

Area Plan Summary

District 1 Plan

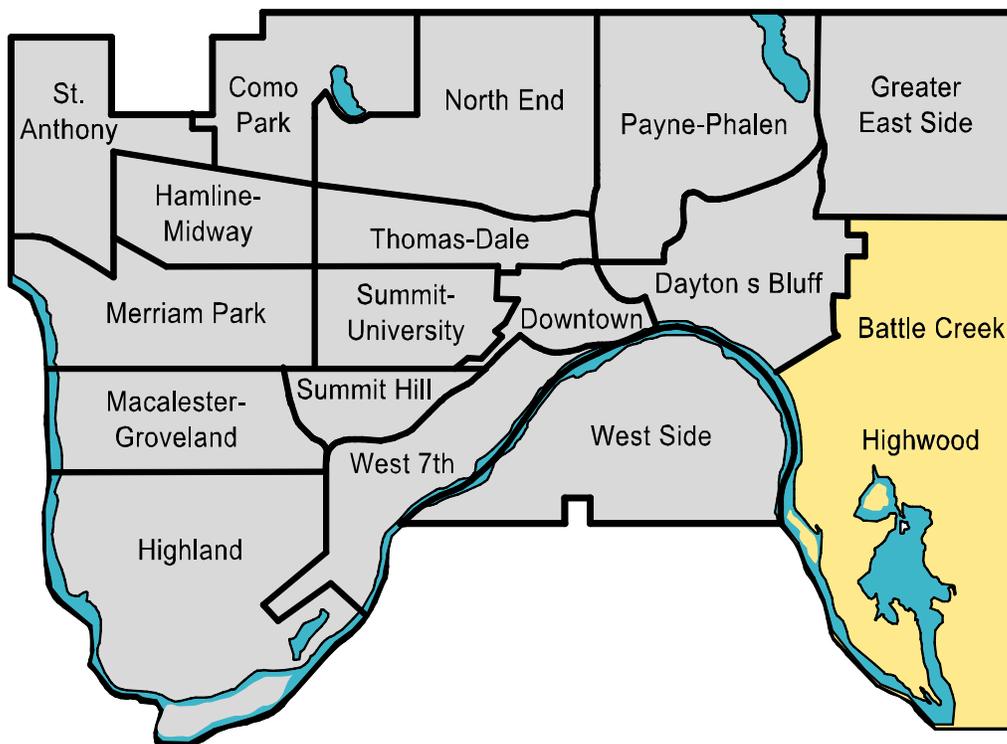
Addendum to the Comprehensive Plan for Saint Paul
Recommended by the Planning Commission on September 26, 2003
Adopted by the City Council January 7, 2004

This summary appends to the Comprehensive Plan the vision and strategies of the District 1 Plan and replaces the 1985 District 1 Plan. The plan consists of six major areas of focus, including district council organization, housing, economic development, community development, environmental protection and management, and circulation. The recommendations and actions in this summary are not listed in any particular order of priority.

A copy of the full-length plan is available for review at the Saint Paul Department of Planning and Economic Development and the office of the District 1 Community Council.

Location and Current Land Use

District 1 is located in the south-eastern corner of St. Paul, bounded by Minnehaha Avenue on the north, Etna Street, Warner Road and the Mississippi River on the west, and City boundaries on the south and east.



The community is characterized by primarily single-family residential areas developed between 1950 and 1990, with some multi-family housing areas surrounding commercial development. Commercial development is substantially along the I-94 corridor. Industrial areas are along the Mississippi River and Pig's Eye area. District 1 also contains substantial park land and open space in the Battle Creek Regional Park system and Pig's Eye Preserve area.

Existing Plans in District 1

The following small area plans for targeted areas of District 1 are in effect.

Highwood Development Policies and Regulations for Implementation (1995): Sunset date: 2005.

White Bear Avenue Small Area Plan (2001). Sunset date: 2011.

Sunray - Suburban Small Area Plan (Underway, begun in 2003)

Zoning Overlay Districts

1) A Tree Preservation District exists as a zoning overlay for the entire Highwood neighborhood (Lower Afton Road south to the city limits between Highway 61 and McKnight Road). The Tree Preservation District is codified as Section 60.780 in the Saint Paul Zoning Code.

2) The White Bear Avenue Overlay District covers properties fronting on White Bear Avenue north of I-94 and commercial properties surrounding the intersection of Old Hudson Road and White Bear Avenue. (For exact properties refer to Attachment A in the *White Bear Avenue Small Area Plan*.) The intent of this overlay district is to implement the recommendations of the *White Bear Avenue Small Area Plan*, enhance the livability of the area, reduce adverse traffic and parking conditions and create building uses and space consistent and compatible with the architecture of Saint Paul. The White Bear Avenue Overlay District is codified as Section 60.950 of the Saint Paul Zoning Code.

District Council Actions

Organization

District 1 Community Council publishes the District 1 News on a monthly basis. At its monthly meetings, District 1 will review zoning issues, development projects, and other matters of significance to public life to facilitate public input to the City and other units of government.

Housing

Housing Stock

The housing stock in District 1 was generally built in the 1960's and 1970's. For the existing housing stock, the District Council will publicize financing opportunities for maintenance and rehabilitation. The District Council also supports development of new housing representing a

variety of housing types, and is particularly interested in increasing housing choices for seniors. In general, scattered small housing sites are available for development. In the Highwood neighborhood and on the steep slopes in the south-east corner of the city, the District Council prefers new housing development that is sensitive to topography and environmental features.

Apartment Complexes with Low Income Residents

There are two areas in District 1 where apartment complexes serve primarily low income residents – between Third Street and Old Hudson Road, near Hazel Street, and near the intersection of McKnight Road and Lower Afton Road. The District Council will support efforts by the management of these complexes to stem potential deterioration of the housing stock. In addition, the District Council will work with management to reduce the numbers of police calls to these complexes.

