

East Grand Avenue Overlay District Zoning Study

City Council
June 26, 2024



SAINT PAUL
MINNESOTA

STPAUL.GOV

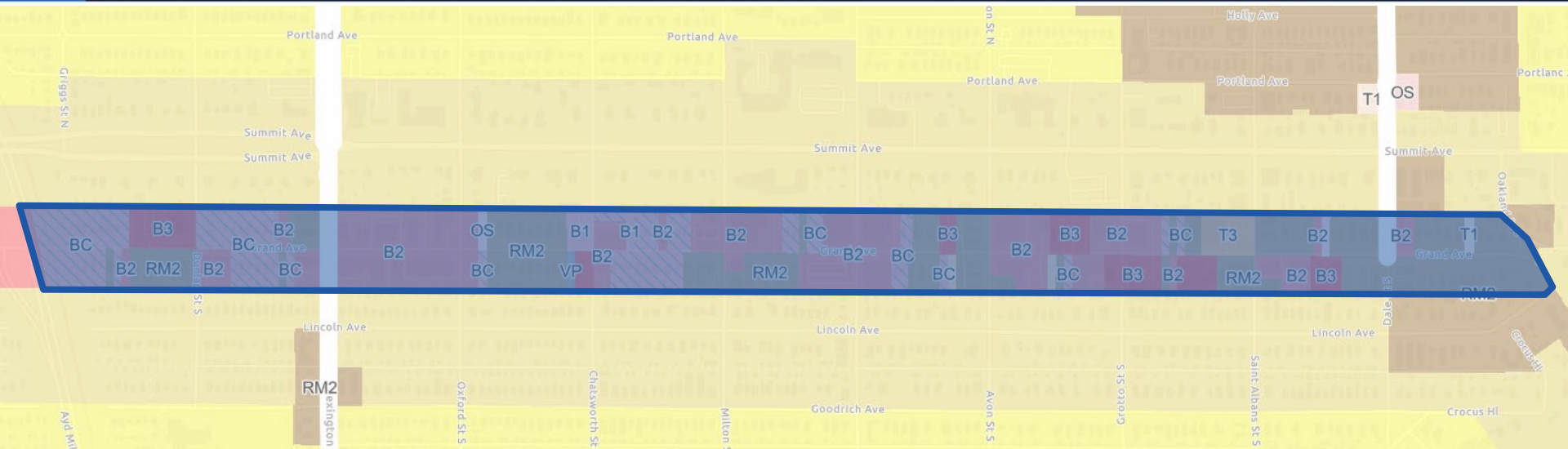


Existing Context





East Grand Avenue Overlay District (EGAOD)



Existing EGAOD:

- Limits building footprint to **25,000 sq. ft.**
- Limits total building size to **75,000 sq. ft.**
- Limits building height to **3 stories.**



EGAOD and the Comprehensive Plan

- **Land Use Policies:**

- Encourage transit-supportive density and zoning flexibility.
- Promote high-quality urban design that supports pedestrian friendliness.
- Activate streetscapes with active first-floor uses.
- Ensure that building massing, height, scale and design transition to adjoining districts.

- **Housing Policies:**

- Encourage creativity in building design and site layout.
- Support new housing to meet market demand for living in walkable, transit-accessible, urban neighborhoods.





Proposed Text Amendments

Replace development constraints with context-sensitive, pedestrian-oriented building design and frontage standards



