

**PLANNING COMMISSION**  
**7/1/21**



**695 GRAND AVE** ST PAUL, MN







## PROJECT GOALS

#1

**Provide for continued viability of existing restaurants.**

- Beloved restaurants returning!
- Retail parking provided at ground level - screened from the street.
- Terrace seating on Grand Avenue unique to area.
- Retail loading studied with city and relocated off Grand Ave.

#2

**Create legacy project that contributes to neighborhood character.**

- Public space provided on Grand Avenue - Enhanced pedestrian experience.
- Community art opportunities - 'Place-making'
- Pedestrian Scale Design- Traditional massing and setbacks.
- Contextual Design - Blend with neighborhood fabric

#3

**Increase neighborhood vitality and safety.**

- Dense Urban Infill - Added residents for commercial activity and eyes on the street.
- Corner retail on Grand and Albans - what should go here?

#4

**Increase available housing options in neighborhood.**

- Diversification of neighborhood unit type: Options for neighbors to age in their neighborhood.
- EV Charging available in lower level garage.
- Bike & Transit friendly development: Below grade bike storage and real time transit screen in lobby.

# NEIGHBORHOOD FEEDBACK & RESPONSE

## #1 Traffic / Parking / Access

## #2 Retail Loading

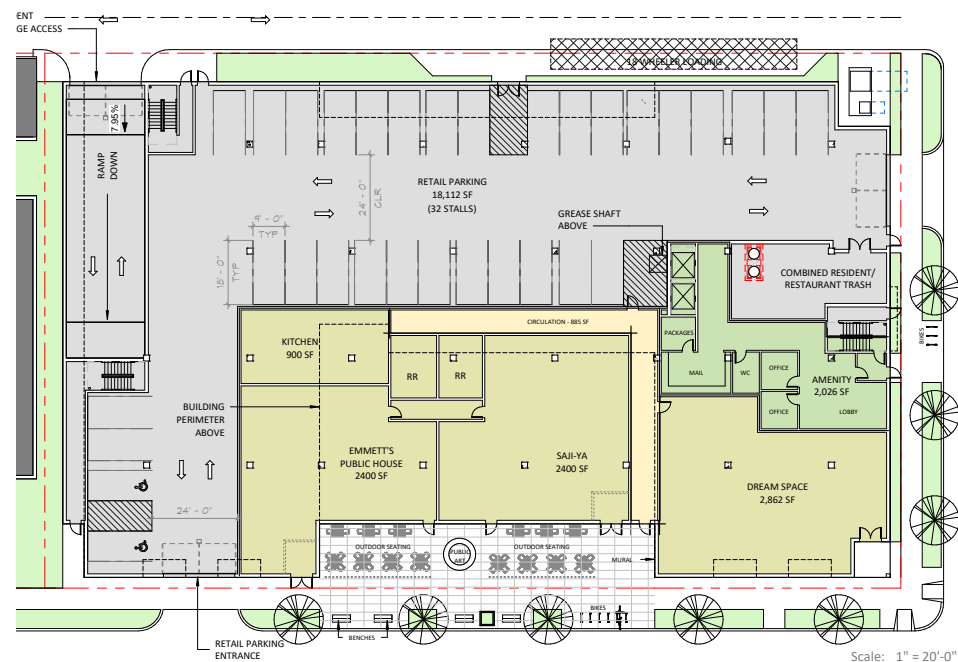
