



***Nicollet Island – East Bank  
Neighborhood Association (NIEBNA)***

## **Development Proposal Review**

The basic standards and guidelines to be followed in designing new and rehabilitated buildings in the Nicollet Island-East Bank neighborhood are defined in the NIEBNA Small Area Plan (“Plan”). This list provides a convenient summary of the material presented in the Plan that will be used by the NIEBNA Board in reviewing development proposals.

### **Urban Design**

- The design significantly engages pedestrians at street level and incorporates active façade features such as intriguing window displays, awnings, staggered store entryways, and other unique architectural façade details.
- Ground level façades are mostly transparent. [Guideline: Except for load bearing structural elements, the façade is transparent.] Any conditional use permit will require that signage, equipment, and product cases *not* block views into or out of the building.
- The proposal includes streetscape amenities such as benches, decorative trash receptacles, boulevard plantings, bike racks, public art, green space and parklets, transit information kiosks, fountains, clocks, and outdoor seating and sales areas where appropriate. The amenities must not block or interfere with pedestrian use of the sidewalk (Guideline: a continuous clear path at least 6’ wide must be maintained).
- At the pedestrian level, the building gives the impression of a series of relatively small and distinct store fronts or residential units, providing variation in the rhythm of the streetscape.
- Way-finding, informational and commercial signage should be of a distinct neighborhood character.
- The proposed development is of a high quality, distinctive and varied architectural and engineering design that is compatible with – but distinct from – other buildings in the neighborhood.
- The development promotes a highly pedestrian and transit oriented environment.
- Universal design principals have been applied in both the public and private areas of the building.



## **Building Massing**

- Building massing should provide for high density while maintaining a human scale at the street and lower floors of the building.
  - The building is designed in tiers – Tier 1 (at ground level) and Tier 2 (above Tier 1).
    - The façade of Tier 1 should be no taller than the effective width of the street. The effective width of the street is defined as the distance at ground level between the proposed building’s façade and the façade of the building across the street; if public open space is across the street (e.g., a park), then Tier 1 can be taller than if a building were across the street.
    - The Tier 2 façade plane should be set back from the Tier 1 façade plane.
    - No maximum height for Tier 2 is specified. In order to achieve the desired density of the neighborhood, taller slender buildings with smaller footprints are preferred to shorter, maximum footprint structures.
    - All faces of the building should be active with windows, balconies and other active elements. In particular, for Tier 2 there should be no large expanses of blank walls.

## **Density**

- The proposal makes efficient use of the site by providing densities that contribute to enhancing the neighborhood as an activity center.

## **Historic Preservation**

- Consideration and respect for surrounding historic buildings have been given in the design for new developments.

## **Public Art**

- The development incorporates art into the pedestrian realm. Opportunities to partner with local artists have been explored.

## **Sustainability**

- Green building techniques have been incorporated as part of the design.
- Opportunities to incorporate green roofs and/or vegetation on higher floors of the building have been explored.