Stepbacks

after 40' to reduce building presence from the sidewalk



Established Building Line

that respond to the context on the block



Frontage Elements

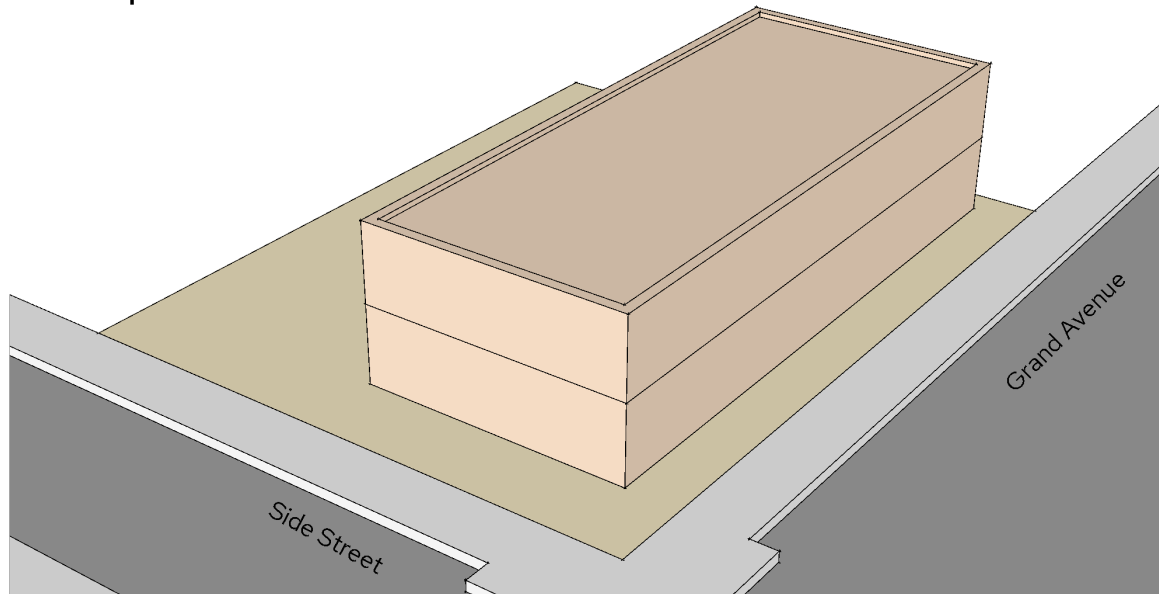
(storefronts and patios) that support a lively street



Conceptual Examples

Conceptual Example

Existing Overlay Potential
Development



Existing Overlay Summary:

Max. Bldg Footprint = 25,000 sf

Max. Bldg Area = 75,000 sf

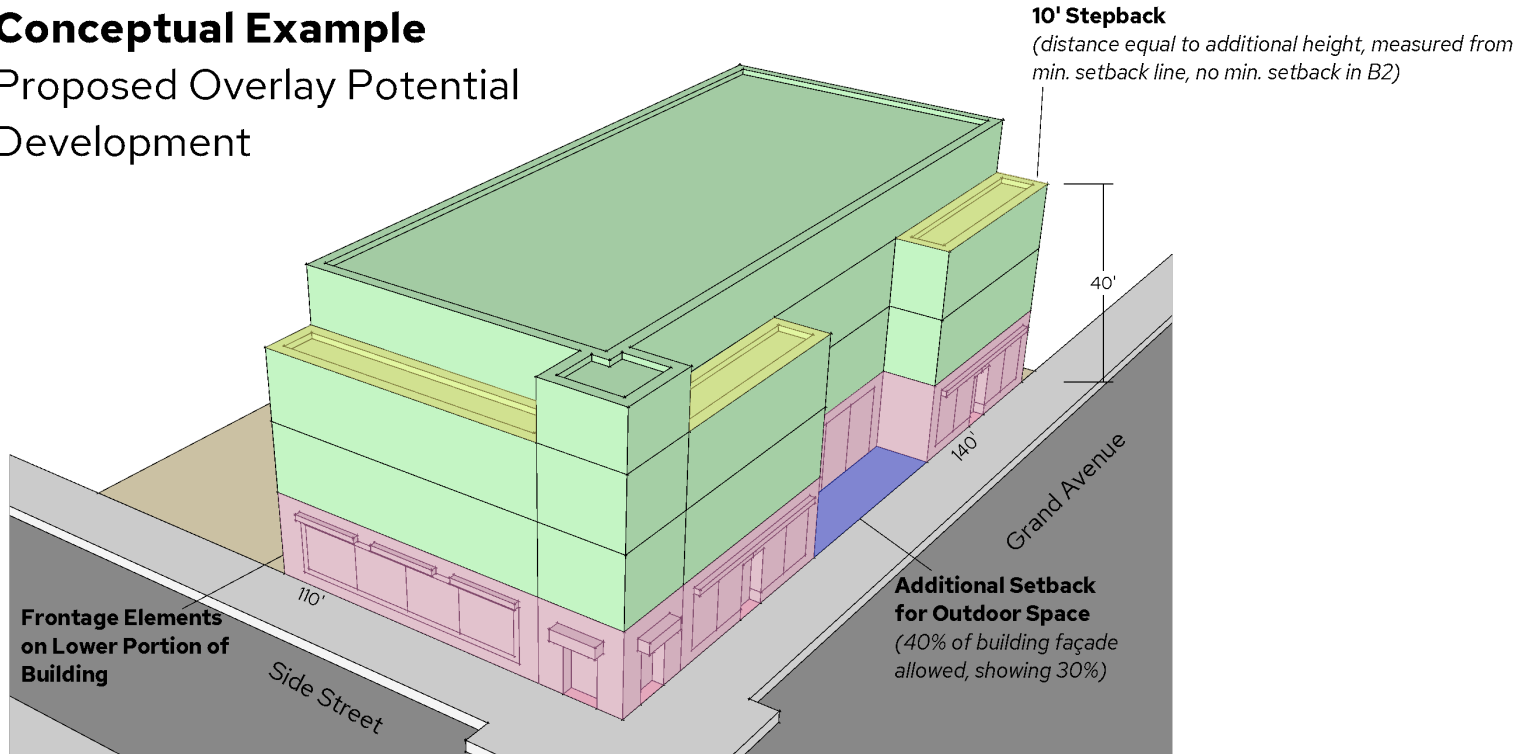
Max. Height = 30'



