

**MEETING AGENDA
DESIGN REVIEW COMMISSION
THURSDAY, APRIL 28, 2016
5:00 PM**

North St. Paul City Hall – Castle Room
2400 Margaret Street



**NORTH
ST. PAUL**
extraordinary.

I. CALL TO ORDER

II. ROLL CALL

Joe Stahlmann, Chair
Patrick Blee, Vice-Chair
Paul Anderson
Deb Fairbanks
Candy Petersen, Council Liaison
Lou Ann Stevens

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

A. Approve the March 24, 2016 regular meeting minutes.

V. MEETING OPEN TO THE PUBLIC

Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Design Review – LUV Ice Cream – 2587 7th Avenue East

VII. REPORTS FROM STAFF

A. Downtown Design Manual – Discussion

VIII. REPORTS FROM COMMISSIONERS

IX. ADJOURNMENT

Next meeting: Thursday, May 26, 2016

**CITY OF NORTH ST. PAUL
DESIGN REVIEW COMMISSION
Regular Meeting Minutes**

**Thursday, March 24, 2016
5:00 PM**

City of North St. Paul Castle Room
2400 Margaret Street, North St. Paul, Minnesota

I. CALL TO ORDER

The meeting was called to order at 5:05 p.m.

II. ROLL CALL

Commission members present: Paul Anderson, Lou Ann Stevens, Patrick Bles, Joe Stahlmann, and Deb Fairbanks

Absent: Candy Petersen

Staff: City Planner, Corrin Wendell and Planning Intern, Katerina Grengs

III. ADOPT AGENDA

The agenda was adopted without objection.

IV. APPROVAL OF MINUTES

A. On motion by Commissioner Stevens, Seconded by Commissioner Bles, the February 25, 2016 meeting minutes were adopted by consensus.

V. MEETING OPEN TO THE PUBLIC

Susanna Gorodisher, LUV Ice Cream and Chocolate. Susanna spoke about her business plans for the Downtown including the opening date, potential façade improvements and long-term ideas for the building.

VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Downtown Design Manual – Update and Open House

City Planner Wendell introduced item VI.A. Downtown Design Manual – Update and Open House. Wendell presented the items that were on display for the Open House for the Downtown Design Manual to begin at 6pm that evening. Posters included the purpose of having a design manual, the aspects that create a strong vibrant downtown and a survey that would have each participate place a dot sticker on elements of the downtown design manual that they felt was most important to the downtown.

VII. REPORTS OF STAFF

City Planner Wendell spoke about the meeting she attended with the Economic Development Authority regarding the Downtown Design Manual. She stated that a survey was given to the members to be filled out and that the main topics of discussion included design flexibility, business retention and expansion, the design review process and how economic development ties directly to design and vibrant cities.

VIII. REPORTS OF COMMISSION MEMBERS

Chair Stahl spoke about the Wayfinding Committee, their progress, findings and final draft.

Commissioner Fairbanks spoke about the North St. Paul snowman and the need for a schedule regarding structural and regular maintenance.

Commissioner Stevens spoke about the survey results presented at the meeting from the Business Association and what the meaning of results meant and how they can be used in our process.

IX. ADJOURNMENT

The meeting adjourned at 5:33 p.m.



VI. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS
A. Design Review – 2587 7th Avenue East

ACTIONS TO BE CONSIDERED

To approve a Design Review application located at 2587 7th Avenue East, in the MU-1, Downtown Mixed-Use District.

FACTS

- The City has received a Design Review application for exterior façade modifications, outdoor seating, wall mural, signs and landscaping, located at 2587 7th Avenue East.
- The property is within the MU-1, Downtown Mixed-Use District.
- The Design Review process is intended to ensure the implementation and vision of the Comprehensive Plan, Architectural Requirements section of the Zoning Code and the Downtown Design Manual for properties located in the MU-1 Downtown Mixed-Use District. Design Review is intended to assist in offering solutions which are flexible, allowing participants to work in cooperation with the Design Review Commission to arrive at a design which protects the integrity of the MU-1 Downtown Mixed-Use District and is harmonious with the desired character of the Downtown.
- The proposal appears to meet all City Code requirements for Design Review.
- The proposal appears to be consistent with the Downtown Design Manual.
- The proposal appears to be consistent with the Zoning Code.

