

Fountain District Urban Village - Boundary Study Area

This brainstorming session was designed to help participants identify the draft planning area boundaries, based on the 10 key concepts of urban village design. Participants were asked to identify which areas might be included in the study area, and which needed further study and investigation. (The discussion of study area and district boundaries will be ongoing.)

Ok with preliminary suggested study area boundaries
Include property at J and Dupont (now vacant)
Need more information on what an Urban Village is before make decisions
Expand beyond Meridian to include Historic Roeder Home
Need to understand "residential transition" before make comments
Concern about single family trapped between two commercial zones (Elm and Meridian)
Blend commercial uses - between Meridian and Elm
Ok with boundaries - good walkable distance, wants residential above commercial
Go further down Broadway toward Holly Street
Concerned about Kulshan Street transition
Cut back on multi-family by Russell Street
Maintain existing character - on Vallette Street
Maintain integrity of architecture of National Historic District along Elm Street
Include lot at J/Dupont (now vacant)
Expand further along commercial corridors
Kulshan Street option A - Take out of boundary /option B - Include Kulshan so good planning can occur to mitigate negatives
Ok with boundaries as presented
What is relationship with neighborhoods?
Allow conditional use along Elm
How was the initial urban village study area determined -- Why aren't borders straight?
Peabody Street should maintain existing character if duplexes
Boundary should go no further east than Peabody Street
Blend Historic District/ Kulshan Street
Concern about news resulting from more intense uses and general disrespect for property owners
Improve quality of area to improve general disrespect for property owners
How does including single family residences benefit the Urban Village?
Infill that is compatible with single family residential by design requirements
Want more greenspace within the Urban Village like a community garden
Columbia School has become a "dog park"
New regs could improve design and quality
W. North Street has bad sidewalks
Include Roeder (Home) within study area
Concerned about transition from commercial to single family (what will the character be)
Might "trap" some property owners between Elm and Meridian commercial uses
Commercial aspects/uses need to be allowed in more areas (not just Meridian)
Study area is almost too big
Further study area
Where do neighborhoods end and Urban Village begin?

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Conditional use areas?

Down Broadway further towards the bay

Focus on Meridian and Broadway for the Urban Village

Transitional housing on Meridian and Broadway

Blend Character of Elm and Meridian (an average of Elm/Sleepy and Meridian too much bustle)

Why irregular shape?

Don't extend up boundary

Maintain existing character of National Historical District

Draw boundary at Peabody or Vallette Streets

Move boundary to Elizabeth Street