

## Warehouse Character Area Meeting

April 16, 2008

### Stakeholder Comments

Historically, a produce distribution area - wholesale and retail. "People came from everywhere to shop for food."

#### *Character of the area:*

- Block structure and building placement different from most of the downtown plan area.
- 150' x 300' blocks
- Buildings face north-south
- Delicate buildings, average 50' wide, no more than 100'.
- 4-story buildings appropriate, single stepback needed (already in the overlay district), no more than 80 feet tall. Extremely tall buildings don't work in the warehouse.
- No reflective glass (already addressed in the new code)
- Keep window treatments
- Build-to lines for all buildings
- Unique buildings
- Character has to be maintained if area is to improve

#### *Streetscape*

- Alternative pavers for street [brick]
- Flat sidewalks
- Lack of uniformity not an issue, but streetscape needs to be standardize
- Streets don't need to be as wide. Narrow streets, turn [some] into boulevards.
- Courtyards work well in the warehouse area
- Use outdoor roof areas as public spaces

#### *Parking/Traffic*

- Parking meters - remove, does the city need the income
- Need more parking
- Assign parking for adjacent uses
- 4-way stops needed - calming device
- Required 33' visibility triangle not compatible with the warehouse district

#### *Vision*

- Lofts, brownstones
- More services

- Commerce with an artsy twist
- Area could become a design center
- Buildings at 80'

*Issues:*

- Lighting: Not as effective - too high, wrong type, and may be too close to the buildings.
- Concern over the Arts Overlay and being left out of the district
- Off-site improvements need to be completed (City assistance?)
- Changes in use – assistance to make it easier to re-develop
- Graffiti is a problem – improve clean up
- Lack of shops, necessities
- Lack of progress, including the Jackson Street Entertainment
- Major issue: properties being use for speculation – no desire to upgrade historic or older warehouse that could make the area flourish
- Re-development of older buildings: more likely to be owner-use due to high property prices & remodeling costs. Spaces would be perfect for artist studios, lofts, but prices too high for artists – not attainable