








**The North End-South Como District 6 Plan**  
 Recommended by the Saint Paul Planning Commission on February 24, 2012  
 Adopted by the City Council April 18, 2012

## Contents

Study Area .....	1
Purpose .....	2
Overall Vision .....	3

### Objectives and Strategies:

 Land Use.....	4
 Transportation.....	12
 Housing.....	14
 Parks and Recreation.....	16
 Historic Preservation.....	18
Implementation.....	19

### Appendices:

A: Current Zoning.....	22
B: Rice Street Design Guidelines.....	23
C: Como/Front/Dale Design Alternatives.....	27
D: One & Two Family Residential Design Guidelines.....	30
E: Census Information.....	32

## Credits

### Planning Council

Kerry Antrim, District 6 Executive Director

### District 6 Land Use Task Force

Triesta Brown  
Beverly Bybee, Vice Chair  
Wally Gilson  
Derek Hollanitsch  
Jeff Martens, Chair  
Dareld Meggitt  
Matt Sletten  
Cheryl VanKampen  
Peter Wruck

### Industrial Area Task Force

Becky Albers-Berry, Industrial Business Owner  
Joe Byrnes, Resident  
Mark Doneux, Capitol Region Watershed District  
Linda Jungwirth, Resident  
Lorrie Louder, St. Paul Port Authority  
Jeff Martens, District 6 Land Use Task Force  
Ann Olson, Ward 5 Legislative Aide  
Margaret Rheude, Resident  
Robert Warner, Industrial Business Owner

### Saint Paul Planning Commission

Daniel Ward

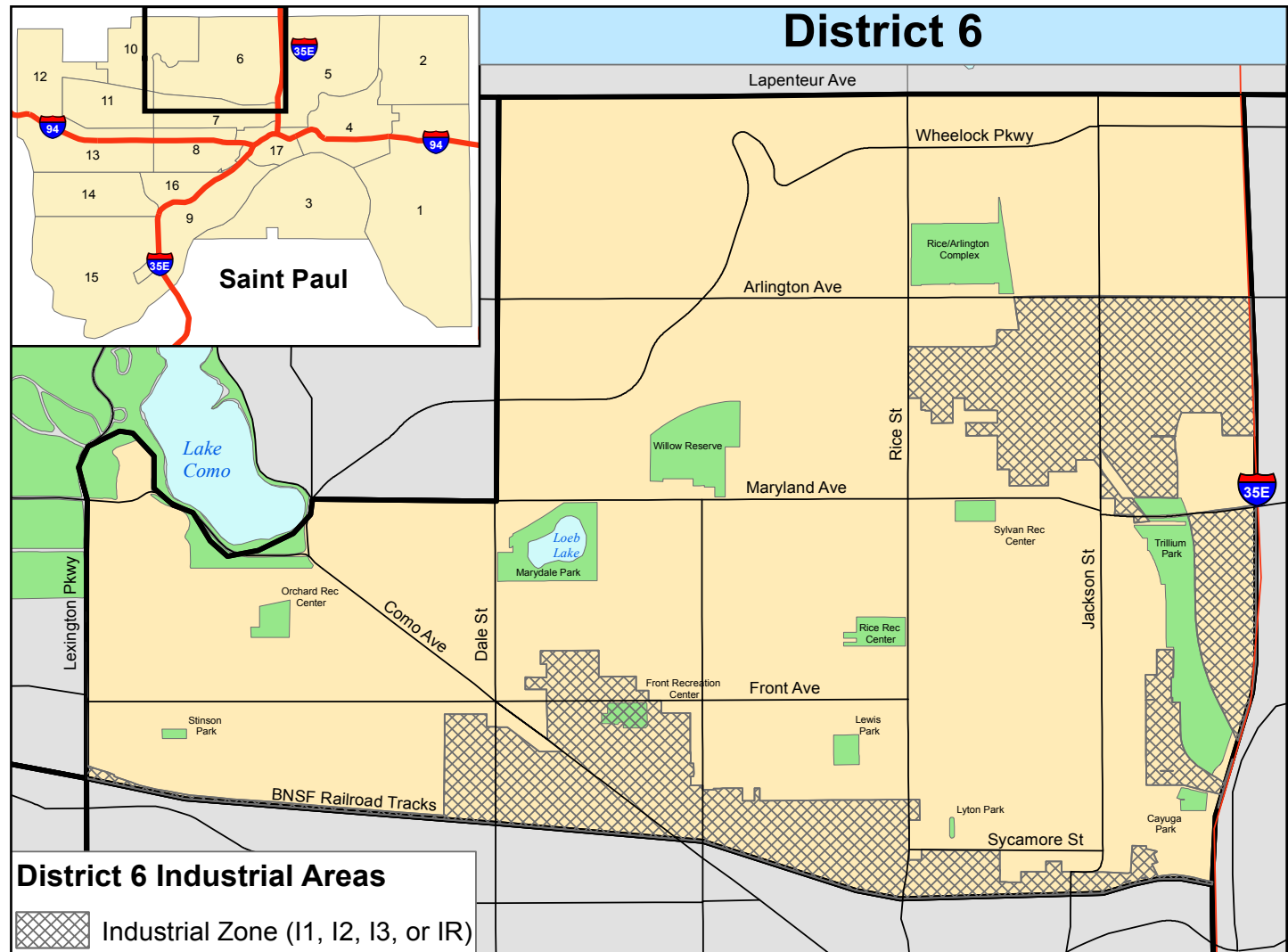
### Department of Planning & Economic Development

Penelope Simison, Principal City Planner  
Ryan Kelley, photos & production  
Sean O'Brien, maps

Assistance provided by the Metropolitan  
Design Center at the University of Minnesota

## Study Area

The District 6 Plan covers the entirety of the North End-South Como area of Saint Paul, which lies north of the BNSF railroad tracks, west of I-35 E, and east of Lexington Parkway and Dale Street. Residential neighborhoods predominate throughout the district. The primary business districts are Rice Street and the Como/ Front/Dale intersection. There are two industrial areas, the Great Northern Corridor and Jackson-Arlington, both of which loosely follow the BNSF south and north rail corridors.



## Purpose

This document has a threefold purpose: to confirm the direction and policies in previously adopted plans for the North End-South Como district; to establish a framework for strengthening the industrial areas, primarily by reducing the conflicts between industrial and residential uses in close proximity to each other; and, to lay out a menu of street and streetscape improvements designed to improve the appearance and functioning of the Como/Front/Dale intersection.

The genesis of the planning process was the desire on the part of the District 6 Planning Council to devise strategies for resolving conflicts between industrial and residential uses in the area southeast of Como/Front/Dale in the Great Northern Corridor. A scattering of houses, most dating from years prior to approval of citywide zoning, are surrounded by industrial uses, some of which generate impacts that are incompatible with a residential neighborhood. Moreover, there is only minimal buffering between the industrial uses and adjacent residential neighborhoods.

A community-based industrial area task force, authorized by the Planning Commission, included a Planning Commission member, District 6 Planning Council members, residents, industrial business owners, and representatives of agencies working in District 6. It devised objectives and strategies for the industrial area south and east of the Como/Front/Dale intersection to eliminate conflicts by strengthening pockets of housing and by identifying parcels with residential uses that, over time, could be incorporated into the industrial area. The strategies in this plan and recommendations in a Zoning Study would set clear lines between the industrial area and adjacent residential neighborhoods.

The Land Use Task Force of the District 6 Planning Council reviewed policies from adopted small area plans, including the *Loeb Lake Small Area Plan* and the *Rice Street Small Area Plan*, and the *North End-South Como District Plan*, adopted in 2004, that are still to be implemented; those policies are included in this document. This plan replaces these adopted plans, as well as portions of the *Great Northern Corridor: A Community Vision* that pertain to the industrial area southeast of the Como/Front/Dale intersection. The task force also reviewed the *Jackson-Arlington Small Area Plan*, adopted in 1991, which was scheduled to be updated. The eastern portion of the Jackson-Arlington area was developed by the St. Paul Port Authority; the updated policies will apply to the redevelopment of the western portion of the original study area.

The Metropolitan Design Center at the University of Minnesota prepared sketches of potential improvements for the Como/Front/Dale intersection. This intersection is identified as a Neighborhood Center in the *Saint Paul Comprehensive Plan*, which are compact mixed-use areas located on major streets and transit routes where commerce provides goods and services for residents of the surrounding community.



## Overall Vision

The North End-South Como area, with some of Saint Paul's older neighborhoods, will be an attractive, welcoming community that has preserved and enhanced its historic character, natural environment, and civic amenities. Residents will have a diverse choice of housing through their lifetimes. The commercial and industrial bases will be strong, providing living-wage jobs for residents from the community and elsewhere in Saint Paul. Industrial areas and residential neighborhoods will be compatible with each other. Residents will have improved access to services and to parks, schools, jobs, and institutions they value. Publicly-owned land, including along Wheelock Bluff, in Trout Brook and the Trillium Nature Sanctuary, and Willow Reserve, will be preserved.



## Land Use

Historic industrial areas of the Great Northern Corridor and Jackson-Arlington will remain vital, home to strong businesses that provide well-paying jobs for residents of the community. Industrial areas will be more compatible with nearby residential neighborhoods. Commercial areas will continue to provide goods and services for residents of the surrounding community. Older housing will be rehabilitated and new housing will be compatible with existing residential structures.