ATTACHMENTS

Application
Project Description
Proposed Graphics

MEMORANDUM

Date: Thursday, April 28, 2016



To: Chair Stahlman and Design Review Commission
From: Corrin Hoegen Wendell, AICP, City Planner
Katerina Grengs, Planning Intern
CC: [Click here to enter text.](#)
Re: Design Review – 2587 7th Avenue East

BACKGROUND

Chair Stahlman and Design Review Commission members:

The Design Review Commission is asked to prepare a recommendation to the City Council on a Design Review application for the property located at 2587 7th Avenue East, within the MU-1, Downtown Mixed-Use District.

Proposal:

The City has received a Design Review application for exterior façade modifications, outdoor seating, a wall mural, signs and landscaping. The applicant proposes to complete the modifications in phases as funding sources become available.

Exterior Façade Modifications: Removal of the current shingle roof material with a replacement of a 2'-0" deep silver metal awning that wraps the front façade around to the side window. This silver metal awning is reminiscent of the original 1960s Harry Rexall Drug Store architectural element.

Outdoor Seating: Providing outdoor seating for patrons along the front façade of the building with tables and chairs.

Wall Mural: Install a painted mural along the east side of the building that currently displays a blank white wall along the parking lot. The proposed mural content would include elements that proudly display aspects of North St. Paul (residents, the bridge, Silver Lake, an apple tree that once was planted on the property).

Signs: Utilization of the existing metal sign on the roofline of the building. This was the original drug store sign and will be renewed to include LUV Ice Cream and Chocolates. The downcast lighting will also be utilized to light the sign. In addition, a single wall sign will be placed along the metal awning.

Landscaping: Inclusion of potted and trellised planting will be added to the front façade of the building. The trellised planting will occur near the center of the front façade where a blank area of the façade exists.

Applicant/Owner:

Susanna Gorodisher, LUV Ice Cream, 2587 7th Avenue East, North St. Paul, MN 55109.

Address/Location:

2587 7th Avenue East, North St. Paul. The property is located south of Highway 36 within the North St. Paul city limits.

Property Legal Description:

Lot 23, 24, 25, Block 20, North St. Paul Proper. Ramsey County, MINN. PID: 122922420021.

Property Acreage:

Said parcel contains 0.21 acres, subject to any drainage and utility easements. This property is also subject to any other easement of record.

Zoning:

The property is zoned MU-1, Downtown Mixed-Use District.

Attachments:

Please see the enclosed application and submittals.

FINDINGS

What is a Design Review?

The Design Review process is intended to ensure the implementation and vision of the Comprehensive Plan, Architectural Requirements section of the Zoning Code and the Downtown Design Manual for properties located in the Mu-1 Downtown Mixed-Use District. Design Review is intended to assist in offering solutions which are flexible, allowing participants to work in cooperation with the Design Review Commission to arrive at a design which protects the integrity of the MU-1 Downtown Mixed-Use District and is harmonious with the desired character of the Downtown.

City Code Section 154.004, (I) Design Review (2):

(2) Standards. The City may grant a Design Review approval if the proposal is compliant with the following:

- The proposal is consistent with the general purposes and intent of the Comprehensive Plan. *The proposal complies with this standard.*
- The proposal will not adversely affect the health, safety, or general welfare of the City. *The proposal complies with this standard and is not anticipated to have an adverse effect on the health, safety, or general welfare of the city and surrounding land.*
- The proposal or appearance of the proposal is compatible with adjacent properties. *The proposal complies with this standard. The modifications to the existing commercial property will be in keeping with surrounding commercial properties.*
- The proposal is in harmony with the general purposes and intent of Chapter 154 and the zoning district in which the applicant intends to locate the proposal. *The proposal complies with this standard. The proposed façade modifications, outdoor seating, wall murals, signs and landscaping are allowed within the Zoning Code and indicate standards and requirements.*
- If applicable, the proposal is consistent with officially adopted City plans and overlays. *The proposal complies with this standard. The proposal is consistent with the Downtown Design Manual in which these modifications are encouraged to enhance the downtown.*

City Code Section 154.004, (F) Design Review (Table 2):

The Design Review application procedure applicable standards are listed below:

- The Applicant has provided the following items: Completed application, project description, proposal renderings and sign plan.