## #3 3rd Retail Space Needs

## #4 Larger Units Desired

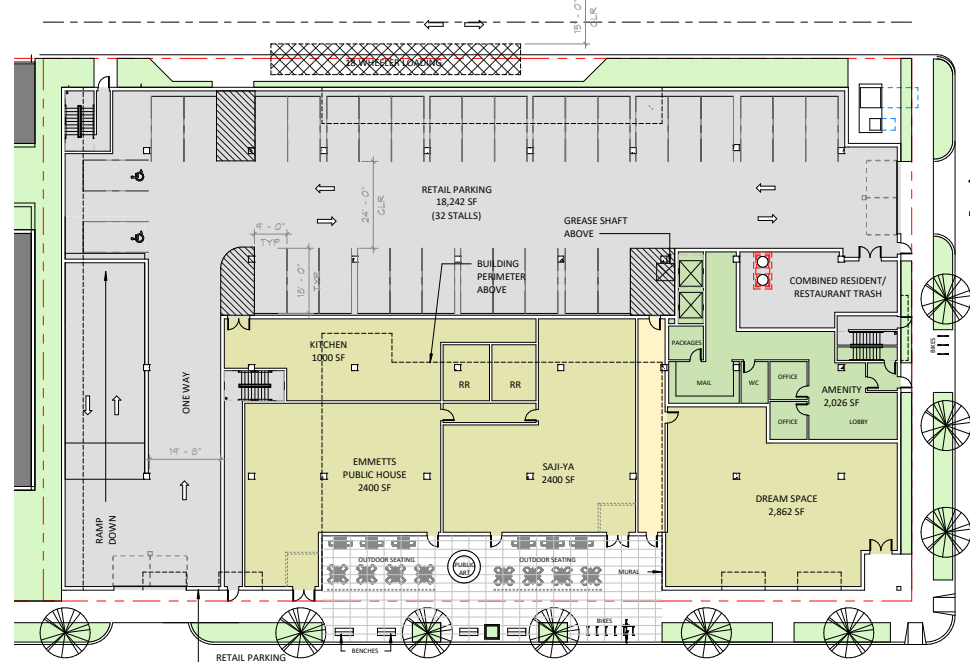
## #5 Alley Safety / Improvement

## #6 Exterior Design - Contextual

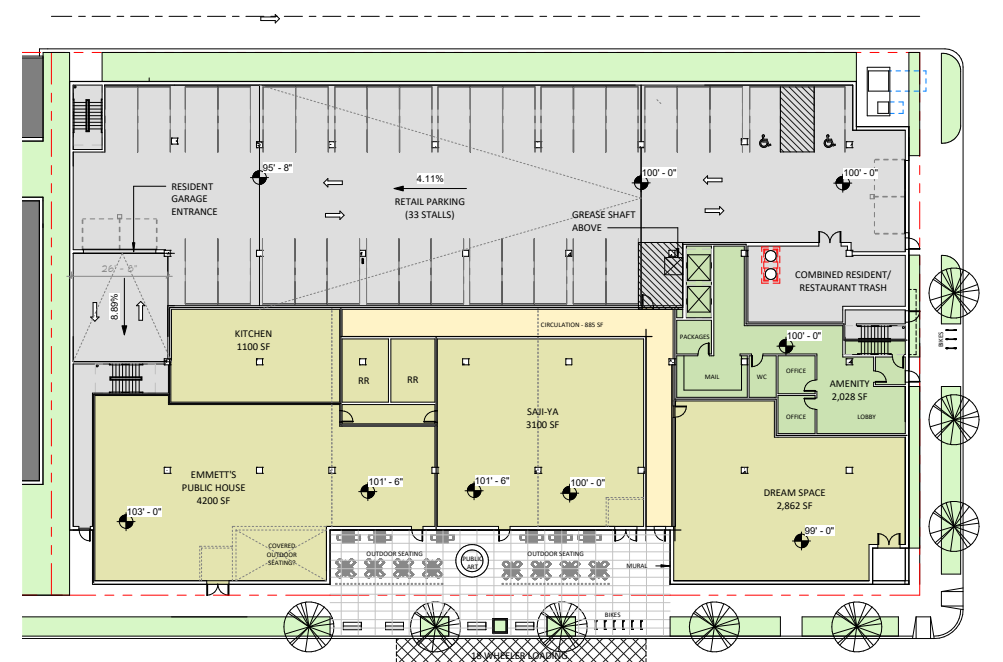
- Studied alternate resident parking access.
- Started conversation with city to determine their desired approach.
- Engaged Traffic Engineer to begin studying the traffic/parking demand on the site.
- Studied current loading patterns in the Alley.
- Provided 18-wheeling loading area parking area that does not restrict alley vehicles bypassing.
- Analyzed (3) options for loading on site.
- Peter engaged food distributors regarding loading plan.
- Team engaging with neighborhood development center to find a tenant for the 3rd space
- Provided (2) larger units on North side at level 4 & 5. Great views of the neighborhood.
- Analyzing traffic and loading approach to determine what will take place in alley.
- Engaging with the city regarding how to approach alley improvements.
- 695 Grand to become 'Alley captains'.
- Providing enhanced landscaping at alley elevation.
- Team studied surrounding context for design inspiration.
- Design will include contextual materials and include large porches that relate to the adjacent neighbors.