### Land Use Objectives and Strategies

#### LU1. Reduction of conflicts between industrial and residential uses

The industrial area southeast of the Como/Front/Dale intersection lies along the BNSF rail corridor, with businesses that historically benefitted from their proximity to the rail line. Scattered throughout the area are single family houses and a few duplexes, most constructed in the early decades of the last century, prior to the adoption of the City's first Zoning Code. They are non-conforming residential structures in an industrially-zoned area. Many are in substandard condition, suffering from deferred maintenance and, in some cases, structural problems. The vast majority of them are rental properties. It is unlikely there will be significant investment in these residential structures beyond minimal repairs to conform to building code requirements. It is difficult for property owners to do repairs and rehabilitation because lenders are reluctant to provide financing for residential properties in industrially-zoned areas. Moreover, there are risks when residential and industrial uses are in such close proximity to each other. The conflicts can potentially produce deleterious effects for both residents and industry. Industrial impacts can affect the living conditions of residents. Permitted industrial activities may be constrained because they are close to residential structures. The intent is to reduce the numbers of conflicts between residential and industrial uses. To accomplish that, it is preferable to take out non-conforming uses so that properties in the industrial

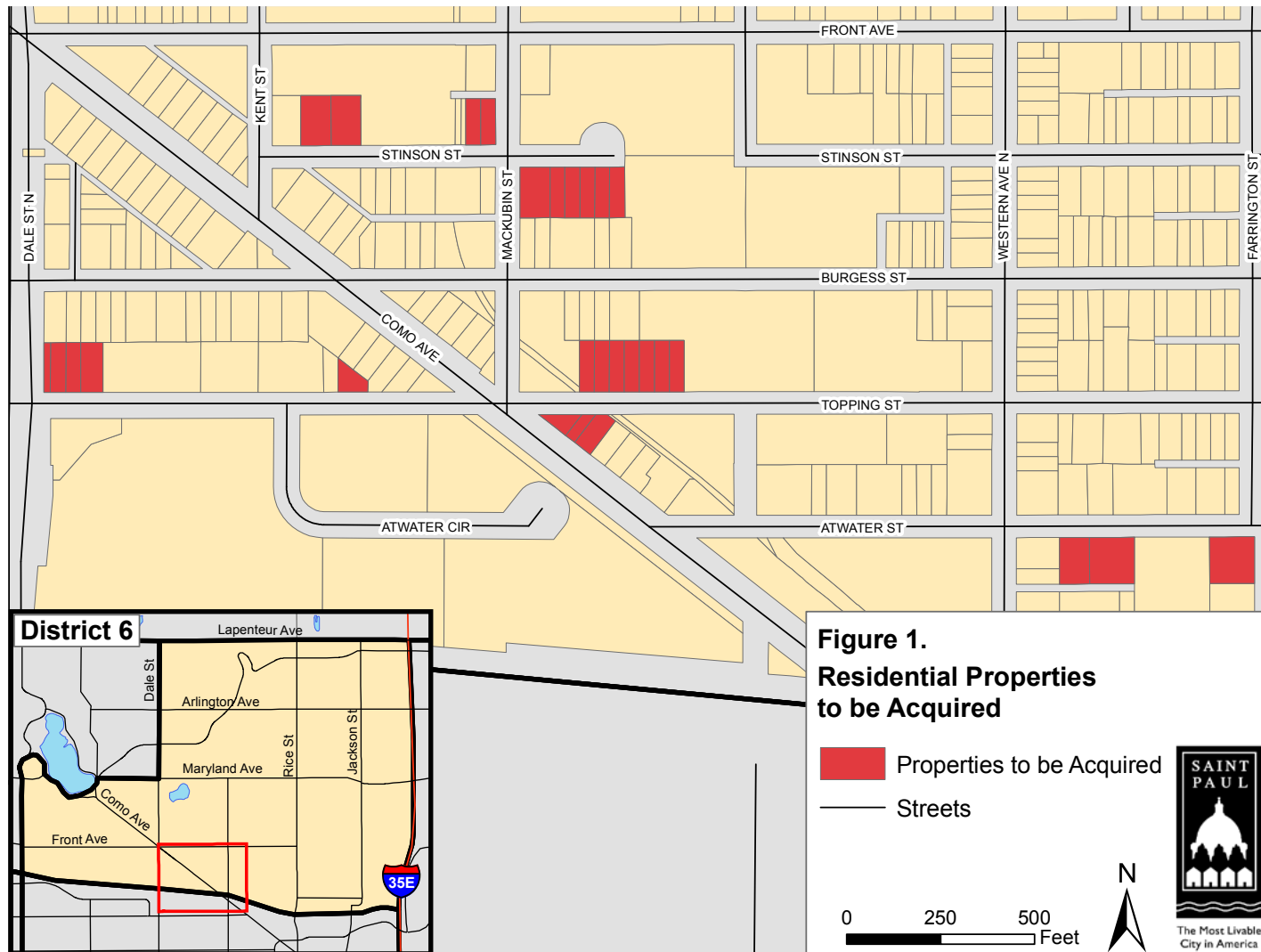
area can be used consistent with the underlying zoning. This can be done as residential uses become available. In some sections of the industrially-zoned area, generally adjacent to residential neighborhoods or the Como/Front/Dale intersection, there are residential structures in sufficient numbers to warrant rezoning to districts that permit residential uses.





## Land Use

**LU1.1** Acquire, as they become available, residential properties in the industrially-zoned area so that properties can be used consistent with the underlying zoning. See Figure 1.

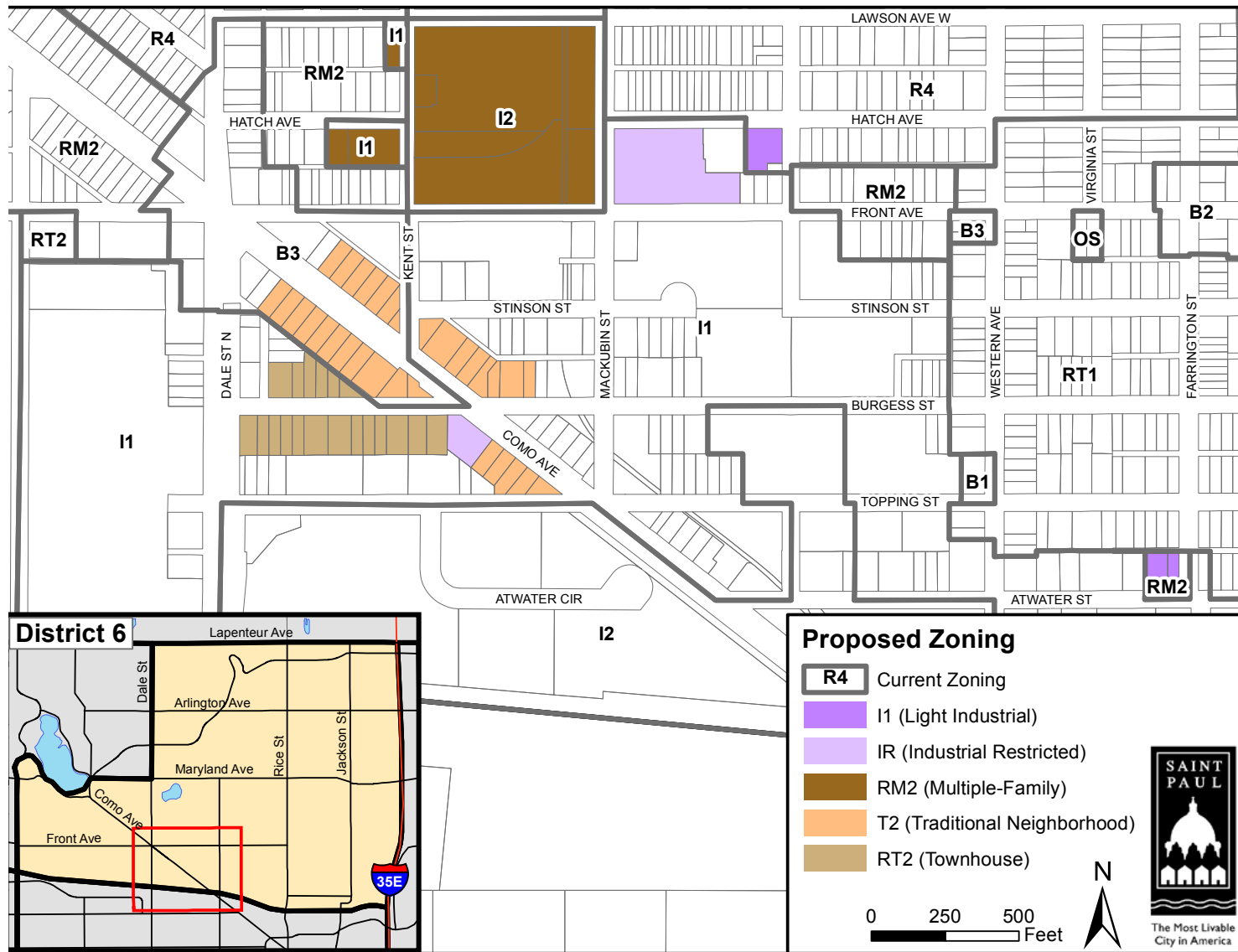




## Land Use

**LU1.2** Adopt zoning as depicted on Figure 2; proposed zoning substantially conforms to existing land uses. Existing zoning is depicted in Appendix A.

