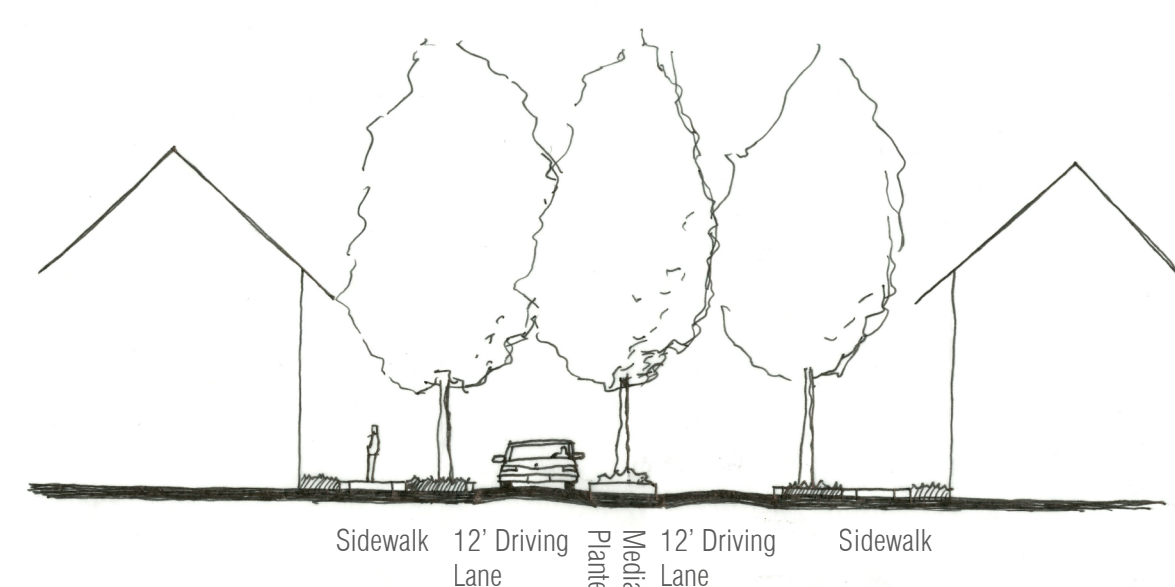
Residential Ave.



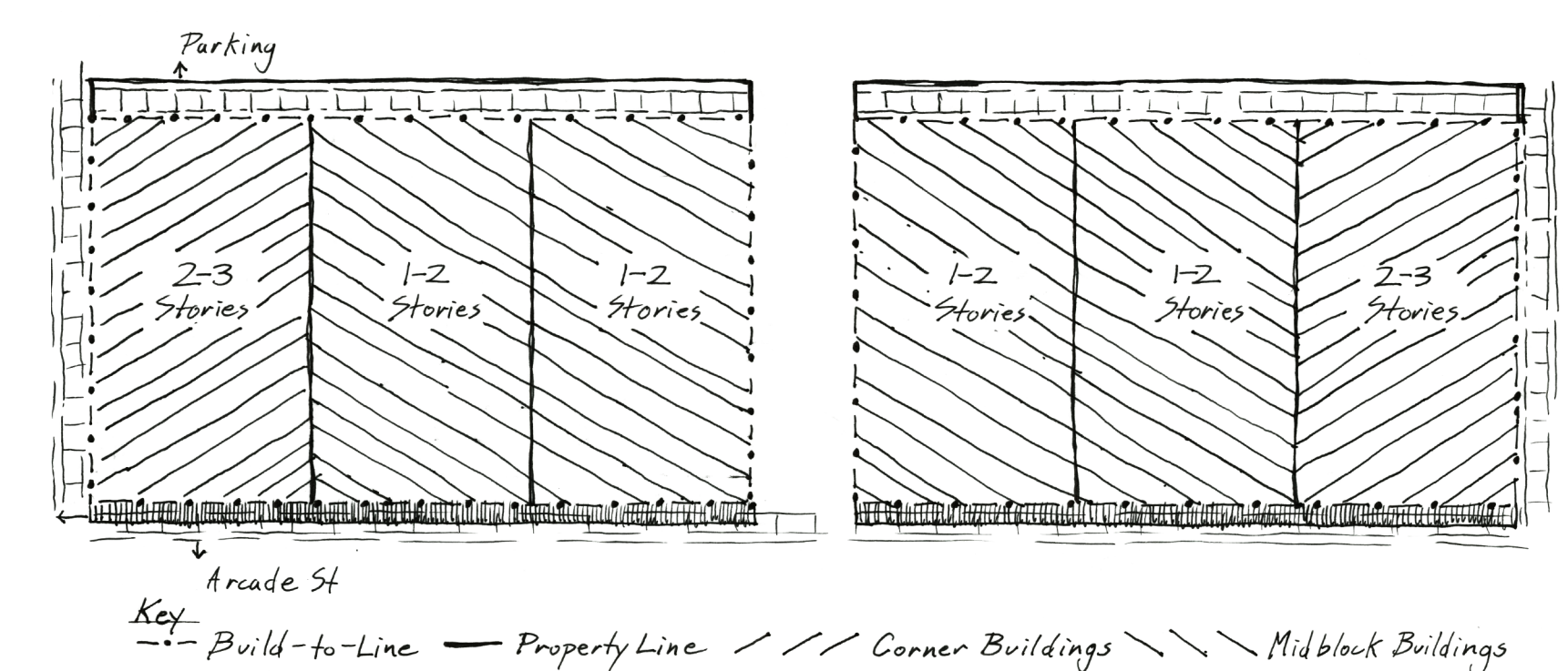
Corner Arcade St.



Residential St.



Regulating Plan



Regulations

There shall not be building story differences greater than one story.
80% of building facade must be built to BTL (build-to-line).

Note

Canopies, awnings and balconies may extend 3 1/2' over build-to-line.