Economic Development

Industrial areas in District 1 are along Childs Road (this includes Southport), the Red Rock area, and Pig’s Eye Dump (currently under remediation). The District Council supports the Port Authority’s efforts to improve industrial sites compatible with the *Mississippi River Corridor Plan*, and is interested in improving emissions of industrial pollutants. The District Council would like to participate in matters concerning the expansion of Holman Field.

Commercial areas in District 1 are Suburban Avenue/Scenic Hills, Sun Ray/Old Hudson Road, Shamrock Plaza at Lower Afton & McKnight, and at the intersection of Point Douglas Road and Carver Avenue. Important to the District Council are maintaining of the vitality of the commercial areas, and creation of a business association. The District Council will participate in the Sunray-Suburban Small Area Plan process, a plan for maintaining the vitality of the Sun Ray and Suburban Avenue commercial districts, .

Community Life

1. Health. The District Council will continue to support the Living At Home/Block Nurse Program.
2. Education. Nine schools are located within District 1. Public elementary schools are Battle Creek Environmental Magnet, Eastern Heights, Highwood Hills, and Sheridan. The public middle school is Battle Creek. The public high school is Harding High. Private schools are Eastern Heights Lutheran and St. Pascal’s. Totem Town is a residential treatment facility and school for boys, run by Ramsey County. The District Council will maintain a relationship with the school district to support after school tutoring, maintenance of school buildings and grounds, and appropriate programming.
3. Parks and Recreation. At 2,200 acres, District 1 has more open space acreage than any other district in St. Paul, predominantly in the Battle Creek Regional Park system and Pig’s Eye Preserve area. The four Recreation Centers are Eastview Neighborhood Rec Center, Conway and Battle Creek Community Rec Centers, and Highwood Hills, a part-

time Rec Center. The District Council will work with the responsible agencies on stewardship of open space, and is particularly interested in linking trails along the bluffs. The District Council will work with recreation centers on provision of appropriate hours and programming and supports the continued use of the community garden at Totem Town.

4. Recycling. The District Council will provide a liaison to the Board of the Neighborhood Energy Consortium and supports recycling efforts, including at the leaf composting site at the County's Totem Town property.
5. Library Services. The District Council would like to ensure access to the library system by all residents of District 1. The Sun Ray Branch Library is located in District 1.
6. Public Safety. The District Council sponsors the Battle Creek Police Storefront, which is staffed by a crime prevention coordinator and volunteers. The District Council will work with the Police Department to organize crime prevention meetings and distribute flyers in active crime areas.
7. North East Neighborhoods Development Corporation. The District Council will work with the North East Neighborhoods Development Corporation (NENDC), which includes a portion of District 1 in its service area. NENDC, which serves the area north of Interstate 94, provides loans to businesses and residents.

Environmental Protection and Management

The District Council is committed to the protection and restoration of fragile natural areas along the Mississippi River. Erosion is also of concern, in particular on the steep slopes of the Highwood neighborhood. Private wells and septic systems are still in use in south Highwood. The District Council prefers that development connect to City water- and sewer-service. The District Council will provide a liaison to the Board of the Ramsey-Washington Metro Watershed District and work with the Watershed District on continued monitoring of Battle Creek and Fish Creek for erosion and accumulation of debris.

Circulation

The District Council will advocate for street maintenance and repaving and provide comment to the St. Paul Street Repaving Plan. Beautifying the I-94 Corridor is of particular interest. The District Council will advocate for the network of bike paths to be maintained and supports mass transit, with particular emphasis on preserving the mobility of disabled and senior citizens. Safety is of concern, especially involving parking areas near playgrounds and population centers and for pedestrians crossing Suburban Avenue. The District Council will support residents who petition for sidewalks on their block.

City Action & Participation

The City will endeavor to include in its budget and program priorities the following activities. More detail about each proposed action is included in the *District 1 Plan* and should be reviewed by the appropriate City staff.

1. Senior housing development, and development consistent with the St. Paul Land Use Plan “Neighborhoods as Urban Villages” chapter. (PED)
2. In the Pig’s Eye industrial area, ensure landscaping, screening, and adherence to environmental quality standards (noise, water quality, air quality). (LIEP)
3. Conduct the Sunray-Suburban Small Area Plan and Forty-Acre Study. (PED)
4. Participate in the District Council’s assessment of community recreation centers to determine CIB priorities. (Parks)
5. Continued remediation of Pig’s Eye Dump. (Real Estate)
6. Investigate acquisition of bluff top sites for continuation of trails. (Parks, PED)
7. Protect stormwater ponding sites to manage stormwater runoff. (LIEP, Public Works, PED)
8. Participate in steep slope stabilization efforts. (Parks, PED)
9. Monitor erosion at the Howard Street ravine (in Taylor Park) and at the intersection of Winthrop Street and Douglynn Lane. (Parks)
10. Consider improved street lighting and construction of down ramps at intersections, as part of street repaving projects. (Public Works)

Planning Commission Findings

The Planning Commission finds that the District 1 Plan Summary is consistent with the Saint Paul *Comprehensive Plan* and other adopted City policies.

Planning Process

The District 1 Community Council began the process of updating the 1985 *District 1 Plan* in 2001. District 1 hosted a series of community forums throughout 2001 at regularly scheduled District 1 Board of Directors meetings. Community forums were publicized in District 1 News, the monthly newspaper put out by the district council. A planning committee spent 2002 updating the 1985 District 1 Plan. The District 1 Board of Directors reviewed the updated District 1 Plan at its November and December, 2002 meetings and approved it in December, 2002.