**LU1.3** Amend relevant sections of the *Great Northern Corridor: A Community Vision* to be consistent with the strategies in this objective.



## North End-South Como District 6 Plan



## Land Use

### LU2. Redevelopment south and east of Oakland Cemetery

The twelve-block area south and east of Oakland Cemetery includes residential and industrial uses in close proximity. The situation results in difficulties for residents, who are impacted by the activities of adjacent industries. Many industries are operating in substandard facilities. Often their activities are not confined to their sites but spill out onto adjacent streets, which affect their business operations. Moreover, many housing units are in substandard condition and need rehabilitation. In 1989 the City created the Rice Street Redevelopment Area to facilitate redevelopment along Rice Street and on both sides of the BNSF rail line east and west of Rice Street. The redevelopment plan included six blocks of this area immediately south of Oakland Cemetery, which it recommended be redeveloped for industrial uses in a second phase, the first phase being the Empire Builder Business Center south of the rail line. This plan proposes a study of the twelve-block area bounded by Sylvan on the west, Sycamore and Granite on the north, Interstate 35E on the east, and the BNSF rail corridor on the south. Jackson Street, which intersects the study area, is a gateway into this neighborhood and serves as an entry point into downtown Saint Paul and the area east of the Capitol. The study will analyze and assess the suitability and feasibility of the area for industrial and residential uses and may recommend redevelopment that includes all residential, all industrial, or a combination of both uses. The goal of the study is redevelopment of the area with uses that can exist compatibly with each other. The study will also recommend appropriate zoning consistent with the land use recommendations.

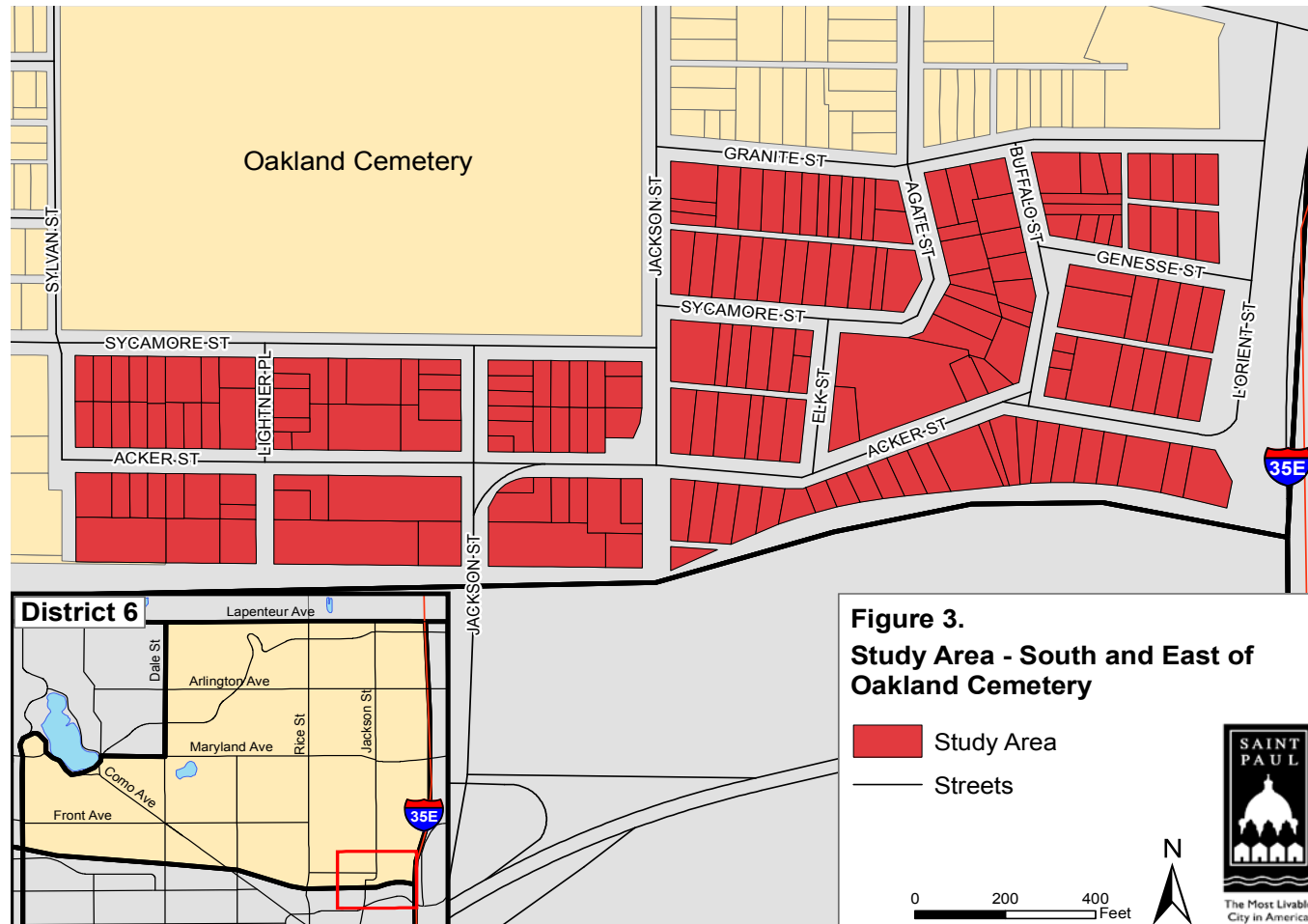




## Land Use

**LU2.1** Study the twelve-block area bounded by Sylvan Street on the west, Sycamore Street and Granite Street on the north, Interstate 35E on the east, and the BNSF rail corridor on the south, as shown in Figure 3. Future land use recommendations may include all industrial, all residential, or a combination of both uses. Amend the Rice Street Redevelopment Area map accordingly.

**LU2.2** Rezone the twelve-block area identified in Figure 3 consistent with the land use recommendations identified in a study of the area.



**Figure 3.**  
**Study Area - South and East of**  
**Oakland Cemetery**

Study Area  
Streets

0 200 400 Feet





## Land Use

### LU3. Redevelopment of the Jackson-Arlington industrial area

The *Jackson-Arlington Small Area Plan*, adopted in 1991, envisioned a business center in the area generally bounded by Arlington on the north, Jackson on the west, Maryland on the south, and Interstate 35E on the east.

The St. Paul Port Authority developed the eastern portion of the area in the mid-1990s; redevelopment of the western portion would complete the phased development envisioned in the 1991 plan.

**LU3.1** Redevelop the western portion of the Jackson-Arlington area, depicted in Figure 5, as a business center with light industrial and office-service uses.

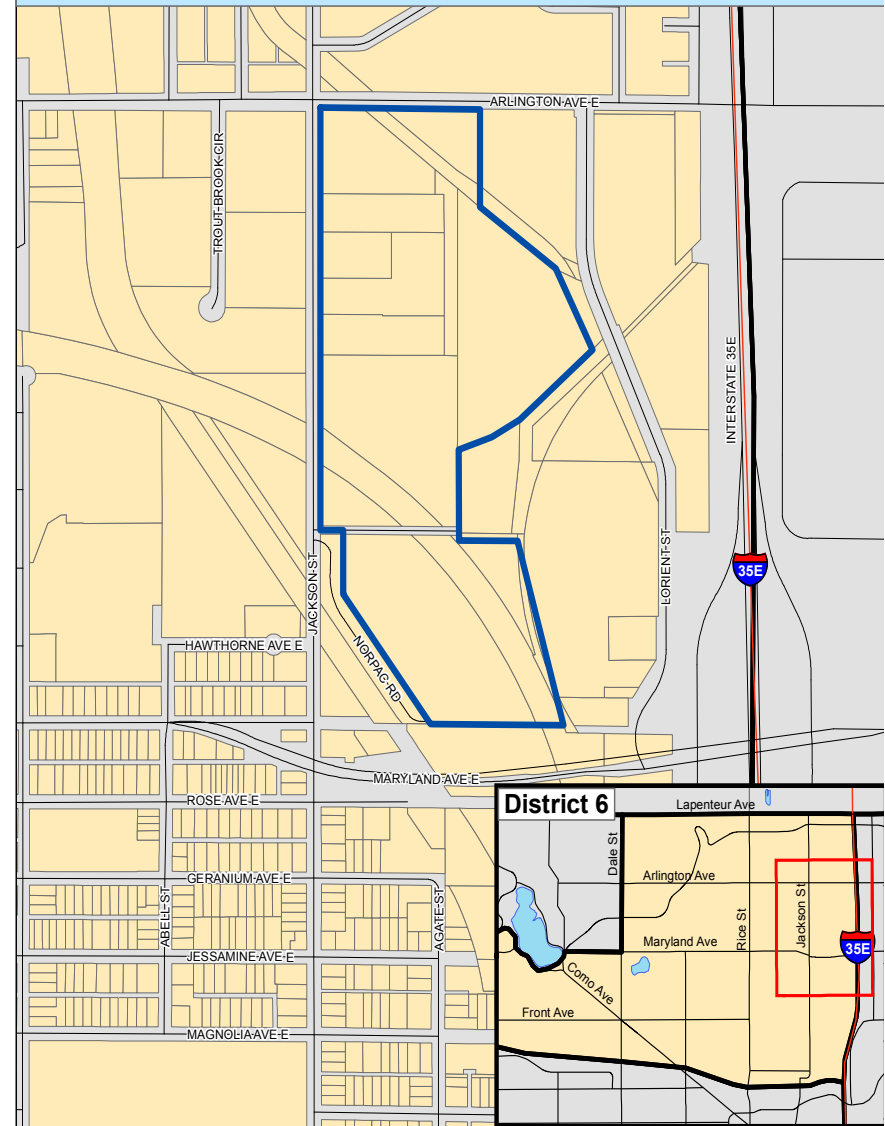
**LU3.2** Complete soils studies on both the natural characteristics (for building purposes) and the chemical characteristics (hazardous waste possibility) of soils in the study area; facilitate the remediation of contamination.