City Code Section 154.010 Development Standards (A)(5)(a) Non-Encroachments:

Cornices, canopies, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, eaves, gutters and the like, provided they not extend more than two (2) feet into the yard, except awnings and canopies, if located within the boundaries of the Downtown Design Manual, are subject to the provisions of the Downtown Design Manual. *The proposal complies with this standard. The proposed silver metal awning that spans the front and partial side of the facade will extend approximately 2'-0" from the building façade, which is compliant with the Downtown Design Manual.*

City Code Section 154.010 Architectural Requirements (E)(4)(e)(iii)(B-C) Restoration and Rehabilitation:

All work should be in character and quality that maintains the distinguished features of the building and environment. (B) Distinctive stylistic features or examples of skilled craftsmanship characteristics are to be preserved. (C) It is expected that buildings will be restored to their original appearance; however, restoration to an "original" appearance may not always be desirable or possible. *The proposal complies with this standard. The proposal includes reuse and restoration of the existing metal sign from the 1960s along with a silver metal awning that span the building which is reminiscent of the former drug store in keeping with honoring the original building with modern architectural features.*

City Code Section 154.010 Architectural Requirements (E)(4)(e)(viii) Awnings:

Awnings add color and shade to a building façade as well as provide an area for signage. Only awnings which complement the building shape and color will be permitted. *The proposal complies with this standard. The proposal includes a silver metal awning that will span the length of the front façade and wrap around the east side along the side window. This addition to the building will complement the building shape.*

City Code Section 154.010 Architectural Requirements (E)(4)(e)(x) Storefront Restoration:

Storefronts are encouraged to return the façade to its original character as appropriate. *The proposal complies with this standard. The proposal includes restoring the façade to represent a modern version of the original 1960s drug store.*

City Code Section 154.010 Architectural Requirements (E)(4)(e)(xii)(A-B) Lighting:

(A) Lighting fixtures shall be concealed or integrated into the overall design of the project. (B) All outdoor lighting shall be directed away from adjoining property and from the street unless globe lighting is used. *The proposal complies with this standard. The proposal includes utilization of the existing metal rooftop sign which has existing downcast lighting. This is integrated into the overall design of the project.*

City Code Section 154.011 Signs (E)(2)(a)(b)(g):

(a) Permanently painted window signs no more than 20% of the window area. (b) Wall Signs. (g) Rooftop signs used in a parapet as indicated in the Downtown Design Manual. *The proposal complies with this standard. The proposal includes painted or vinyl lettering across the bottom of the windows, a wall sign along the metal awning, and utilization of the existing rooftop sign set behind the parapet.*

City Code Section 154.011 Signs (H)(5):

Exemptions to the Sign Ordinance (5) Sculptures, fountains, mosaics, murals, and other works of art that do not incorporate business identification or commercial messages. *The proposal complies with this standard. The proposal includes a wall mural along the east side of the building that would include elements and scenes of North St. Paul including people, Silver Lake, the bridge, and an apple tree that once was planted on the property.*

Downtown Design Manual:

Facade (Page 32-33) Landscaping and Impervious Surfaces. *The proposal fits with the purposes and intent of the manual as the landscaping will include the use of large flower plots and public landscaped areas. In addition, the landscaping will enhance the pedestrian atmosphere.*

Facade (Page 39) Outdoor Seating. *The proposal fits with the purposes and intent of the manual as the outdoor seating will complement the pedestrian atmosphere, add activity to the downtown and provide a dining area for patrons. The proposed outdoor seating will be located adjacent to the front façade of the building and leave the required six foot distance from the curb for pedestrians to pass.*

