



SPRING VALLEY DEVELOPMENT

Design Guidelines for Broadway Ave., Spring Valley, MN



Table of Contents

Introduction	2
General Guidelines	3
Building Improvements	5
Street and Sidewalk Improvements	7
Alley Improvements	10
Buildings on Broadway	11

Spring Valley Contacts

City Hall
201 S Broadway Ave., 55975
8 am - 4:30 pm M - F
507-346-7367

Historical Society
221 W Courtland St., 55975
507-346-7659

Public Library
121 W Jefferson St., 55975
507-346-2100

Introduction

After meeting with building owners, tenants, and residents in late 2012 and early 2013 we have learned a lot about your needs and desires for the future of downtown. There have been recurring themes in the discussion, and they are important ones. What we have heard you saying as a group is, you would like to:

1. Retain historic quality
2. Bring vibrancy to Broadway
3. Restore existing buildings

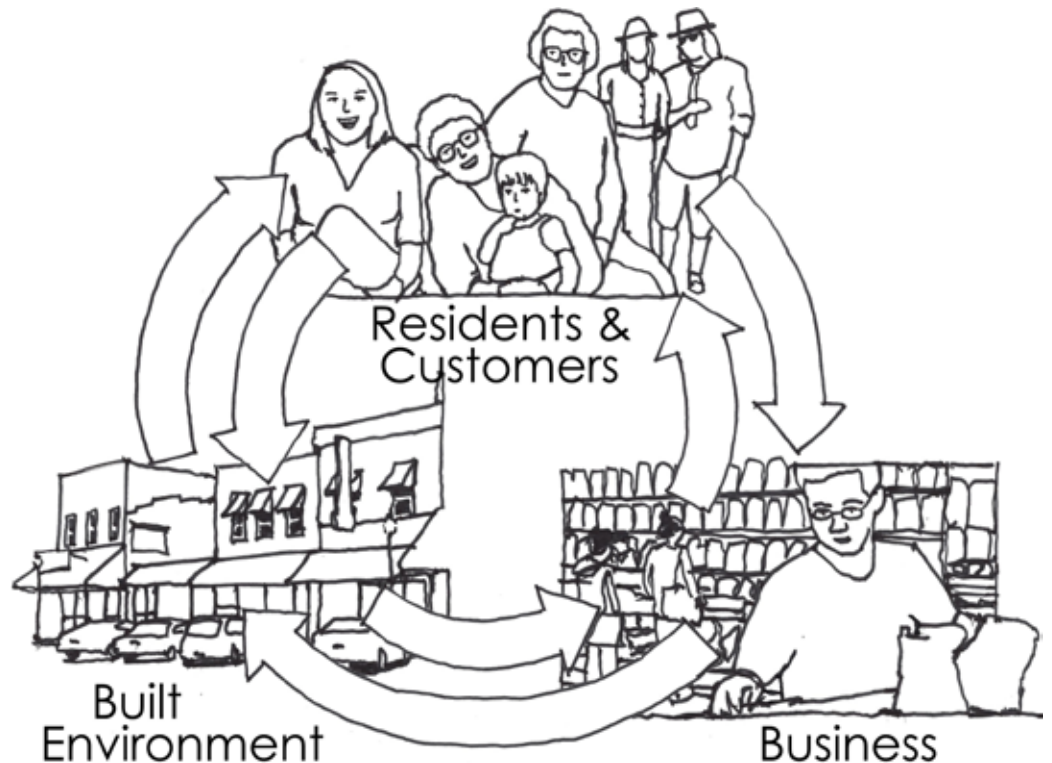
In the following pages, we have articulated how you can accomplish these goals. We have included some general urban design guidelines, examples of building and street improvements, and products and materials. These suggestions are meant to help you decide the best course of action for your budget and vision.

- The Urban Studio
www.theurbanstudio.com

General Guidelines

Downtown Development

Everyone benefits from well designed, vibrant, livable streets and buildings. A healthy town provides a central place to shop, eat and spend time with family and friends. A substantial downtown population creates a presence, core customer base, and fosters a sense of community. This makes for a positive living and working environment, a robust economy, and opportunity for building, street, and sidewalk improvements in the city's heart.



