

Guiding Design Principles for State Center Redevelopment

(not in order of priority; developed from proceedings of Mt. Royal Improvement Association meeting on 4/12/08; revised 5/30/08; endorsed by MRLA Board of Directors on 6-3-08)

- Provide attractive, active, pedestrian friendly links between both Bolton Hill and other adjacent neighborhoods, particularly the Cultural Center and Howard/Read Street corridors and State Center. These should be designed and occupied in such a way that they will encourage activity beyond the normal business day and complement a transitional zone between the neighborhoods and the more public and commercial areas of the project.
- Implement State Center land use, design and architecture in the border zones that is compatible in scale with Bolton Hill's existing character. The functions of both the border zones and the retail areas should complement the neighboring areas as well as attract destination uses to enhance the activity in the area during weekends and other non-business hours
- Provide comprehensive "neighborhood sensitive" traffic calming within Bolton Hill to prevent cut-through traffic. There should be special focus such that (a) any Dolphin street redesign does not promote vehicular connectivity to the project, (b) the 1200 block of Bolton Street does not receive increased cut through traffic/parking, and (c) Bolton Hill cut through traffic in general is not increased and is in fact minimized.
- Establish retail and civic uses that will serve the surrounding neighborhoods and bring value to the new development as an essential element. Retail should support the surrounding neighborhoods and must be designed/executed to promote other destination visitors so that it encourages vital, healthy, well supported retail establishments that do not turn over more frequently than other healthy retail areas.
- Improve market conditions for an economically healthy and diverse retail mix through both the housing and employment elements of the project. Non-traditional elements of the project such as lunch & work hours for state employees, short-term parking rates, and target incomes of residents must be tailored to improve the market conditions for commercial success that recognize the area's current economic imbalance.
- Embrace the spirit of the City's inclusionary housing requirements but not exceed them to ensure its viability and work with McCulloh Homes residents to realize their plans to improve the quality of living conditions and economic opportunities for residents.
- Use "green" building practices, including green construction and design, preservation of mature trees/landscaping, maximum use of existing public transit, and design elements that encourage high levels of pedestrian/bicycle activity.
- Provide a safe and secure environment within State Center and its border areas through land use and design quality, both materially and in location, orientation and visibility of public streets and open space.