**LU3.3** Prepare a stormwater management plan utilizing best practices for the development of the western portion of Jackson-Arlington.

**LU3.4** Prepare a plan for design and construction of local streets required for development of western portion of Jackson-Arlington.

**LU3.5** Facilitate redevelopment of the western portion of the Jackson-Arlington area to be compatible with the construction and use of Trout Brook Trail, Trillium Nature Sanctuary, and trailhead facilities, as described in the *Trout Brook Regional Trail Master Plan* for these park facilities, as well as any potential rerouting of the Gateway Trail. Coordinate development of trail and sanctuary planning with agencies and abutting landowners.

Figure 4. Jackson-Arlington West





## Land Use

### LU4. Mixed-use development

Rice Street, as well as portions of Dale Street and Como Avenue, are major streets for commerce and multiple family housing.

**LU4.1** Explore redevelopment of the triangular area bounded by Maryland, Arundel, and the railroad tracks (on the north side of Maryland). Redevelopment could include a mixed-use housing and commercial building with ancillary park or recreational uses.

**LU4.2** Explore redevelopment of the southeast corner of the Maryland/Dale intersection with residential or commercial uses, or with a mix of these uses. Design and scale of redevelopment should be oriented towards the street, accommodate pedestrians and bicycles, and reduce the number of driveways. Design of housing must consider the proximity of the railroad tracks and their impact.

**LU4.3** Seek to incorporate the existing business, Conny's Creamy Cone, with redevelopment of the southwest corner of the Maryland/Dale intersection.

**LU4.4** Facilitate rehabilitation of the northeast corner of the Maryland/Dale intersection to improve the appearance of the building and lot.

**LU4.5** Promote mixed-use redevelopment on lower Rice Street, between Front Street and the bridge over the BNSF railroad tracks, which could foster the growth of an urban village:

### LU5. Attractive commercial districts

**LU5.1** Encourage existing auto related businesses to upgrade the appearance of their buildings and properties; discourage the growth of new auto related businesses.

**LU5.2** Utilize the *Rice Street Design Guidelines*, prepared by the Rice Street Guidelines Task Force in 2005, when existing commercial buildings are renovated and improved. (See Appendix B.)





## Land Use

### LU6. Design standards for industrial areas

The primary purpose of industrial buildings and sites are their locations for business that produce economic activity and jobs. To that end, characteristics of the design of industrial buildings and sites relate to how they function. But these buildings and sites also have a relationship to the community surrounding them, and the extent to which their appearance enhances the community, they are a benefit. Strategies in this section are intended to establish a design framework for industrial buildings and sites, mindful that the Zoning Code includes detailed design standards applicable to new construction and redevelopment. Three primary characteristics shape the design of industrial buildings and sites in a fully developed urban area; specifically, aesthetics, sustainability, and accessibility.

**LU6.1** Encourage the use of sustainable design features and construction techniques when industrial sites are redeveloped.

**LU6.2** Promote aesthetics that enhance the appearance of industrial buildings and sites; aesthetic features may include building materials, landscaping, streetscape amenities, and lighting that does not spill over onto adjacent properties.

**LU6.3** Ensure that industrial buildings and sites are accessible; features that enhance accessibility may include driveways that allow traffic in and out of the site to flow smoothly; buildings that are oriented toward the street, and sidewalks along the site frontage.

**LU6.4** Require that facades of industrial buildings and sites immediately adjacent to residential neighborhoods and parks are designed with a building configuration that is articulated and pedestrian scaled, and that the site includes such amenities as landscaping and decorative fencing. Articulated facades could include enhanced building materials, such as brick.

### LU7. Natural areas

**LU7.1** Collaborate with the Capitol Region Watershed District in programs designed to make Lake Como, Loeb Lake, McCarrons Lake, and Trout Brook more accessible to area residents.

**LU7.2** Support ecological improvements to Willow Reserve that are consistent with its intended use as a bird and nature sanctuary.





## Transportation

The Como/Front/Dale intersection will be more attractive, its functioning improved for motorists, bicyclists, and pedestrians. Transportation improvements on commercial streets will improve safety and facilitate redevelopment.

### Transportation Objectives and Strategies

#### **T1. Improved appearance and function of the Como/Front/Dale intersection.**

The Como/Front/Dale area is designated as a Neighborhood Center in the *Saint Paul Comprehensive Plan*. Neighborhood Centers are envisioned to be community focal points, located along major thoroughfares and served by transit, and providing goods and services for the surrounding neighborhoods and amenities for residents. Although Como/Front/Dale is one of the smaller Neighborhood Centers, it is a major node for District 6 residents. It is the crossroads of three major streets, each with a particular identity. Como Avenue links Lake Como and the Capitol, and Dale Street is major north-south arterial through the center of the city. Because it is at the confluence of three streets, the intersection itself is large and lacks a cohesive character. It is often difficult for pedestrians and bicyclists, in particular, to maneuver. In addition, it lacks streetscape and infrastructure elements that could create the perception that all six “points” of the intersection are connected to each other. The Metropolitan Design Center at the University of Minnesota designed alternatives for improving the perception and function of the intersection. In broad terms, one alternative modifies the space by introducing trees and other landscaping, as well as pavement improvements. The other adds bike lanes through the intersection and adjoining streets. The objective of both alternatives is to create a compact, walkable intersection that supports transit and accommodates bicycles.

**T1.1** Prepare a traffic analysis of the Como/Front/Dale intersection to determine how the intersection operates and how possible infrastructure changes can better accommodate pedestrians, bicyclists, vehicles, and transit; the wide-ranging

analysis, to be decided in collaboration between Ramsey County and the City, will assess traffic volumes, as well as other elements affecting the operation of the intersection.

**T1.2** Analyze elements of the alternatives for improvements to the Como/Front/Dale intersection, produced by the Metropolitan Design Center (Appendix C); the analysis will include street and streetscape improvements, as well as improvements to parcels adjacent to the intersection, and will investigate the relationship between future improvements and existing infrastructure. Devise a strategy for implementing improvements that create a compact, walkable intersection that accommodates all transportation modes, including vehicles, transit, pedestrians, and bicycles.

**T1.3** Seek public input on possible changes to the intersection, particularly from business owners and property owners at the Como/Front/Dale intersection.

#### **T2. Infrastructure improvements that facilitate redevelopment**

**T2.1** Collaborate with Ramsey County to construct intersection and roadway improvements:

**2.1.1** Maryland/Dale. Install left turn lanes, a left turn signal on Dale, clearly marked crossings, center medians and traffic calming devices. Reduce the numbers of curb cuts on the southeast corner of the intersection when parcels are redeveloped.

**2.1.2** Rice/Maryland. Widen the street at the intersection and install left turn lanes. Improvements shall utilize the findings of an intersection study aimed at increasing pedestrian safety and reducing traffic accidents.



## Transportation

**T2.2** Install street lights on Rice Street, between University Avenue and Sycamore Street, and between Rose Avenue and Larpenteur Avenue.

**T2.3** Determine the need for design measures to increase safety for pedestrians, bicyclists, and vehicles at the following intersections: Maryland/Rice, Maryland/Dale, Arlington/Rice, and Jackson/Maryland.

**T2.4** Determine the need for traffic calming measures on the following streets: Maryland, Dale, Rice, and Jackson.

**T2.5** Improve the appearance of the bridge over the BNSF railroad tracks at Acker (Bridge # 62008), at the southern entrance to Rice Street. Aesthetic improvements may include historic style lighting, decorative rails, above-standard guardrails, and above-standard fencing on bridge approaches and rights-of-way.

Como/Front/Dale -- Before



### T3. Improvements for pedestrians

**T3.1** Improve pedestrian access to Marydale Park by requiring installation of sidewalks as part of redevelopment of parcels on streets facing the park, including Jessamine Avenue and Mackubin Street,.

**T3.2** Create pedestrian pathways on the Cook Street right-of-way between Norton Street and Mackubin Street, to allow neighborhood residents to access Marydale Park on foot.

**T3.3** Improve the pedestrian crossings on Maryland Avenue at Mackubin Street and Arundel Street, especially when parcels on the north side of Maryland are redeveloped.

Como/Front/Dale -- After



## North End-South Como District 6 Plan



## Housing

Most housing was constructed between the 1870s and the 1950s. Older houses, particularly vacant and foreclosed structures, should be maintained and improved to stabilize the residential community and to provide diverse life-cycle housing for residents. New housing units should be compatible with the character of the community.

