



PROPOSED POLICY STATEMENTS FOR THE NORTH AVENUE CORRIDOR-  
FIRST STREET TO EIGHTEENTH STREET - FROM THE ALLEY SOUTH OF  
BELFORD TO THE ALLEY NORTH OF GLENWOOD.

1. Belford and Glenwood Avenues should serve as accessory streets, and should not function as through traffic routes.
2. North Avenue should serve as the high east-west traffic carrier in this area.
3. Increased density is feasible in the area along Belford and could be used as a single family residential buffer.
4. Higher density developments, such as apartment/hotel complexes should be considered in the area of the corridor along Belford.
5. Incentives for large-scale, well-done development should be considered for entire blocks or large parcels in the area of the corridor.
6. The "courtyard" development concept is desirable for higher density developments in the area of the corridor along Belford.
7. "Human Scale"\* development should be encouraged in this corridor.
8. Office use would be appropriate for the north side of Belford.
9. Well-landscaped parking might be appropriate for the north side of Belford.
10. All business and commercial uses on Belford between First Street and Twelfth Street should have a neighborhood service orientation and should not adversely affect the neighborhood with lighting or traffic.
11. Student housing would be appropriate along Glenwood from Twelfth to Eighteenth Street.
12. No service, business, or commercial uses should be oriented toward Glenwood between Twelfth and Eighteenth Street.
13. Uses on the southside of Glenwood between Seventh and Cannell should respect the single family residential uses and character on the northside of Glenwood.

\* "Human Scale" - Buildings and spaces not only have to be in scale with people, they have to be in scale with each other. A gigantic tower building in the midst of intimate row houses is out of scale. A huge plaza bordered by tiny buildings is out of scale. Generally we refer to the offender in such a situation as being "out of keeping."

## MEMORANDUM

*file*

Reply Requested

Yes  No 

Date

Nov. 29, 1978

To: (From:) Del Beaver From: (To:) Jim Patterson  
City Planner Director of Public Works

Below are some comments regarding policy statements for First Street corridor. These are first reaction comments and do not reflect any in-depth thinking on my part, but I thought you might want some feedback as soon as possible. I understand that you have already deleted items 2 and 16 so I won't comment on them.

## Item 1.

- (a) I think a minimum of 4 or 5 feet is desirable for a raised median. Ron Rish can tell you what can be done in the right of way available. I think perhaps we can accomplish what we want without a raised median.
- (b) (c) (d) I agree
- (e) Who is going to determine hazardous use? Actually any use is hazardous to a certain extent.
- (f) Would this be part of an improvement district? I think other priorities would prohibit this from being a City expense.

## Item 4.

This sounds like a repeat of 1 c.

The other items look fine and I don't have any specific comments except for item 9. Bikes are fine on Second Street, but we need to give some thought as to what happens to them at North Avenue, Gunnison Avenue, Grand Avenue, and Rood Avenue.