Conceptual Examples

Conceptual Example

Proposed Overlay Potential
Development





Outcomes of Proposed Ordinance





Process



Discussion



SAINT PAUL
MINNESOTA

STPAUL.GOV



Overlays

Overlay

Sec. 67.600
EG East Grand Avenue Overlay District

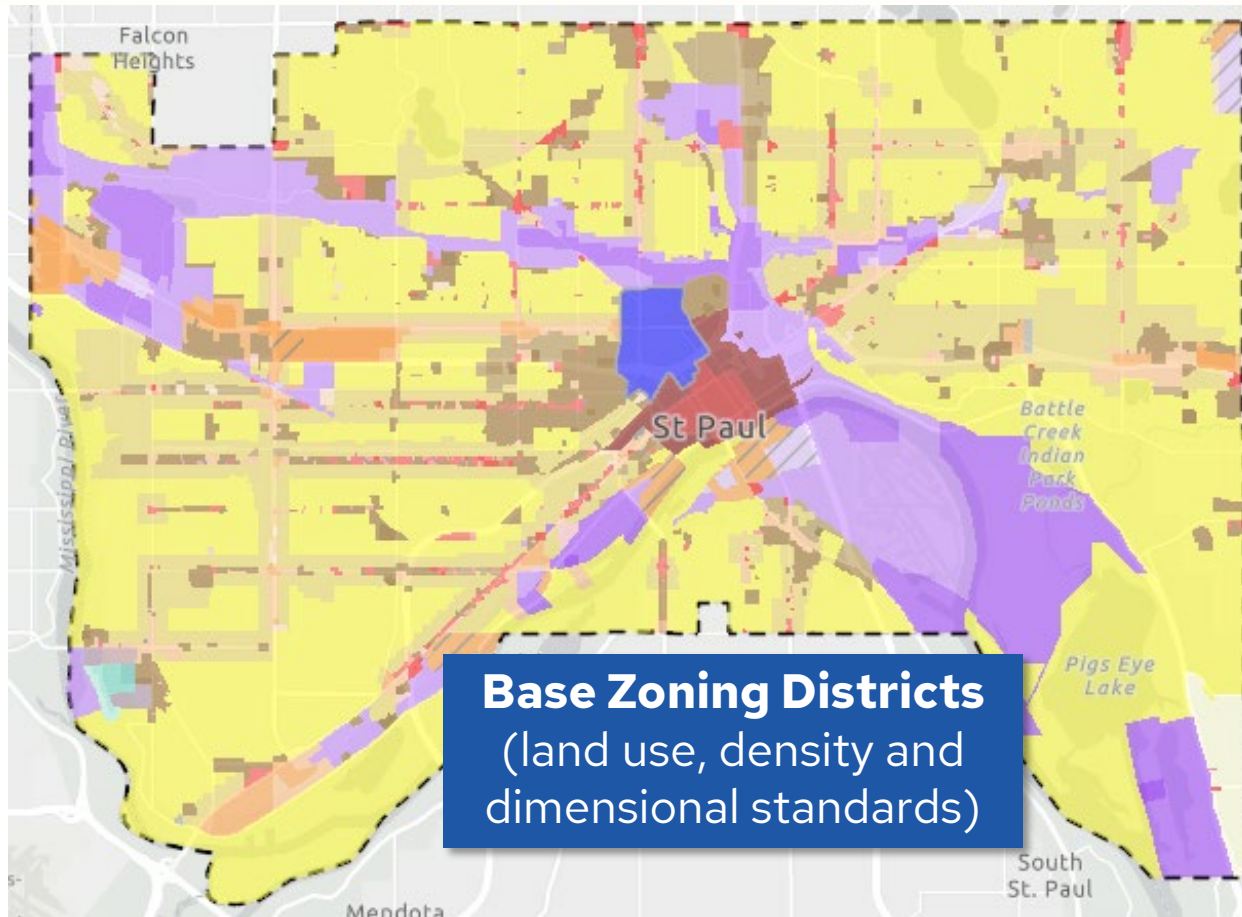
Underlying Standards

Chapter 63
Regulations of General Applicability
(Building Design, Landscaping, Parking, etc.)

Chapter 66
**Zoning District Uses, Density and
Dimensional Standards**
(Height, Setbacks, Land Use, etc.)