### Housing Objectives and Strategies

#### **H1. Promote the development of housing units that cater to empty nesters and seniors and that increase the range of affordability in the community.**

Lower Rice Street and the neighborhood east of Oakland Cemetery are appropriate locations for new life-cycle housing units.



#### **H2. Promote the development of new multi-family housing.**

**H2.1** Facilitate the development of vacant lots on Mackubin Street north of Lawson Avenue with single-family homes, townhomes, or small-scale condominiums compatible with existing housing in the adjacent neighborhood.

**H2.2** Facilitate the development of new housing on the site south of Willow Reserve (former Larson Nursery). Development should not intrude on the wetland and should consider its sensitive soil conditions.

**H2.3** Explore new housing development on the Jefferson-Smurfit site, south of Loeb Lake. Complete environmental remediation to meet necessary government requirements for residential development. Encourage owner-occupied housing, such as single-family homes, townhomes, or condominiums.

#### **H3. Rehabilitate or redevelop aging housing stock throughout the community, including, but not limited to, the following neighborhoods:**

1. north of Front Street, generally between Victoria and Chatsworth
2. two-block area west of Albermarle between Rose and Orange
3. residential pocket between Agate and the Trillium site



## Housing

### H4. Stabilize existing residential neighborhoods beset with high numbers of vacant and foreclosed housing units.

This is consistent with the City program, *Invest Saint Paul*, a neighborhood improvement and maintenance strategy that focuses on low-income neighborhoods, and that is supplemented by federal Neighborhood Stabilization Program funding, to acquire and rehabilitate housing units, or, in some cases, demolish housing that cannot be feasibly rehabilitated to enable the construction of new units.

### H5. Utilize the *One and Two Family Residential Design Guidelines* in the construction of new housing units or the renovation of existing housing units.

These guidelines, Appendix D, mirror revisions to residential building design standards in the City's Zoning Code.

### H6. Encourage residents to utilize low-interest rehabilitation loans and grants.

They are available through the City of Saint Paul and the local community development corporation, SPARC. The area south and east of Marydale Park is identified for concentrated improvements.





## Parks and Recreation

Natural areas will be preserved. Park improvements will make them more accessible for residents.

### Parks and Recreation Objectives and Strategies

#### PR1. Amenities at Marydale Park and Willow Reserve

**PR1.1** Improve facilities and amenities at Marydale Park to enhance usage, including an upgrade of the walking path around Loeb Lake; lighting; expansion of the playground area and an upgrade of playground equipment. Determine the need for a community center at the park.

**PR1.2** Add directional signs to Marydale Park along Maryland Avenue and Dale Street.

**PR1.3** Collaborate with the Capitol Region Watershed District and the state Department of Natural Resources to provide a connection between Marydale Park and Willow Reserve that also includes interpretive boards about the wetland, fishing lake, and ecology of the area.

**PR1.4** Protect the natural environment at Willow Reserve by making it a low-intensity, non-programmed area.

**PR1.5** Add directional signs to Willow Reserve along Maryland Avenue, Arundel Street, and Virginia Street.

#### PR2. Implementation of the *Trout Brook Regional Trail Master Plan*

The *Trout Brook Greenway Plan* was adopted as an addendum to the *Saint Paul Comprehensive Plan* in 2001. The 4.1-mile Trout Brook Regional Trail, when acquisition is complete and improvements constructed, will link Lake McCarrons County Park and the Lower Phalen Creek Valley area, terminating at Lower Landing Park on the Mississippi River. The *Trout Brook Regional Trail Master Plan*, adopted in 2009, describes acquisition and design concepts for implementing the greenway plan; work is planned in phases through 2014. The first trail segment, between McCarrons County Park and Arlington Avenue, is one mile in length and was completed in 2001. Acquisition of land for subsequent trail segments, as well as construction of trails and trailhead facilities and daylighting of Trout Brook, are described in the master plan.

**PR2.1** Implement the *Trout Brook Regional Trail Master Plan*.

**PR2.2** Facilitate the phasing out of industrial uses in the trail and sanctuary areas defined by the master plan.





## Parks and Recreation

### PR3. Improvements at parks and recreation centers

**PR3.1** Improvements included in the *Parks and Recreation System Plan* are:

1. A playground in the northern part of District 6.
2. High-quality dedicated multi-purpose turf fields at Rice Recreation Center.
3. Improved interconnection between the Trout Brook Regional Trail and the bikeway along Wheelock Parkway.

### PR4. Improvements to parkways

**PR4.1** Enhance Como Avenue as a parkway linking Como Park and the Capitol area. Improvements will be consistent with a parkways study (Comprehensive Plan, Parks and Recreation chapter, Policy 6.10).

**PR4.2** Study environmental issues along Wheelock Parkway, include stormwater drainage, potential erosion, slope stability.





## Historic Preservation

Maintaining the two designated properties in the North End-South Como district is important.

### Historic Preservation Objectives and Strategies

#### HP1. Preservation of designated properties

There are two designated historic sites in District 6, including Oakland Cemetery, on Jackson Street between Sycamore Street and Magnolia Avenue, and Church of St. Bernard, 197 W. Geranium Avenue. The cemetery, which is on the National Register of Historic Places, was founded in 1853 as a private, non-denominational cemetery. The church, designed in the Prairie School and Art Nouveau styles, was built between 1905 and 1914; it is locally designated.

**HP1.1** Promote the continuing preservation of designated properties, including Oakland Cemetery and Church of St. Bernard.



Church of St. Bernard

## Implementation

This section lists the responsible parties and timelines for actions in this plan. Responsible parties include: Planning and Economic Development Department (PED), Public Works Department (PW), Parks and Recreation Department (Parks), Department of Safety and Inspections (DSI), Heritage Preservation Commission (HPC), State Historic Preservation Office (SHPO), Department of Natural Resources (DNR), Ramsey County Public Works (Ramsey County), St. Paul Port Authority (Port), District 6 Planning Council (District 6), Capitol Region Watershed District).

Land Use Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
LU1.1	Residential properties in industrial area	HRA, Port	On-going
LU1.2	Zoning	PED	Short term
LU1.3	Sections of <i>Great Northern Corridor: A Community Vision</i>	PED	Short term
LU2.1	Land use study of 12-block area south and east of Oakland Cemetery	PED, District 6	Short term
LU2.2	Rezoning of 12-block area south and east of Oakland Cemetery	PED, District 6	Short term
LU3.1	Western portion of Jackson-Arlington	Port	Long term
LU3.2	Soil studies; facilitate remediation	Port	Long term
LU3.3	Stormwater management plan	Port	Long term
LU3.4	Plan for local streets	Port, PW	Long term
LU3.5	Jackson-Arlington redevelopment compatible with Trout Brook Trail and Trillium Nature Sanctuary	Port, Parks	Long term
LU4.1	Redevelopment-area bounded by Maryland/Arundel/railroad tracks	PED	Long term
LU4.2	Redevelopment-southeast corner of Maryland/Dale	PED	Long term
LU4.3	Existing business and redevelopment-southwest corner of Maryland/Dale	PED	Long term
LU4.4	Rehabilitation of northeast corner of Maryland/Dale	PED	Long term
LU4.5	Mixed-use development on Rice Street	PED	Long term
LU5.1	Auto related businesses	District 6	On-going
LU5.2	Rice Street Design Guidelines	District 6, DSI	On-going
LU6.1	Sustainable design features and construction techniques	DSI	On-going
LU6.2	Aesthetics that enhance appearance	DSI	On-going

## Implementation

Land Use Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
LU6.3	Access to industrial sites and buildings	DSI	On-going
LU6.4	Facades of industrial buildings adjacent to residential neighborhoods	DSI	On-going
LU7.1	Natural areas	Capital Region	On-going
LU7.2	Ecological improvements to Willow Reserve	Parks	On-going

Transportation Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
T1.1	Research and analysis of existing conditions at Como/Front/Dale	PED, PW, Ramsey County	Medium term
T1.2	Alternatives analysis	PED, PW, Ramsey County	Medium term
T1.3	Public meetings with business and property owners	PED, PW, Ramsey County	Medium term
T2.1	Intersection improvements- Maryland intersections	Ramsey County, PW	On-going
T2.2	Street lights- Rice Street	PW	On-going
T2.3	Safety improvements	Ramsey County, PW	On-going
T2.4	Traffic calming	PW	On-going
T2.5	Bridge improvements over BNSF tracks	Ramsey County, PW	Long term
T3.1	Pedestrian access to Marydale Park	PW	Medium term
T3.2	Pedestrian paths on Cook Street	PW	Medium term
T3.3	Pedestrian crossings on Maryland Avenue	PW	Medium term

Housing Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
H1	Senior and empty-nester housing	PED	Ongoing
H2.1	Multi-family housing on Mackubin	PED	Medium term
H2.3	New housing on Jefferson-Smurfit site	PED	Long term
H2.2	New housing on Westland Commons	PED	Medium term

