

151st Street Corridor Design Concept Plan Principals and Land Use Goals

Principles

Principle 1: The 151st Street Corridor Design Concept Plan (Stanley area) should encourage smaller-scale development, where a mixture of commercial, office and residential uses co-exist, and which are easily and equally accessible to pedestrians and vehicles from the surrounding residential neighborhoods.

Principle 2: The 151st Street Corridor Design Concept Plan (Stanley area) should use design features characteristic of a traditional neighborhood shopping district or small town "Main Street," including locating buildings adjacent to the street and extensive or exclusive use of brick for building facades.

Goals

Goal 1: Access Management

Encourage shared drives and internal cross access to public streets to minimize the number of driveways connecting to thoroughfares.

Goal 2: Building Location

Locate buildings adjacent to the street with minimum setback from the right-of-way and without parking or driveways between the building and the street.

Goal 3: Parking Lot Location

Locate building parking either to the rear or side of those buildings adjacent to the street.

Goal 4: Shared Parking

Encourage shared parking for mixed-use developments where appropriate and where not detrimental to the overall function of the development.

Goal 5: Parcel Consolidation

Consolidate smaller parcels to form larger ones, thereby allowing for greater flexibility in site design and more uniformity of development.

Goal 6: Appropriate Transition

Provide appropriate transition between higher intensity land uses along the thoroughfares and the less intensive land uses behind them. Such transition methods may include one, or a combination of any, of the following:

1. Graduating the intensity of land use from more intensive uses to less intensive uses (Commercial to Office or Medium-Density Residential to Low-Density Residential)
2. Altering the building scale/mass to be more in proportion with the buildings of the less intensive land use
3. Altering the building materials and building design of the more intensive land use to be more in character with those of the less intensive land uses
4. Using landscaping, walls, solid fencing, or earthen berms as screening between land uses

Note that fencing alone is not considered an appropriate transition method.

Goal 7: Mixed-use Development

Allow for mixed-use development including residential above nonresidential land uses, and residential land uses mixed among nonresidential land uses.

Goal 8: Future Redevelopment Opportunities

Avoid limiting future redevelopment opportunities for parcels adjacent to or designated within Areas A - F, which hamper the ability to integrate these parcels into the new development by:

1. Blocking off potential access and/or
2. Inappropriately locating buildings or other major site improvements.

Goal 9: Natural Preservation and Environmental Constraints

Recognize and integrate natural areas to be preserved either because of the desire to use such areas as amenities to the development, or because

of code requirements or requirements of the regulating authority.
Avoid creating isolated and/or narrow natural areas that are difficult to maintain and of limited aesthetic value.

Goal 10: Small-scale Commercial Development

New commercial development should be small in scale where multiple smaller buildings are planned, rather than only a few or one large building. No one building footprint on a tract should be over 20,000 square feet in size. Buildings should be no more than two stories adjacent to residential uses and three stories elsewhere.

Goal 11: Building Facade

Require that all buildings adjacent to the street be finished on all four sides and be subdivided and proportioned using features such as windows, entrances, arcades, arbors, and awnings as specified in the Infill and Redevelopment Design Guidelines.

Goal 12: Pedestrian Access to Buildings

Require all buildings adjacent to the street to provide at least one public access entrance into the building through a doorway, or off of an enclosed walkway from the street.

Goal 13: Use of Brick

Except as noted below, all new nonresidential buildings shall use brick exclusively on all facades visible from the public street or from parking areas. Multifamily buildings should use 100 percent brick on all facades facing or visible from the public street, and a minimum of 50 percent brick for all other facades on any building. Stone and tile is permitted for use as an accent building material on either nonresidential or multifamily buildings, but shall compose no more than 20 percent of any one facade. In all cases, concrete block, stucco and/or EIFS are prohibited.

Goal 14: Compliance with Other City Land Use Policy

Documents

Ensure that development along the 151st Street Corridor (Stanley area) complies with other pertinent City land use policy documents including City Council and Planning Commission resolutions and special area plans.