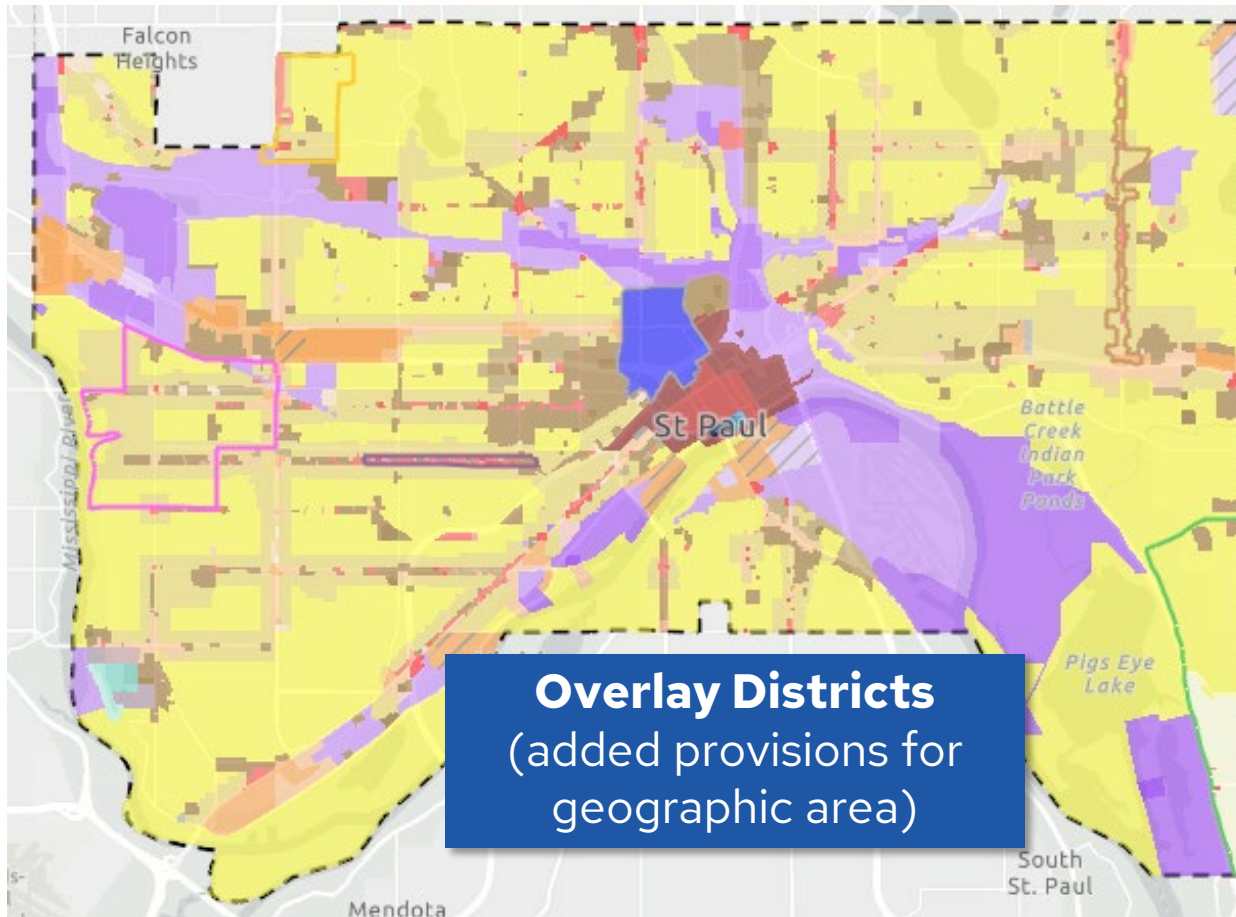


Zoning



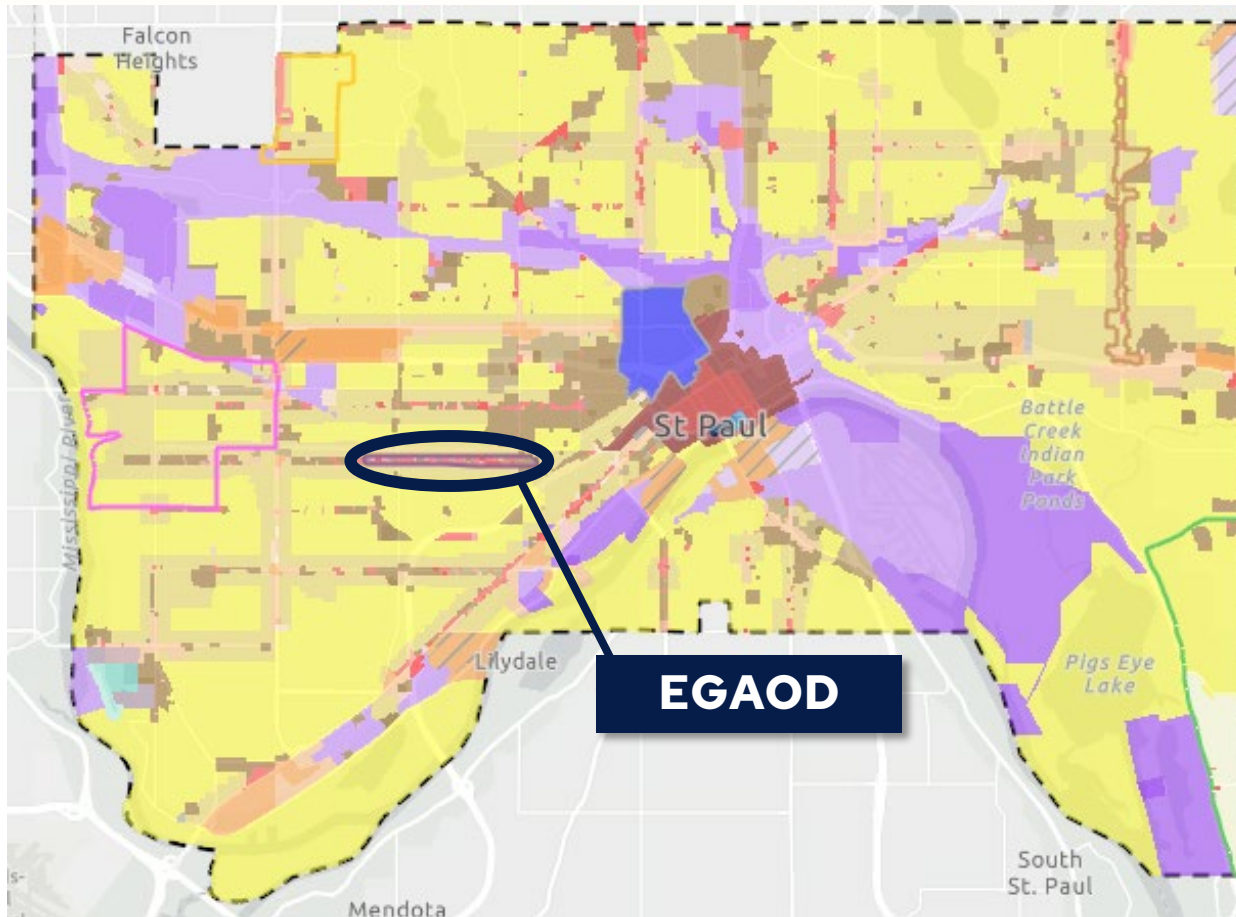


Zoning





Zoning





EGAOD and Existing Context