General Guidelines

Downtown Development

Visitors and residents alike should feel safe and welcome while they are downtown, both in the daytime and at night. Accessibility, benches, outdoor dining, plants, lighting, and infrequent, slow-moving traffic all help. Clean, historic facades add to the positive experience as well.

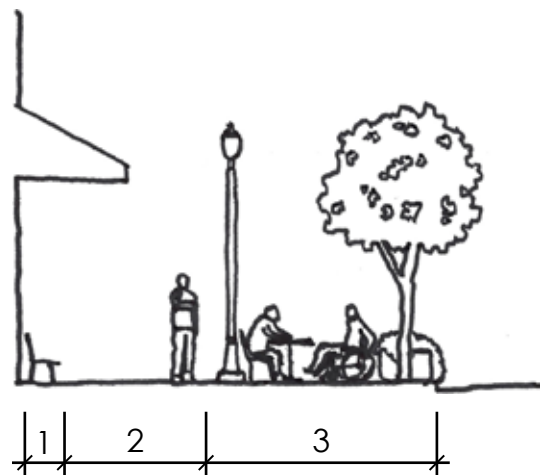
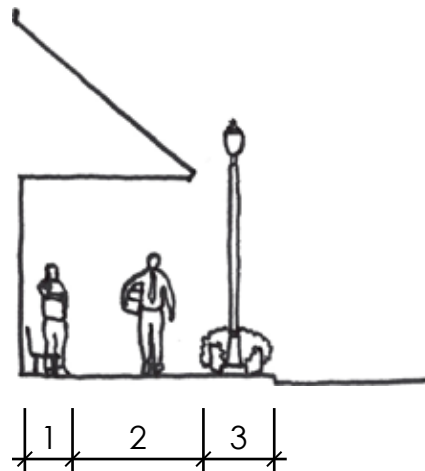


Sidewalk Zones

The sidewalk can be thought of in three zones:

1. Storefront zone
2. Walkway
3. Amenities zone

Adorning the street in this way helps make walking sidewalks a pleasant experience. The amenities zone provides a buffer between pedestrians and traffic. It is a good place for plants, trees, bike racks, benches, and tables and chairs if applicable.



Building Improvements

Windows

Windows should be ordered to fit existing openings. On the right are a couple excellent examples of how it can be done well. A great window for existing buildings is a Marvin double-hung. To keep as much consistency as possible, windows should be clad with one of three colors: "bronze" "evergreen," or "stone white" (these are Marvin's colors).



Entry

Entries should have an inviting feel. It is best to use materials that don't require maintenance and are durable like the metal and glass restraint facade on the right. The example below is also a great entry condition, though the wood requires periodic painting and is more likely to acquire superficial damage. Replacing large old windows with new window systems in your entry will make your building more energy efficient and cut down on heating and cooling costs.



Building Improvements

Materials

The first changes that should be made are subtractive -- removal of materials like metal and stucco that hide historic features and rejuvenation of brick surfaces with tuck pointing. Any materials used should be durable, aesthetically pleasing, and affordable. Here are some examples of such materials that would be acceptable for building facade renovations.



Roofing

Having a quality roof is of utmost importance because it keeps out water and keeps in heat. Adding insulation to a roof system can help you save a fortune on heating costs and make your building much more comfortable. If your roof leaks, it is essential to have it repaired or replaced as soon as possible.

Exterior Walls

Buildings with brick that has deteriorated should consider having tuck pointing done. Metal or other materials covering brick facades should be removed. Hardie or similar siding and trim may be used in areas free of brick or other existing materials.

Street & Sidewalk Improvements

Bike Racks

Bike racks are an excellent investment, especially in a bikeable town like Spring Valley. Having them could mean the difference between a family stopping by for a meal or not. Bike racks should be installed in the "amenities zone" of the sidewalk as pictured.



Planters

Flowers, plants, bushes and trees are a great way to add beauty and scent to the street and storefront. Consider permanent planters, such as the concrete ones in downtown Spring Valley. Another good option is long planters on the front of your building.



Street & Sidewalk Improvements

Benches

Benches make for a more inviting storefront and allow people time to relax, making their downtown experience more pleasant, and likely longer with more stops along the way. Moveable benches that can be taken inside during winter make snow removal easier.