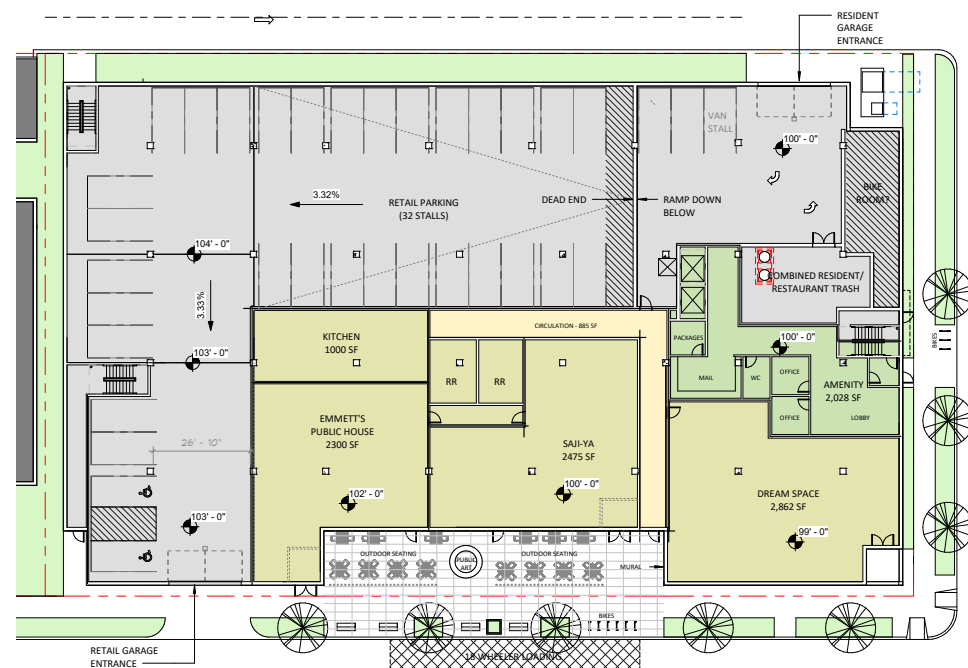
V1



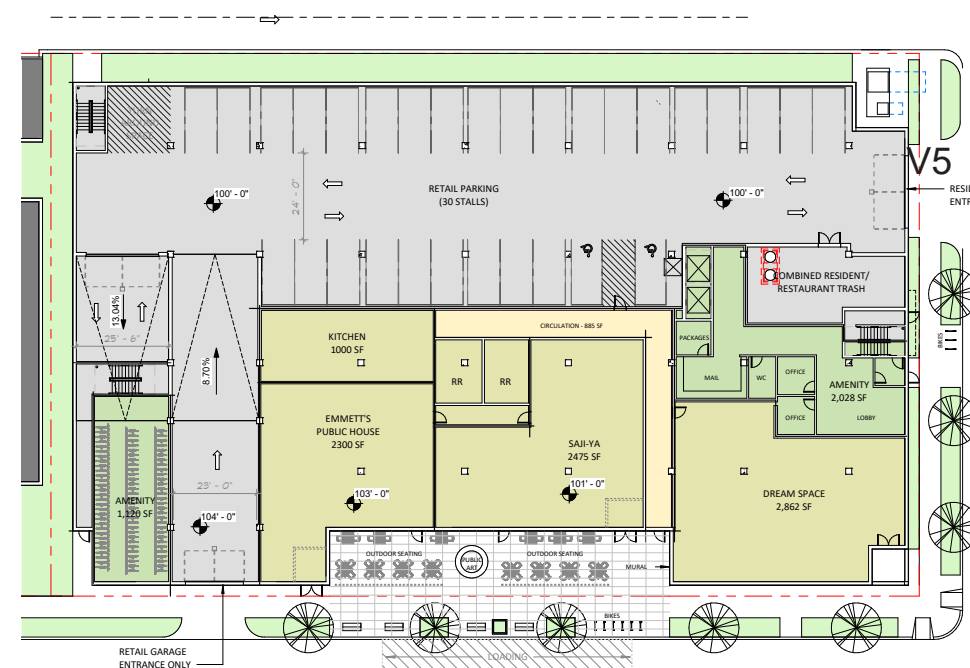
V2



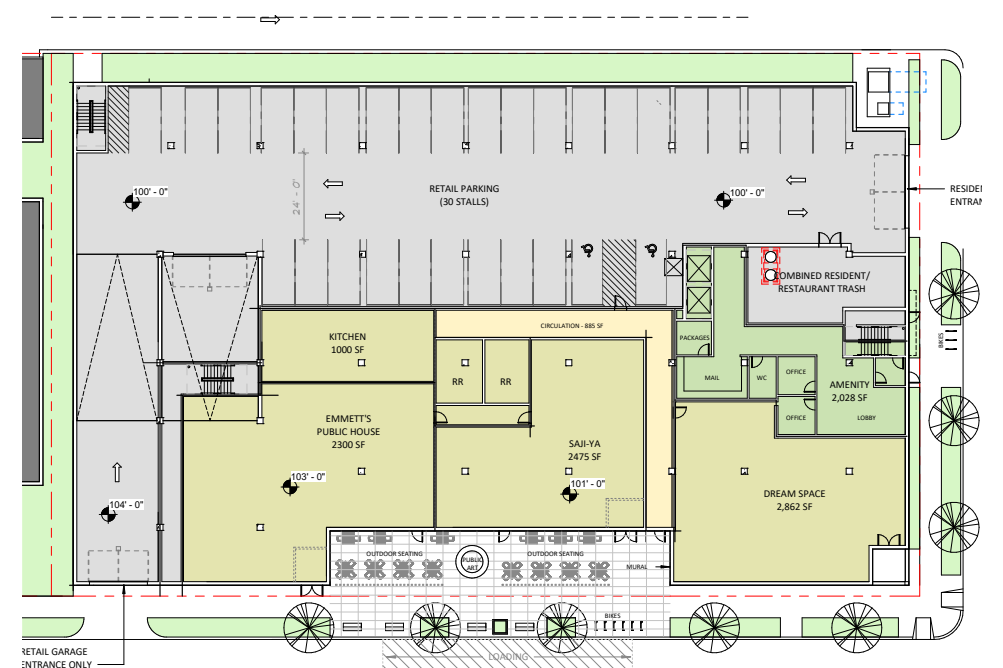
V3



V4



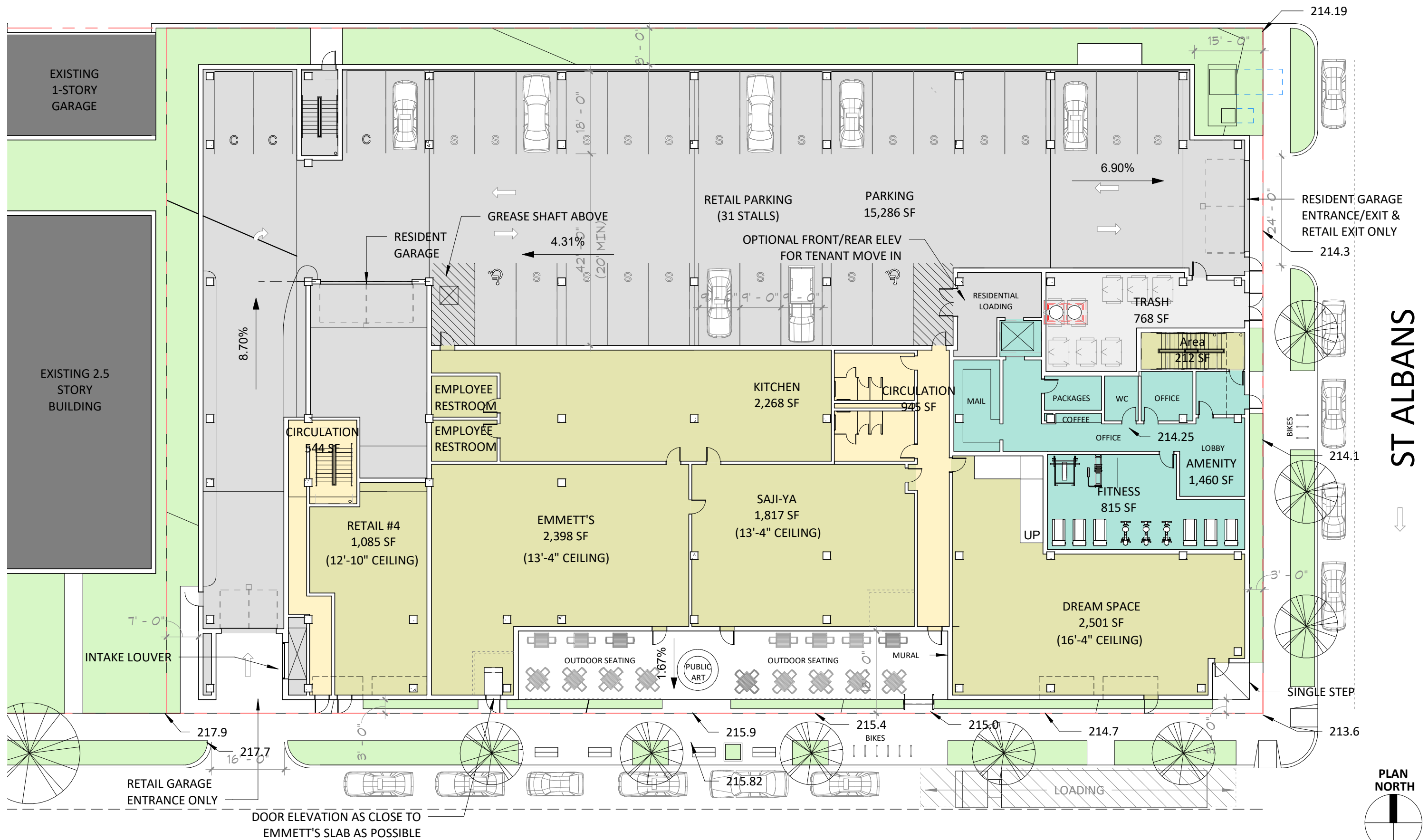
V5



V6

## CHANGES SINCE 5/5/21 PRESENTATION

- #1 - Increased setback along St. Albans**
- #2 - Increased street activation along Grand that minimizes garage entry/curb cuts**
- #3 - Additional 4th Retail Space**
- #4 - Relocation of Residential Fitness to Street Level**
- #5 - Additional Articulation of the building facade**
- #6 - Unexcavated area in lower level garage**



6/3/2021



6/3/2021

Scale: 1" = 20'-0"