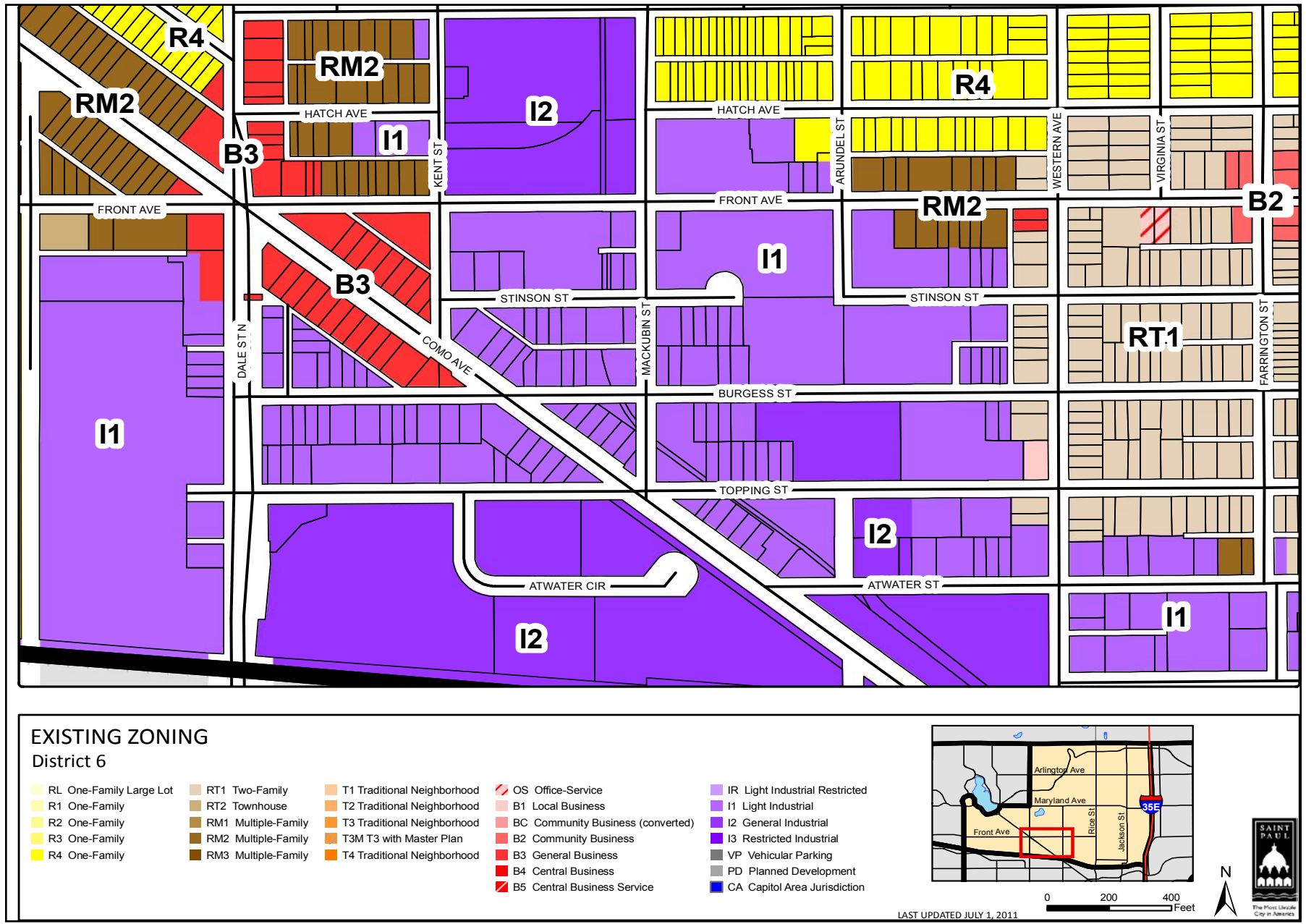
## Implementation

Housing Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
H3	Rehabilitate or redevelop aging housing	PED	On-Going
H4	Stabilize residential neighborhoods- <i>Invest Saint Paul</i>	PED	On-going
H5	<i>Residential Design Guidelines</i>	District 6	On-going
H6	Low-interest rehabilitation loans and grants	PED	On-going

Parks and Recreation Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
PR1.1	Improved facilities at Marydale Park	Parks	Medium term
PR1.2	Directional signs to Marydale Park	Parks, PW	Medium term
PR1.3	Connection between Marydale Park and Willow Reserve	Parks, DNR	Medium term
PR1.4	Protect Willow Reserve	Capitol Region, DNR	On-going
PR1.5	Directional signs to Willow Reserve	Parks	Medium term
PR2.1	Implementation of <i>Trout Brook Regional Trail Master Plan</i>	Parks	Long term
PR2.2	Phasing out of industrial uses in Trout Brook Corridor	PED	Long term
PR3	Improvements at parks and recreation centers	Parks	On-going
PR4.1	Enhancement of Como Avenue	Parks	Long term
PR4.2	Environmental issues along Wheelock Parkway	Parks	Long term

Historic Preservation Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
HP1	Promote preservation of designated properties	HPC, SHPO	On-going

## Appendix A Existing Zoning



## North End-South Como District 6 Plan



# Rice Street Design Guidelines

*Recommendations for Design and Facade Improvements*

## Building Materials

- Enhance building materials by accenting details and character.
- Clean, inspect, repair and maintain existing brick.
- Choose colors that compliment neighboring buildings and maintain the historic continuity.

## Color Palette



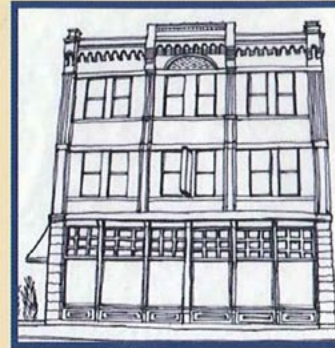
- Black, browns, beige, dark green and dark red are common on buildings of this era.
- Look to complementing existing features and colors in brick, to determine colors of trim.
- Signage, lighting and other facade accessories should be included in each building's color scheme.
- Avoid pastels and brighter colors, as they are not traditionally historic.

## Windows & Doors

- Introduce windows on solid walls to provide visual access between businesses and street.
- Recreate original openings that have been filled in.
- Divide large panels of glass into smaller panes and transoms.
- Replace mirrored or tinted glass with transparent.
- Keep windows free from clutter to better enhance the business.

## Awnings

- Install colorful awnings that enhance the building's character as well as the streetscape.
- Use awnings over entryways and for additional appropriate signage space.
- Use canvas blade, retractable, or fixed awnings that maintain the historic continuity.
- Do not use metal awnings or vinyl back lit.



Caron-Fabre  
842 Rice Street



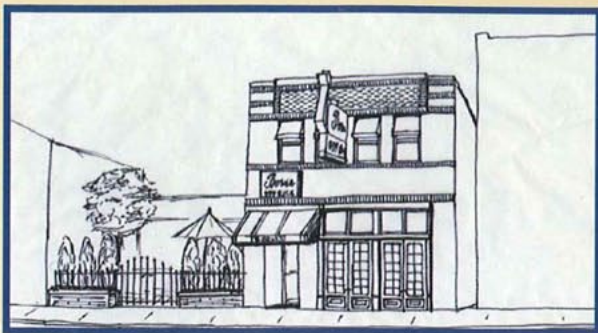
Caron-Fabre  
842 Rice Street



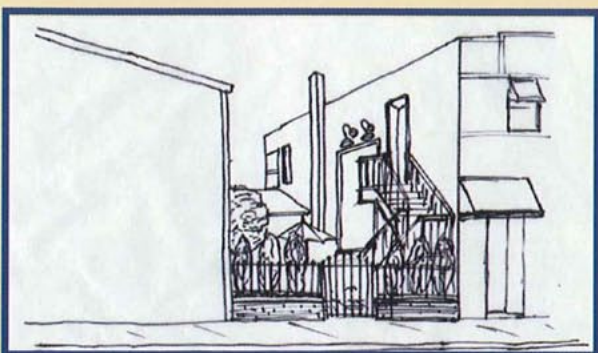
Commercial Building  
857 Rice Street



Commercial Building  
857 Rice Street



Born's Bar  
899 Rice Street



Born's Bar  
899 Rice Street



A. A. Fashions  
934 Rice Street

## Landscaping

- Extend businesses to include outdoor spaces/eateries.
- Use decorative fencing, fixed planters, or trellises to define spaces that need to be separate from the public.
- Use decorative landscaping to cover/obscure any undesirable objects i.e. dumpsters and mech. equipment.
- Define edges of property with fixed or curbed planters containing low scale shrubs, perennials and annuals.
- Use landscaping pavers in outdoor eating areas or special places around the property.
- Add trees/landscaping in void spaces between buildings.

## Exterior Lighting

- Install pedestrian street lamps in parking lots.
- Install lighting, i.e. gooseneck fixtures, over signs, awnings and architectural features that should be highlighted.
- Light up side yards, backyards and niches between buildings

## Signage

- Provide multiple levels of signs and sizes to allow easy viewing from a pedestrian level and for motorists.
- Create and revitalize period appropriate signage, in shape, size and coloring, to maintain the historic continuity of Rice Street.
- Stencil product descriptions on windows and doors.
- Include historic mural signage on side blank wall to give a visual from a distance.
- Add standardized frames to blank areas of walls to better showcase temporary signage.
- Install monument signs on corners where the building is fronted by a parking lot.