Facade (Page 52-54) Awnings. *The proposal fits within the purposes and intent of the manual as the awning will enhance and encourage the pedestrian atmosphere, provide protection from the elements, provide a signage panel for the business and prevents blight from improper maintenance. The awning adds color and shade to the building façade and provide an area for signage. The awning will be made of silver metal and will span the length of the front façade wrapping along the east side of the building over the first window bay. This will complement the building shape and is proportion to the façade.*

Facade (Page 62-69) Signs. *The proposal fits within the purposes and intent of the manual as the signs will provide an aesthetic means of communication to patrons and be an attractive and appealing appearance within the city. Painted window or vinyl lettering, walls signs and a rooftop sign when used in a parapet are allowed within the design manual.*

RECOMMENDED ACTION

To approve a Design Review application for the property located at 2587 7th Avenue East, within the MU-1, Downtown Mixed-Use District.

FISCAL IMPACT

<i>Budgeted Item?</i>	N/A
<i>Fund / Department / Amount.</i>	Not Applicable
	19 COMMUNITY DEVELOPMENT
	Budgeted: \$ N/A Actual: \$ N/A

STRATEGIC PLAN

<i>Strategic Plan Item?</i>	N/A
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List the Strategic Area. Not Applicable

Describe the engagement opportunities? N/A

Home Tools

Initial View Previous Extent Next Extent Bookmarks Layer List

Navigation

Find D... Find by PID Find by District Find Landmark Query

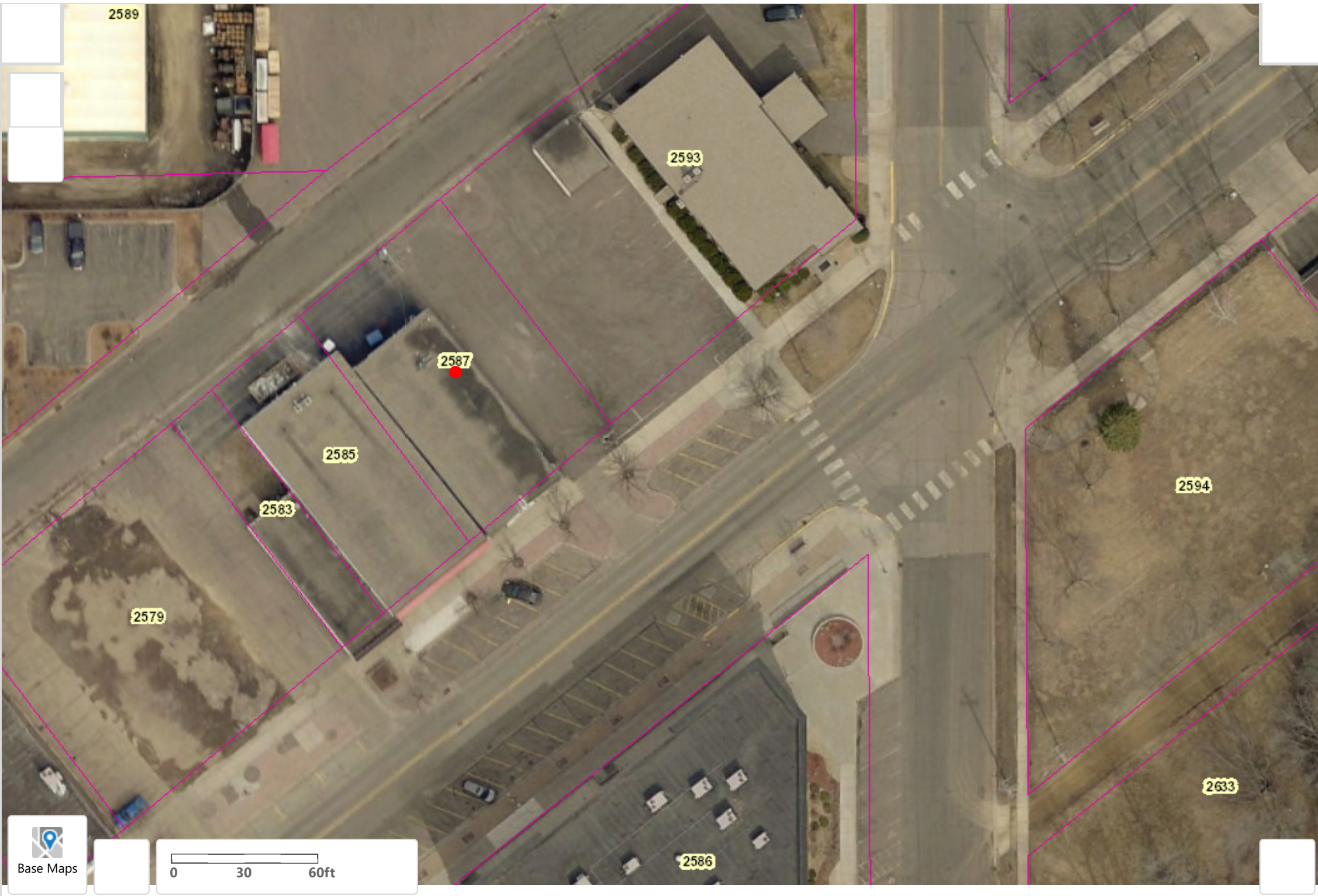
Find Data

Linked Maps Mailing Labels

Linked Maps Mass Mailing

Layers

- FEMA Food Rate Boundaries
- Flood Hazard Zones
- Background Layers
 - Administrative
 - Educational
 - Environmental
 - Land Use
- Cartographic Layers
 - Streets
 - Streets (<=8K)
- 2015 Aerial