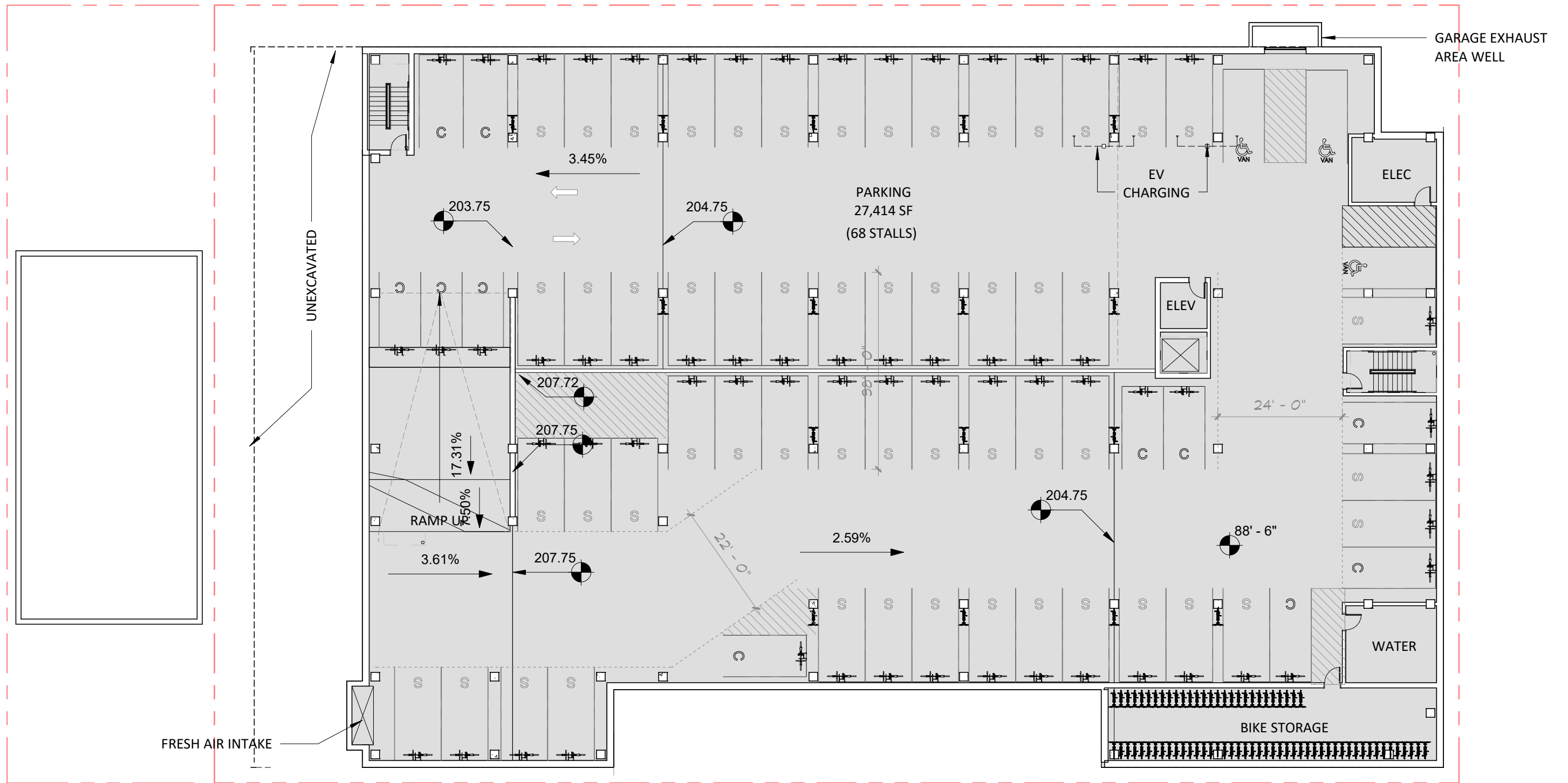


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