Signage

A unifying theme between signs on Broadway can really help make it feel coherent. Here are some examples of good signage, similar to some that already exist in downtown Spring Valley.



Lighting

Well placed lighting can do a lot to highlight a building feature, illuminate a path, and make a place feel welcoming. Consider adding lights not only on the front of your building, but on the alley side as well.



Street & Sidewalk Improvements

Parklets

Temporary “parks” can take over parking spaces and transform a street, if only for a short time. Adding plants, tables, chairs, and short fences help guests feel safe and comfortable as they eat, drink and converse in this unique setting.



Local Events

Spring Valley has many cultural events throughout the year. Some examples are the Farmers Market (seasonally on Saturdays), Ag Days in autumn, the spring City Wide Rummage Sale, Christmas on Historic Broadway in December, as well as numerous other meals, celebrations and benefits. Each of these events does its part to enhance Spring Valley’s cultural fabric. Think about ways that your building, sidewalk and street improvements can enhance these events and vice versa.

Alley Improvements

Secondary Entry

Think of your back alley as the secondary entry to your building, rather than simply an exit for garbage or a storage area. Here are some examples of buildings that present themselves well from the back. Specific things you can do are hide garbage cans and dumpsters with a screen or fence, define a clear and wide path to the door, repave cracked surfaces and potholes, add a mural, provide signage, and light the entry and path well.

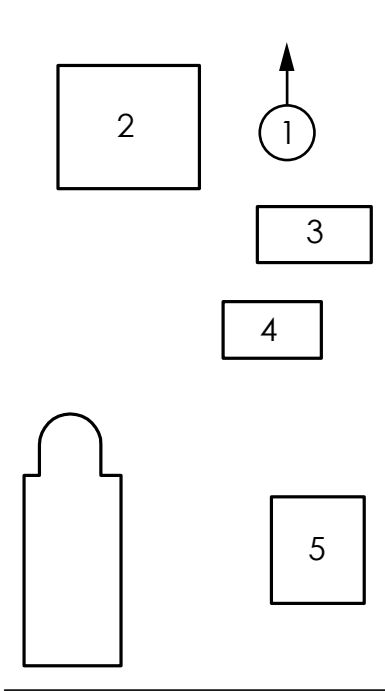


Unique Spaces

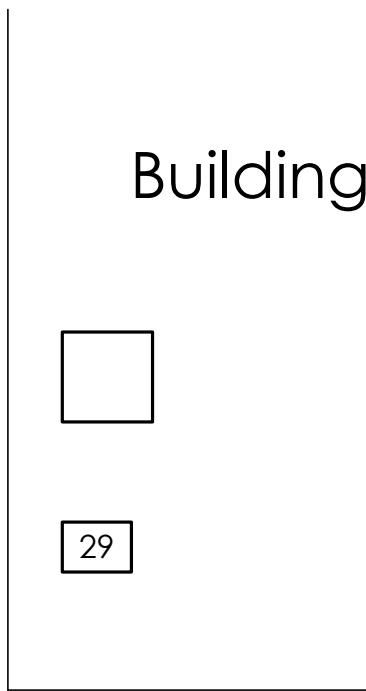
Many alleys have a haphazard feel to them, and that is not necessarily a bad thing. Turn these “accidental” feeling spaces into unique places by adding plants, color and seating, or simply by cleaning them up.



Buildings on Broadway

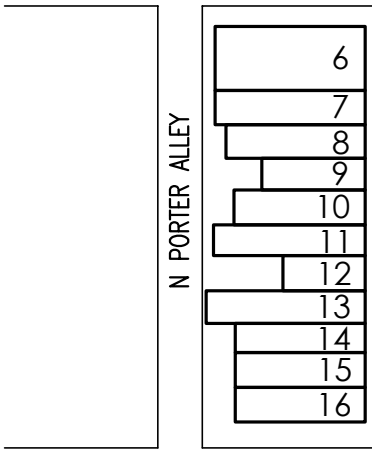


N BROADWAY AVE.