- 2011 Aerial
- 2009 Aerial
- 2008 Aerial
- 2006 Aerial
- 2003 Aerial
- 1991 Aerial



Base Maps

0 30 60ft



**NORTH
ST. PAUL**

City of North St. Paul
2400 Margaret Street
North Saint Paul, MN 55109
Office: (651) 747.2407
www.northstpaul.org

Zoning & Land Use Application

Application Fee:
\$250
(code 1.3290)

APPLICATION FOR DESIGN REVIEW

The design review process must be scheduled through the Community Development Planning and Zoning Office. The lead-time for submittals shown below is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: Susanna Gorodisher
Company, if applicable: Luv Ice Cream
Address: 2587 7th Ave. E
City, State, Zip: North St. Paul, MN 55109
Phone Number: 651-307-7184
Email: Susanna@LuvIcecream.com
Are you the Owner of the Property: Yes No
(If not, property owner information is required)

Owner Name: _____
Company, if applicable: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Email: _____

PROPERTY INFORMATION

Street Location of Property (Address): 2587 7th Ave E., N. St. Paul, MN 55109
Parcel Identification Number (PID) (see Ramsey County website): 122922420021
Legal Description of Property: Lots 23, 24, 25 Block 20 North St. Paul Proper
Present Zoning of Property (see City website): MU-1 Downtown Mixed Use District
Size of Property (Acreage): 0.21 acres
Title Information: Abstract Torrens
Property Description: Residential Commercial Industrial Institutional

PROPOSAL INFORMATION

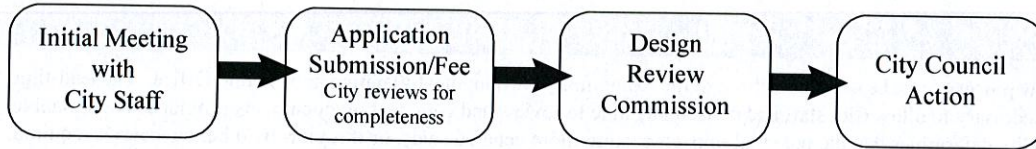
A Design Review approval shall be required as a condition to issuance of a building permit for new building construction, projects in which the building design or materials of more than 25% of any single exterior building wall or roof surface is altered, projects which alter the height of an existing building by more than two feet up or down, or projects which alter the lot coverage of an existing building by more than 10%.