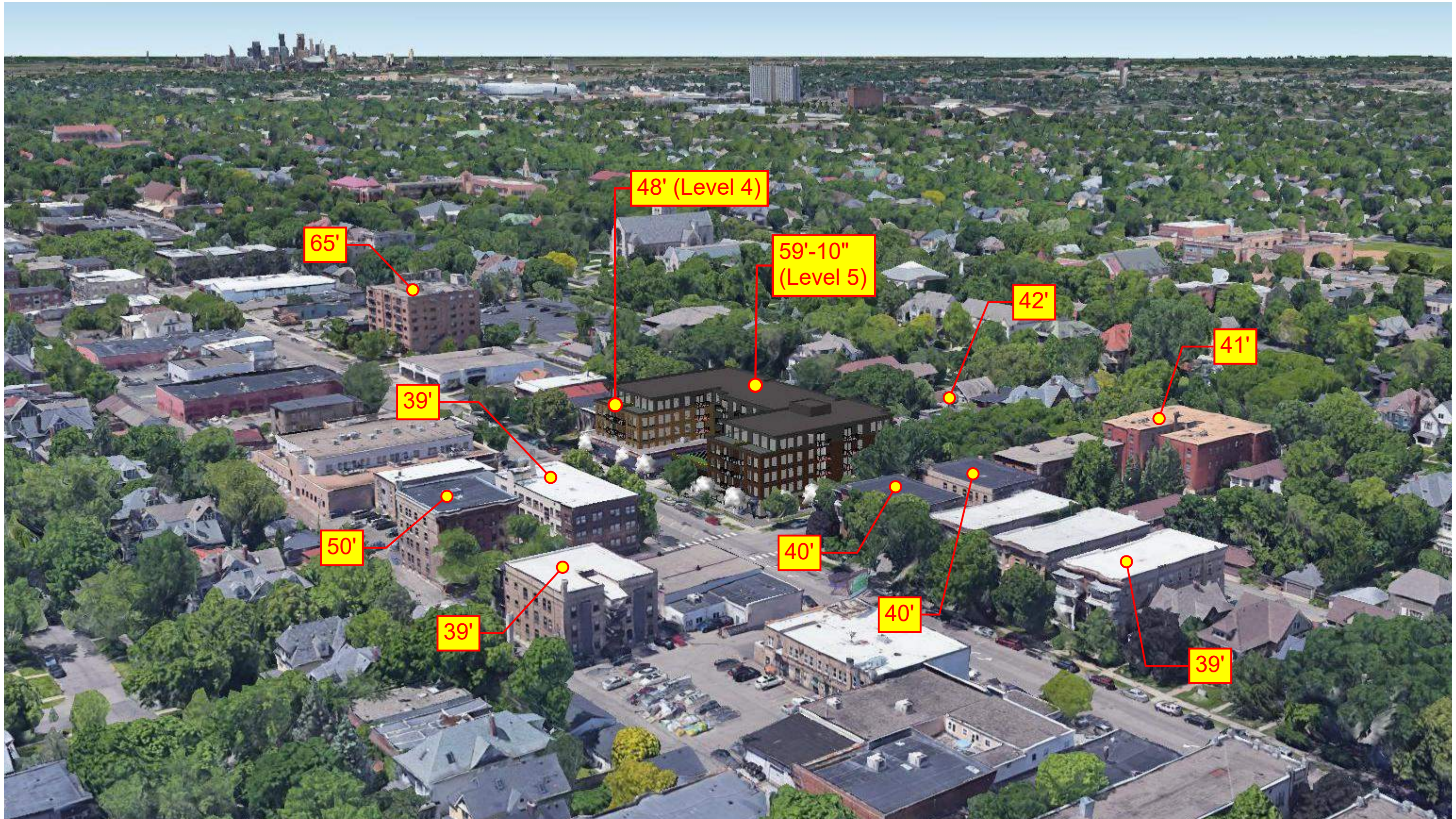


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**THANK YOU**