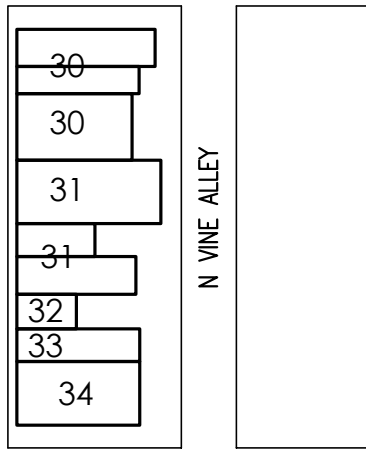


W JEFFERSON ST.

W JEFFERSON ST.

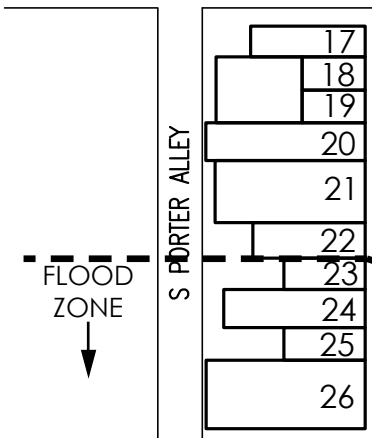


N BROADWAY AVE.

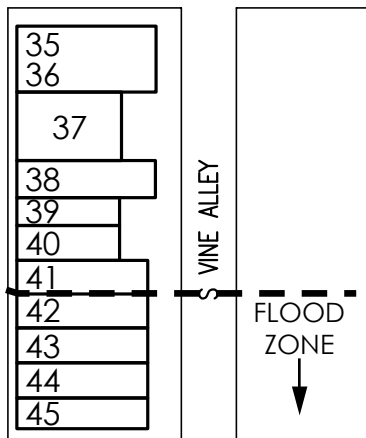


W COURTLAND ST.

W COURTLAND ST.

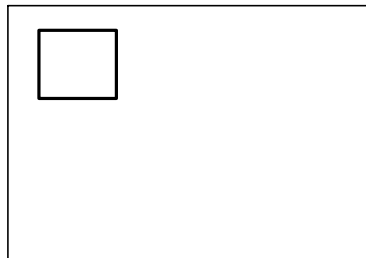
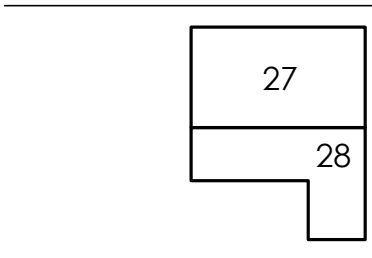


S BROADWAY AVE.



W MAIN ST.

W MAIN ST.



#	Address (Spring Valley 55975)
1	310 N Broadway Ave.
2	300 N Broadway Ave.
3	220 N Broadway Ave.
4	214 N Broadway Ave.
5	208 N Broadway Ave.
6	132 N Broadway Ave.
7	136 N Broadway Ave.
8	126 N Broadway Ave.
9	128 N Broadway Ave.
10	124 N Broadway Ave.
11	122 N Broadway Ave.
12	120 N Broadway Ave.
13	116 N Broadway Ave.
14	110 N Broadway Ave.
15	104 N Broadway Ave.
16	100 N Broadway Ave.
17	100 S Broadway Ave.
18	104 S Broadway Ave.
19	108 S Broadway Ave.
20	112 S Broadway Ave.
21	112 S Broadway Ave.
22	126 S Broadway Ave.
23	130 S Broadway Ave.
24	13_ S Broadway Ave.
25	138 S Broadway Ave.
26	1__ S Broadway Ave.
27	200 S Broadway Ave.
28	208 S Broadway Ave.
29	205 N Broadway Ave.
30	141 N Broadway Ave.
31	112 N Broadway Ave.
32	115 N Broadway Ave.
33	109 N Broadway Ave.
34	101 N Broadway Ave.
35	101 S Broadway Ave.
36	105 S Broadway Ave.
37	109 S Broadway Ave.
38	117 S Broadway Ave.
39	123 S Broadway Ave.
40	125 S Broadway Ave.
41	131 S Broadway Ave.
42	131 S Broadway Ave.
43	137 S Broadway Ave.
44	141 S Broadway Ave.
45	145 S Broadway Ave.