## New Development

- When new development occurs, it is important that it continues and improves upon the concept of "livable and walk-able" communities by maintaining pedestrian level store fronts. New buildings should have a street presence, appropriate scale, and comply with all of the facade improvement guidelines set forth in this brochure.



### Rice Street Commercial Corridor Revitalization Program

The Rice Street Commercial Corridor Revitalization Program is designed to improve Rice Street through strengthening existing and attracting new businesses, improving building facades, revitalizing the streetscape, reducing crime, and marketing.

#### Facade Improvements

Design assistance and financial incentives are available for facade improvements. Assistance is available in phases, based on location:

Phase I: Rice Street - Atwater to Front

Phase II: Rice Street - Front to Maryland Ave.

For more information on design assistance or financial incentives, call Sai Thao at Sparc, 651.488.1039.

Kho tsev ua lag laum sab nrauv kom zoo!

Sparc muaj nyiaj pub dawb thiab nyiab txais pab rau koj kho koj lub tsev ua lag lawm sab nrauv kom raug ntsej raug muaj, tiamsis koj yuav tsum kho raws peb txoj cais. Yog koj xa paub ntiv txog kev pab, hu rau Sai Thai nram Sparc, 651-488-1039 ext. 109.

¡Dinero está disponible para proyectos de mejorar el exterior de los edificios comerciales! Se puede obtener asistencia con el diseño y financiamiento de su proyecto. Para más información, contacta a Sai Thao alrededor de Sparc, 651-488-1039 ext. 106.

#### Funding for the Rice Street Design Guidelines was provided by:

Local Initiatives Support Corporation

Saint Paul Foundation

Saint Paul Housing and Redevelopment Authority

A. A. Fashions  
934 Rice Street

Born's Bar  
899 Rice Street

Commercial Building  
857 Rice Street

Caron-Fabre  
842 Rice Street

Sparc  
843 Rice Street

These recommendations were created over six weeks by the Rice Street Guidelines Task Force, which consisted of local business owners and neighborhood residents working with Sparc and DJR Architecture, Inc. For more information about the Rice Street Commercial Corridor Revitalization Program or about the recommendations included in this brochure, please contact Sai Thao at Sparc, 651.488.1039.

Special thanks to the members of the Task Force and the owners of A.A. Fashions, Born's Bar, and Caron-Fabre for their leadership.

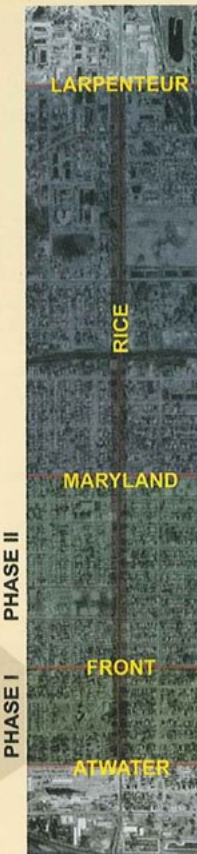


Sparc - Main Office  
c/o Sai Thao  
843 Rice Street  
Saint Paul, MN 55117  
651.488.1039  
www.sparcweb.org

DJR Architecture, Inc.  
c/o Dean J. Dovolis  
333 Washington Ave. N.  
Suite 210  
Minneapolis, MN 55401  
612.676.2700  
www.djr-arch.com



Printed January 2005



## Appendix C Como/Front/Dale Design Alternatives Metropolitan Design Center, University of Minnesota

Existing



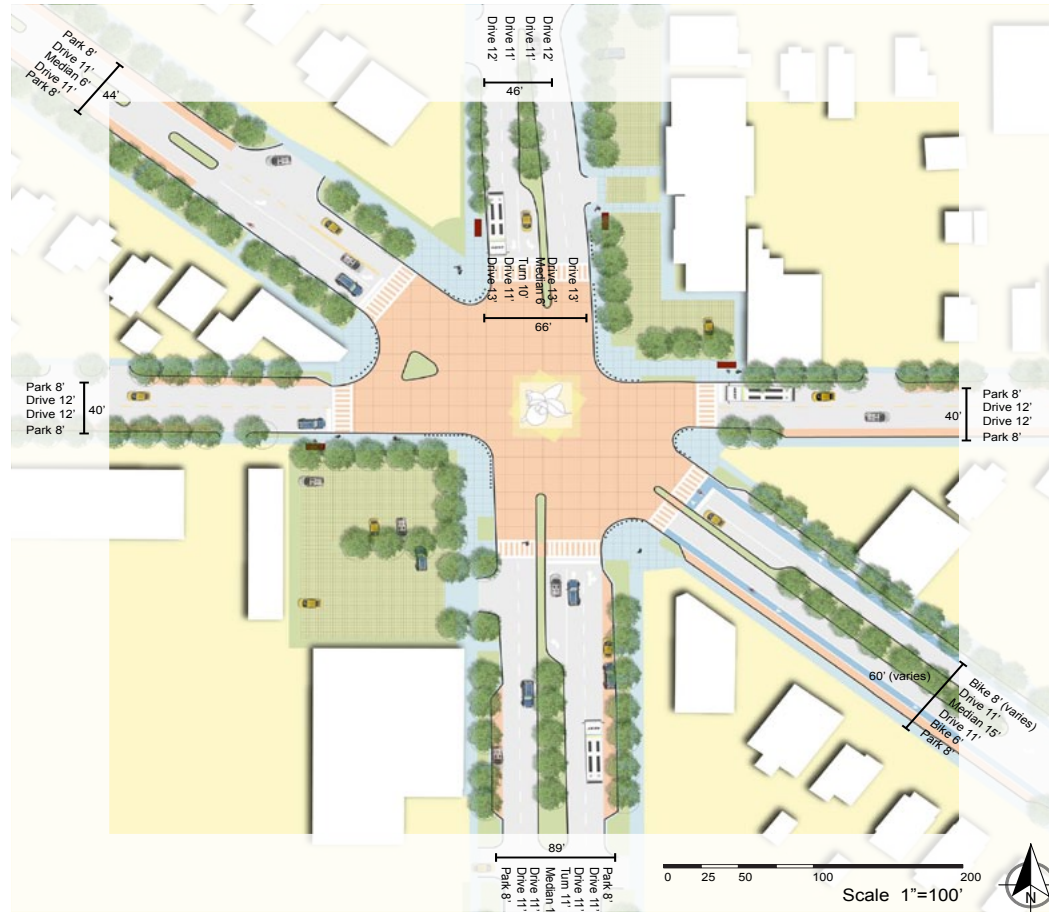
Proposed



## North End-South Como District 6 Plan

An Addendum to the *Saint Paul Comprehensive Plan* - page 27

## Alternative 1: Modification of Space by Planting Trees and Pavement Demarcation



### Intersection

Maintain existing number of lanes  
Introduce new planted medians  
Shorten crosswalks by aligning perpendicular to each street  
Colored pavement or pavers in crosswalks and intersection  
Colored pavement or permeable pavers/pavement in parking lanes  
Stormwater infiltration in roadside zone  
Permeable interlocking pavers in parking lots  
Bollards and new paving design on street corners

### Dale Street, South section

Narrow parking lanes to widen median  
Plant median  
Extend lines of street trees into the intersection  
Add mid-block crosswalk

### Dale Street, North section

Shorten turn lane to extend median  
Plant median  
Extend lines of street trees into the intersection

