

PETTIGREW HEIGHTS NEIGHBORHOOD CONSERVATION AREA COMMITTEE

First United Methodist Church
Multi-purpose Room

April 23, 2008

“DESIGN YOUR NEIGHBORHOOD” CHARRETTE MEETING SUMMARY (revised)

ATTENDEES (33):

Delon Alexander
Scott Allan (Resident)
Robert Bauman (RISE Inc.)
Erica Beck (City Planning)
Mike Cooper (Director of City Planning & Building Services)
Dick Dempster (Architecture INC)
Dianne deKoeper (Architecture INC)
Andrew Eitrem (Architecture INC)
Dorothy Ecker (Resident)
Jonathon Ellis (Argus Leader)
Larry & Dawn Farland
Jeanne Gerken (SD Multi-Housing Association)
Joe Kraljic (Property Owner)
Ryan Kranz (Perspective & Downtown Sioux Falls Design)
Valerie Kuhl (Citi)
Eric Lanspa (Town and Country Realtors)
Maggie Morrow (Property Owner)
Danielle Merrow (Property Owner)
Brent O'Neil (City Planning)
Amy Pokila (Family Connection)
Angela Reichert (Resident)
Matthew Reichert (Resident)
Ron Sauby (Landowner)
Joanne Shearer (Property Owner & Resident)
William Slade (Resident)
David Smit (Landowner and Real Estate Retrievers)
Russ Sorenson (City Planning)
Christina Thronson (Sioux Empire Housing Partnership)
Merle Wollman (Property Owner)
April & Matt Woodside (Property Owners & Siouxland Heritage Museums)
Curt Zaske (Wells Fargo Bank)

I. WELCOME & INTRODUCTIONS

Russ Sorenson, Urban Planner, welcomed the attendees, introduced Dick Dempster and the Architecture Incorporated Staff and facilitated the meeting.

II. “Design Your Neighborhood” Charrette

Architecture Incorporated representatives Dick Dempster, Dianne DeKoeper and Andrew Eitrem provided leadership, guidance, and a slide show of possible design opportunities to the attendees during the Design Charrette process. The attendees broke into three

groups and collaborated efforts. One group focused on the eastern portion of the 10th & 11th Street corridor area; a second group focused on the middle portion of the 10th & 11th Street corridor area; a third group focused on the western portion of the 10th & 11th Street corridor area. Each group designated a spokesperson who presented a brief summary of their respective groups redevelopment ideas and opportunities for the Pettigrew Heights Neighborhood.

A summary of each group's ideas and opportunities is presented below.

Pettigrew Heights Charrette—Notes on the east blocks

Group Presenter: Eric Lanspa

- Group's main focus was on the east block (11th & 10th / Duluth to Minnesota) and street/traffic related issues
- Street Corridors
 - Street improvements are needed / currently unfriendly area for pedestrian traffic
 - Need deeper setbacks to create wider sidewalks
 - Intersections like at 10th & Walts or along 6th Street
 - Encourage green setbacks and space along street corridors
 - Adding more green space with vegetation, trees and landscaping is pedestrian friendly
 - Encourage colored concrete for pedestrian pathways
 - Encourage installation of historic lighting along with colorful banners
 - Establish traffic calming by adding corner bump outs define street crossing areas and would slow traffic down
 - Parking requirements – park on one side of the street to widen sidewalk and include bike lane on the other side of streets.
 - No safe place for adults and children to cross the busy streets
 - Propose an elevated pedestrian cross over 11th Street for neighborhood pedestrian safety
 - Only vacate streets to increase green space
 - Vacate Spring Avenue to allow redevelopment and minimize cross street traffic on 10th – 11th
 - Extend the SF Trolley to serve the Pettigrew Heights Neighborhood Area include a loop around 10th & 11th – maybe connecting to the Pettigrew Museum
- Building Features:
 - Need smaller buildings as well as large multi-story to create downtown like atmosphere
 - ~~Go higher – 4-6 stories~~
 - **Keep the height of buildings below 3 stories, not building up 4-6 stories. Keep the scale residential, with new buildings complementing the existing historic homes, not overshadowing them and creating large shadows over the neighborhood.**
 - Keep buildings with historic integrity to create downtown like atmosphere
 - Restore the oldest building in Sioux Falls which is located within neighborhood.
 - Establish zero lot lines with alley access
 - Materials: brick, neo-traditional designs, pitched roofs, dormers, windows, local building materials, colors, themes, stained and leaded glass.
 - Promote differences in architectural features, just not square boxes with architectural features that looked as though they are a tacked-on afterthought.
 - Features: shutters, gables, double-hung windows, different roof lines
 - Establish guidelines for redevelopment
 - Promote LEED “Green buildings”
- Encourage new neighborhood businesses and opportunities such as:
 - Grocery store

- Art shops
- Medical services (clinic / pharmacy)
- Other Statements
 - Expand Sculpture Walk

Pettigrew Heights Charrette—Notes on the central blocks

Presenter: Danielle Merrow

- Group’s main focus was on the east block (11th to 10th / Prairie to Duluth) and street/traffic related issues
- Superblock concept between Duluth and Prairie (closing Summit Ave)
 - Generally opposed to the street closure.
- 11th was main target of traffic issues
 - SLOWING TRAFFIC
 - Utilizing bump-outs at intersections in parking lanes
 - Pedestrian flashers
 - Traffic signals—DOT issue---probably not an option
 - Mention of skywalks, but no specifics on this
 - Concern over access points
 - Highlighted 11th and Prairie as an accident area
 - Lack of building setback creates visibility issues
- Preferred a unified landscaping along 10th and 11th Streets
 - Similar trees in these boulevards
 - Utilize potential bump-outs for trees/landmark items
- 11th Street is a “Gateway into Downtown”
 - Possibly extend downtown zoning to this area
 - Utilize downtown styles and scale
 - Must be visually stimulating/attractive
- Development of the 11th/Duluth/10th/Summit block:
 - “the need to go big here”
 - Potential for 4-6 story building
 - High elevation conducive to creating a building with great views
 - The Conceptual:
 - A donut building on entire block
 - Large set-backs from 10th/11th
 - Minimal set-backs from Duluth/Summit
 - Mixed-used
 - Commercial and/or office on arterial sides
 - Residential on sides
 - Underground parking
 - Large courtyard area in center
 - Group favored six stories
 - Potential to construct a sister structure on the block immediately west
- Side street traffic control:
 - The group generally preferred a “Phillips” concept

- Stripe parking diagonally creating a narrow passageway and increasing parking—particularly on Summit
 - Bump-outs’
 - Creating a streetscape more pedestrian in nature
 - General traffic calming techniques
- Other Statements”
 - Will major improvements increase property values—and consequently—property taxes on nearby property? This is a fear and concern.
 - Utilizing federal and state incentives
 - Need for a grocery store or restaurant (or both)
 - Conceptually, the group located this south of 11th
 - Pharmacy
 - Crossing 11th needs to be addressed for pedestrians
 - Preservation:
 - Buildings, when possible
 - Overall historic nature of neighborhood
 - “Think BIG!”
 - Potential for “green” construction

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