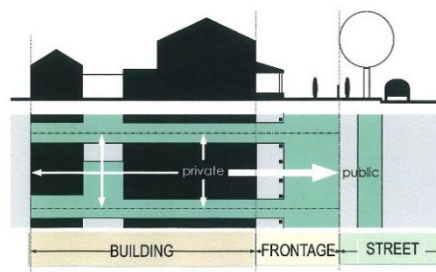


F. FRONTAGES

Frontages, defined simply, are the relationships of buildings – at ground level – to the public streets and public spaces those buildings address.

The careful design and ongoing regulation of these relationships is critical to the creation of an interesting, walkable urban environment. Frontages negotiate the transition from inside buildings out, and connect private spaces to the shared public realm. Configuring frontages correctly helps to define the **public-to-private** relationships from sidewalks inward. In addition, the arrangement of frontages on the street helps to define **urban-to-less urban and busy-to-quiet transitions** we often see in older urban fabric of America’s most walkable cities (such as Saint Paul).



In the Capitol Rice District, there may be nothing more important to ‘get right’ in new development than the design of how buildings meet the street. As a new, finer-grained block pattern is introduced with a range of new building types, how the buildings address the street will be a primary determinant of whether the street feels comfortable, safe, walkable, and interesting visually. Along with the design of the street itself, and the overall enclosure ratio of the street, frontages are a primary determinant of a street’s ‘character’.

See 2040 Comprehensive Plan Chapter 4 for general policy on Frontages in the Capitol Area.

District-Wide Policy

In the Capitol Rice District, the following policies are ‘best practices’ that will guide decisions by the Board, Staff and the Zoning Administrator when reviewing and approving projects, and will guide revisions to the Zoning and Design Rules:

- a) Calibration and Application of *The Zoning and Design Rules* in MX (Mixed Use District) Master Plans. (See Section H for information on MX Master Plans.) *The Rules Governing Zoning and Design* (2009), Chapter 2400.2400 *Frontage Map and Standards*, set in place design regulations for a range of blocks, residential frontages and non-residential frontages. These standards regulate the configuration and setbacks of building facades in relationship to the streets they face. Compliance with these standards should be carried through where they are currently specified. Furthermore, within any master plan proposing new blocks;
 1. Developments shall propose for each new block face, one of four *Frontage Types* from the *Zoning and Design Rules*: Capitol Mall, Civic, Flexible, or Residential. Those proposed frontage assignments will be mapped clearly and then reviewed by CAAPB staff. These mapped assignments may be adopted as conditions of master plan or zoning permit approval.
 2. Additional frontage types or location-specific conditions may be specified and approved concurrent with the proposed mapping of frontage types.

Location-Specific Policy

The following are additional *location-specific* guidelines for the Capitol Rice District:

- F-1.1 Residential-friendly frontage along Sherburne between Marion Street and Rice Street.
- F-1.2 Marion Street north of University: *Flexible Frontage Type* wrapping both corners 30 ft onto Sherburne and University.
- F-1.3 *Flexible Frontage Type* on University.
- F-1.4 Strongly encourage retail or other active ground-level frontage within 75 ft. of corner of Marion and University.
- F-1.5 Southwest corner block at University and Rice (includes State Lot AA): *Flexible Frontage Type* with a step-back.
- F-1.6 *Others to be added.*