On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a project description.
2. Is the proposed design consistent with the general purposes and intent of the Comprehensive Plan?
3. Will the proposed design adversely affect the health, safety, or general welfare of the City?
4. Will the proposal or appearance of the proposal be compatible with adjacent properties?
5. Is the proposed design in harmony with the general purposes and intent of Chapter 154 and the zoning district in which the applicant intends to locate the proposal?
6. Is the proposal consistent with officially adopted City plans and overlays?

LAND USE PROCESS

Design Review Process City Code Section 154.004 (I)



	Month: April					Month: May				
	1	2	3	4	5	1	2	3	4	5
<u>Submittal</u>			21 st							
<u>DRC</u>				28 th						
<u>EAC</u>										
Parks and Recreation										
Planning Commission										
<u>City Council</u>						3 rd				

Weeks

- Regular Scheduled Meetings**
- Planning Commission**
1st Thursday of the month (6:15pm)
 - Design Review Commission**
4th Thursday of the month (5:00pm)
 - Environmental Advisory Commission**
4th Monday of the month (6:00pm)
 - Parks and Recreation Commission**
4th Wednesday of the month (6:30pm)
 - Economic Development Authority**
2nd Tuesday of every odd month (4:00pm)
 - City Council**
1st and 3rd Tuesday of the month (6:30pm)

APPLICATION SUBMITTALS

Required Completed

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Application Fee \$250.00 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photos of the development site that show the adjacent buildings and those across the street or behind the development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site Plan (scaled drawings should include exterior boundary lines, easements, dimensions and lot size and any outdoor seating) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey of the Property (scaled drawing should include utility locations) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscape Plan (scaled drawings should include a list of all existing trees, type and location of any other significant plant material, natural features, proposed new landscaping with quantity, location, varieties, type and container sizes for plants) |
| <input type="checkbox"/> | <input type="checkbox"/> | Building Plan (scaled drawings should include location on lot, entrances/exits, trash location, outdoor storage, fire hydrant) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Section Drawings or Section/Elevation Drawing(s) (scaled drawings should include height/width, windows and facade) |
| <input type="checkbox"/> | <input type="checkbox"/> | Perspectives that show the new development or infill building in context of other buildings existing on or near the site. |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural detail drawings (scaled and dimensioned) |
| <input type="checkbox"/> | <input type="checkbox"/> | Parking and Circulation Plans (scale drawings should include location, dimensions and number of spaces, vehicular service points of ingress and egress, driveway widths and distances between driveways) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading Plan (for site with over 5 feet grade differential should show direction and path of drainage on, through and off the site and indicate any proposed channels or facilities) |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting Plan (standards and hood detail, bring pictures if available) |
| <input type="checkbox"/> | <input type="checkbox"/> | Sign Plan (location and dimension, bring samples of sign materials if other than canvas or vinyl) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Facade Materials (bring samples to the review) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Color Palette (bring color swatches to the review) |
| <input type="checkbox"/> | <input type="checkbox"/> | Window and Door Material/Style (bring pictures or samples) |
| <input type="checkbox"/> | <input type="checkbox"/> | Other submittals as required by specific zoning district. |
| <input type="checkbox"/> | <input type="checkbox"/> | Any additional data requested by the city: _____ |

NOTE TO APPLICANT

All completed application and accompanying materials are due (30) days prior to the scheduled Design and Historical Review Commission meeting.

- The purpose of this submittal requirement is to allow for:
- Plan distribution to City Staff, consultants and applicable government entities.
 - Project review time and generation of staff reports.
 - Project meetings between City Staff and applicants.
 - Meeting materials preparation and distribution.