### Como Avenue, West section

Narrow drive lanes to create planted median

### Como Avenue, East section

Change turn lane into planted median  
Colored pavement in bike lanes

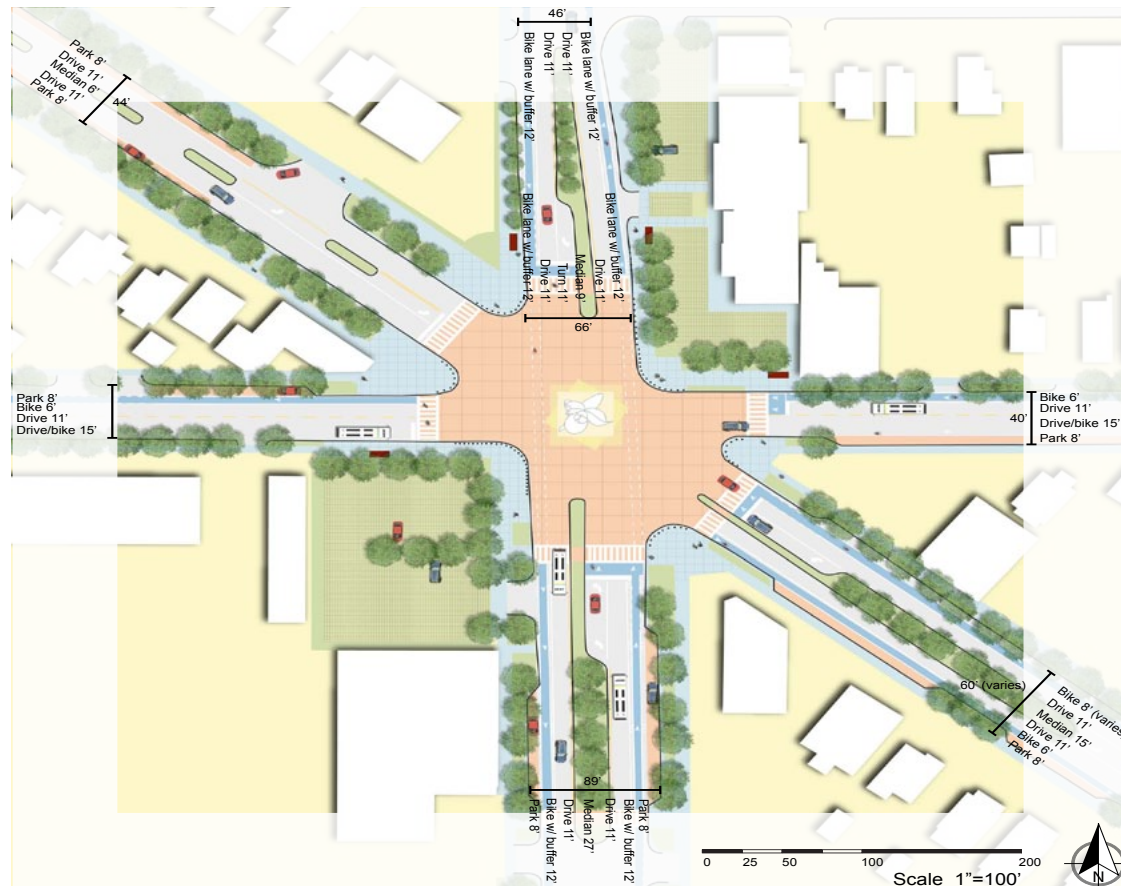
### Front Street, West section

Extend lines of street trees into the intersection

### Front Street, East section

Extend lines of street trees into the intersection

## Alternative 2: Adding Bike Lanes



### Intersection

Reduce number of driving lanes to one in each direction, for one block on every street beyond the intersection  
Remove channelized turn lane on west corner of Como & Front and move crosswalks closer to intersection  
Allow for biking on all streets  
Shorten crosswalks by aligning perpendicular to each street  
Colored pavement or pavers in crosswalks and intersection  
Colored pavement or permeable pavers/pavement in parking lanes  
Stormwater infiltration in roadside zone  
Permeable interlocking pavers in parking lots  
Bollards and new paving design on street corners

### Dale Street, South section

Remove one lane in either direction  
Widen and plant medians  
Extend bump-out on east side of street immediately south of intersection  
Extend lines of street trees into the intersection  
Add mid-block crosswalk  
Colored bike lanes in either direction  
Include bike lane buffers

### Dale Street, North section

Remove one lane in either direction  
Shorten turn lane  
Widen and plant medians  
Extend lines of street trees into the intersection  
Colored bike lanes, with buffers, in either direction

### Como Avenue, West section

Narrow drive lanes to create planted median

### Como Avenue, East section

Change turn lane into planted median  
Colored pavement in bike lanes  
Bump out on south side for trees

### Front Street, West section

Remove existing parking lane on south side of street to make widened lane to be shared between bikes and cars  
Extend lines of street trees into the intersection

Colored pavement in bike lane on north side

### Front Street, East section

Remove existing parking lane on north side of street to make widened lane to be shared between bikes and cars on south side  
Extend lines of street trees into intersection  
Colored pavement in bike lane on north side

## Appendix D One & Two Family Residential Design Guidelines

District 6 Planning Council & Sparc  
ONE AND TWO FAMILY RESIDENTIAL DESIGN GUIDELINES  
Approved by District 6 Planning Council May 2, 2005

The intent of the following Residential Guidelines for one and two family dwellings is to maximize the livability of the North End/South Como neighborhoods. Quality housing is essential to ensure a stable, viable community.

### A. SITE

1. All houses should be at least 24 + plus feet wide.
2. Side setbacks should be at least 4 feet wide for a single family dwelling and 9 feet for a duplex.
3. Residential construction generally should not be allowed on lots narrower than 40 feet or smaller than 5000 square.
4. Houses shall be sited within 4 feet of the minimum front setback.
5. Setbacks should be within 15% of the average setbacks of the surrounding properties.
6. Setback variances should only be granted when the terrain prevents use within the required setbacks limit.
7. Site plans should provide off-street parking for at least two vehicles per lot.
8. Permanent surface parking should not be permitted within the front yard.
9. Class 5 crushed rock should not be permitted for parking surfaces and driveways.
10. Houses should generally be oriented to the primary street to which the lot is oriented.

11. Where alleys exist, garages should be oriented toward the alleyway unless it is infeasible due to site conditions.
12. Maintain public to private progression (i.e. curb, boulevard, sidewalk, front yard, house.)
13. A splinter parcel, even if platted shall be considered unbuildable and shall be used as a side yard.
14. Lot splits should only be permitted if they:
  - i. Create a conforming lot
  - ii. Increase the frontage of a lot that is narrower than 40 feet or smaller than 5000 Square feet.

### B. ARCHITECTURAL ELEMENTS

1. Front entries should be oriented toward the primary street and sidewalk, and should be covered with a porch or overhang.
2. Window placement should be in keeping with the architectural style of the house, and should respect the surrounding context of the neighborhood.
3. For a one story house, each side should have at least two windows.
4. For a two story house, each side should have at least four windows.
5. Total amount of glass on front of house should be at least 8% of the floor area.
6. Total area of exterior glass should not exceed the maximum area listed in the Minnesota Energy Code.
7. All windows should have at least 3" of wood or aluminum trim to define the opening.
8. Blank facades on any exterior wall should not be permitted.

9. Additions should be compatible with the architectural character of the house to which it is attached, (e.g. rooflines and window types and placement should match original house.)

#### C. MASS

1. New construction and moved-in houses should be in keeping with the scale and mass of the housing throughout the surrounding neighborhood.
2. Proposed additions to houses should be in keeping with the scale and mass of the housing throughout the surrounding neighborhood.
3. New projects should be one to two and a half stories in height from grade.

#### D. LANDSCAPING

1. New retaining walls visible from the street should not be constructed of smooth-faced concrete block. Stone and rough-faced concrete block are acceptable.
2. Retaining walls equal to or greater than 4 feet in height should be terraced.
3. Fencing in the front yard should be compatible with area fencing.
4. Where alley exists, fencing or plantings should be installed in such a way that prevents parking on unapproved surfaces.
5. Hedges, shrubs or fences used in the front yard should not be taller than 4'-0"

#### E. MATERIALS

1. When finishing a house with vinyl or aluminum siding, a heavy gauge product of at least .044 thickness is required and should have a minimum 10 year warranty.
2. Siding designed to be installed horizontally should not be installed in any other way than horizontally.
3. Energy efficient materials should be used wherever possible.
4. Use similar building materials that are consistent within the context of the area.

#### F. FLOOR PLAN

1. New or moved-in houses should be built with a full basement unless developer proves with a report from a soils engineer that poor soils or high water table make lot unbuildable with a basement.
2. Newly constructed homes should have a minimum of 2 bedrooms.
3. Housing footprint should not exceed 35% of the total lot coverage.
4. Detached garages should be located similar to the prevailing pattern on the block unless otherwise impractical due to site conditions. Lack of adequate lot frontage is not a site condition.
5. Attached garages should be set back at least 5 feet from the principal front façade unless otherwise impractical due to site conditions. Lack of adequate lot frontage is not a site condition.
6. The width of front facing garages should not exceed 40% of the lot frontage.

## Appendix E Basic Census Information

Population	District 6	Saint Paul
• 2010 Total Population:	24,210	285,068
• 2010 Median Age:	29.2	31.8
• Female Population:	50.8%	51.1%
• Male Population:	49.2%	48.8%
• Population over 65:	7.7%	8.9%

### Income

• 2010 Median Household Income:	\$46,663	\$54,447
• Households Below Poverty Level:	22.5%	16.7%

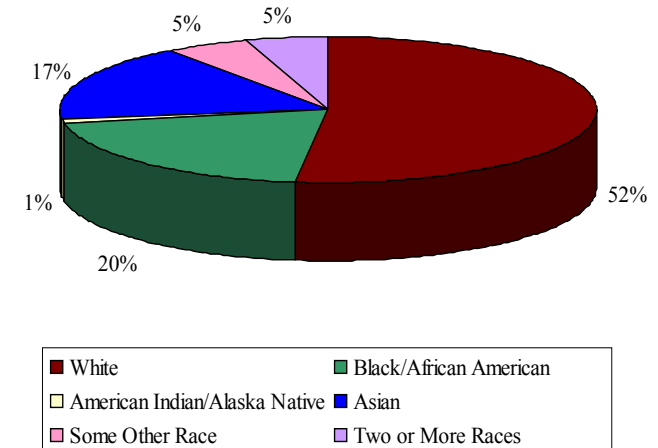
### Housing

• 2010 Total Housing Units:	10,276	120,795
• 2010 Owner Occupied Units:	44.7%	47.2%
• 2010 Renter Occupied Units:	47.1%	44.7%
• 2011 Vacant Housing Units:	843	9,794
• Single-family Units:	5,909	66,577
• Multi-family Units:	4,293	53,551

### Transportation

• Workers who Drove Alone:	71.7%	68.9%
• Workers who took Public Transit:	10.6%	9%
• Workers who biked:	.2%	1%

**District 6 Race by Percentage of Population (2010)**



**St Paul Race by Percentage of Population (2010)**