NOTICE TO APPLICANT

The City of North St. Paul City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City Staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project reviews that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least (30) days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant Signature: _____

Date: 4/20/16

Owner Signature: _____

Date: _____

PROPOSED MEETING DATES:

Design Review Commission: 4/28/16

Planning Commission: _____

Environmental Advisory Commission: _____

City Council: 5/3/16

Park and Recreation Commission: _____

OFFICE USE ONLY

DATE SUBMITTED: 4/21/16 DATE COMPLETE: 4/21/16 IF INCOMPLETE, DATE LETTER SENT TO APPLICANT: _____

DATE OF PUBLIC HEARING: N/A PUBLICATION DATE: N/A DATE NOTICE SENT TO ADJOINING PROPERTIES: N/A

AMOUNT FEE PAID: \$250 DATE FEE PAID: 4/20/16 FILE # _____ RECEIPT # _____

PRC
PLANNING COMMISSION ACTION: 4/28/16 RECOMMEND APPROVAL _____ RECOMMEND DENIAL _____
DATE APPLICANT/PROPERTY OWNER NOTIFIED OF PLANNING COMMISSION ACTION: _____

CITY COUNCIL ACTION: 5/3/16 RECOMMEND APPROVAL _____ RECOMMEND DENIAL _____
DATE APPLICANT/PROPERTY OWNER NOTIFIED OF CITY COUNCIL ACTION: _____

DATE FILED WITH RAMSEY COUNTY RECORDER'S OFFICE: _____



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. DICKINSON DRIVE
CHICAGO, ILLINOIS 60637

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DATE 10/15/2010 BY 60322
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Four Phase Plan for Exterior Remodel of LUV Ice Cream and Chocolates

2587 7th Ave East, North St. Paul, 55109

Applicant: Susanna Gorodisher

Phase 1: Signage

A). Restore vintage 1956 roof top sign to include scraping of old paint, repainting of white base coat and repainting (or vinyl lettering) in raspberry color:

Ice Cream. (Raspberry or black)

LUV (Raspberry)

Chocolates (Raspberry or black)

Sign is visible from both directions, east bound and west bound on 7th Ave E and has existing down lighting.

B). Install matching LUV logo signage to front facing facade of either painted wood or vinyl lettering.

The LUV Cafe. OR LUVing Spoonfuls OR The LUV Lab. (Raspberry color)

Ice Cream~Chocolates~Sugar-free Confections (Raspberry or Black or Charcole)

Lose the Sugar and Feel the LUV. (Raspberry or Black or Charcole)

Phase 2: Landscaping

A). Place yellow or blue or natural stone colored planters at 4 or 5 points along front of storefront on 7th Ave E.

B) Place rectangular planters and trellises along the three concrete sections without Windows.

C) Place rectangular planter on corner of building facing private parking lot.

D) Place planters in back of building facing Seppala St.

E). Flower garden in parking lot adjacent to sidewalk measuring approximately 10'x6'. Removal of existing rusty pole which once supported a light sign of Harry's Rexal Drug Store. We would cut the pole down close to the ground and maintain the power supply in fixture appropriately disguised within the garden.

A bicycle rack would be included in this area.

Phase 3: Mural

The east facing wall of the property is currently an off white fading cinder block wall, single story. It is the first thing visitors and residents see as they enter the downtown district from Century Ave. We propose a multicolored mural that will reflect images of past and present of this community including icon images like the Margaret Street Bridge, Silver Lake, The Gateway Trail, bicyclists, images of laborers and tradesman that have laid the foundation for the community for over 100 years and an image of an apple tree that was on or near the property...

We propose a community supported effort to engage local artist, both professional and aspiring of all ages to participate in this project.

Phase 4: Remodel of Facade

We would like to restore the look of the building to it's 1956-1960 origins by replacing the wooden shakes and hip roof with a metal or wooden flat awning. Eventually we may restore the Windows all along the front of the building facing 7th Ave East.

-
1. We believe all of our phases of design are consistent with the general purposes and intent of the Comprehensive Plan.
 2. We do not believe any elements of our design would adversely affect the health, safety, or general welfare of the City.
 3. We believe the proposed appearance of our property would be compatible with the adjacent properties and indeed greatly improve the aesthetics of the community.
 4. We believe the proposed design is in harmony with the general purposes and intent of Chapter 154 and the zoning district.
 5. We believe this proposal is consistent with the officially adopted City plan and has been conceived with the city's support and guidance.



