



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-266-6549*

DATE: February 21, 2014

TO: Neighborhood Planning Committee

FROM: Anton Jerve, City Planner (266-6567)

SUBJECT: Next Meeting – February 26, 2013

The next meeting of the Neighborhood Planning Committee is:

**WEDNESDAY, February 26, 2014
3:30 – 5:00 pm
13th FLOOR FRONT CONFERENCE ROOM
CITY HALL ANNEX**

The following item is on the agenda:

1. ***Hamline Midway Community Plan (District 11)*** – Consideration of testimony from February 7th, 2014 public hearing. (Josh Williams, 266-6659)



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6565
Facsimile: 651-266-6549

DATE: February 21, 2014

TO: Neighborhood Planning Committee

FROM: Josh Williams, City Planner (266-6659)

SUBJECT: Hamline Midway Community Plan

BACKGROUND

A public hearing was held on the *Hamline Midway Community Plan* at the February 7, 2014, meeting of the Planning Commission. Michael Jon Olson, the Executive Director of the Hamline Midway Coalition, testified in favor of the plan. No one spoke in opposition.

During the public comment period, one email was received. The writer expressed general support for the plan, but expressed concern about higher density development and development of senior housing generally supported by the plan, as well as about the application of median intersection barriers for bike lanes and use of traffic circles at residential intersections. A copy of the email is included with this memorandum.

In addition to the public comments, the plan was taken up by the Heritage Preservation Commission (HPC) at the January 30, 2014 HPC meeting. The HPC voted unanimously to recommend the adoption of the *Hamline Midway Community Plan* with several additions identifying historic resources in the neighborhood, one additional policy statement, and minor amendments to other policy statements. A copy of the HPC resolution is included with this memorandum. Staff are working to incorporate HPC comments, and an amended version of the plan will be available for your review at the meeting on the 26th.

STAFF RECOMMENDATION

Amend the *Hamline Midway Community Plan* to reflect the recommendations of the Heritage Preservation Commission and forward to the full Planning Commission for action, with recommendation that the plan be sent to the City Council for public hearing with a recommendation for adoption.

city of saint paul
planning commission resolution
file number _____
date _____

Resolution to Recommend Adoption of the Hamline Midway Community Plan as an Addendum
to the Saint Paul Comprehensive Plan

WHEREAS, the *Hamline Midway Community Plan* was created by the Hamline Midway Coalition (HMC) and neighborhood residents and adopted by the HMC Board of Directors on January 21st, 2014; and

WHEREAS, the *Hamline Midway Community Plan* outlines priorities and guiding policies for the Hamline Midway neighborhood in the areas of transportation, housing, land use, environment and historic preservation; and

WHEREAS, the Saint Paul Heritage Preservation Commission recommended adoption of the *Hamline Midway Community Plan* subject to certain modifications; and

WHEREAS, the Saint Paul Planning Commission held a public hearing on the *Hamline Midway Community Plan* on February 7th, 2014; and

WHEREAS, on February 26, 2014, the Neighborhood Planning Committee of the Saint Paul Planning Commission reviewed public testimony and the recommendation of the Saint Paul Heritage Preservation Commission and recommended adoption of the *Hamline Midway Community Plan* as amended to reflect the testimony and recommendations; and

WHEREAS, the Saint Paul Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan;

WHEREAS, the Saint Paul Planning Commission finds the *Hamline Midway Community Plan* to be consistent with the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission recommends the adoption of the *Hamline Midway Community Plan* as an addendum to the Saint Paul Comprehensive Plan.

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 14-HMCP Recommendation

DATE January 30, 2014

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall "serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city..."; and

WHEREAS, the Hamline Midway Community Plan (the Plan) was developed by the Hamline Midway Coalition (HMC) with community input; and

WHEREAS, the Plan was adopted by the HMC on January 21, 2014 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

WHEREAS, the Plan areas most comprehensive cultural resource survey took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites.

WHEREAS, the Plan area includes three properties that have been designated by the City Council as Saint Paul Heritage Preservation Sites:

- 1536 Hewitt Avenue West, Hamline University Old Main
- 1885 University Avenue West, Krank Building
- 1564 Lafond Avenue West, Hamline Playground Building

WHEREAS, the Plan area also includes the following properties listed on the National Register of Historic Places:

- 1536 Hewitt Avenue West, Hamline University Old Main
- 1885 University Avenue West, Krank Building
- 1514 Englewood Avenue West, Hamline United Methodist Church

WHEREAS, the Plan addresses the need to identify potential historic sites and districts and develop local contexts. Preservation practices and criteria for assessing significance of properties have also evolved. Since the 1983 Historic Sites Survey was published, none of the properties identified as historic resources have been razed; and

WHEREAS, the strategies and objectives of the Hamline Midway Community Plan that address historic preservation include the following:

- LU2.1 Promote active business store fronts with pedestrian-scale building facades, oriented toward public spaces and streets, including storefront transparency to provide safety and vitality.
- LU2.2 Encourage architecture that is coherent with surrounding architecture and incorporates utilitarian features (e.g. loading docks, mechanical equipment, refuse bins, etc.) into the building design.
- LU5.1 Support design standards for new developments that provide for a gradual transition between single-family housing and new buildings in the terms of height, mass, scale and architectural context.
- H1 Encourage the maintenance and improvement of existing housing stock.

- HP1 Facilitate neighborhood preservation activities through information and logistical support.
- HP2 Coordinate preservation activities between neighborhood groups, the City of Saint Paul, and preservation interest groups (e.g. Historic Saint Paul).
- HP3 Identify potential historic sites and districts in the neighborhood and develop local contexts for review.
- HP4 Encourage a repository for existing historical information; forward information on to other public repositories as appropriate.
- HP5 Work with the city to educate property owners regarding affordable preservation, and develop strategies for private maintenance and improvement initiatives.
- HP6 Develop design guidelines for commercial and industrial development that are mindful of historic preservation.
- HP7 Promote the use of historic tax credits and develop strategies for economic development through historic preservation.
- HP8 Promote preservation-related education, including tours, forums, and workshops.

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the Hamline Midway Community Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert a map within the Historic Preservation chapter or as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the Hamline Midway neighborhood.
3. Add a strategy to support the ongoing preservation and continued use of all designated sites in the plan area.
4. Reword HP3 to read: Conduct a cultural resources survey of the plan area to both re-survey and to identify new historic sites and districts.
5. Reword H 1.2 to read, "encourage lead paint remediation" instead of "lead window replacement."

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the Hamline Midway Community Plan to be a pro-preservation statement that supports the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the Hamline Midway Community Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY Commissioner Ferguson
SECONDED BY Commissioner Wagner

IN FAVOR 7
AGAINST 0
ABSTAIN 0

Williams, Josh (CI-StPaul)

From: Butler, Sonja (CI-StPaul)
Sent: Thursday, February 06, 2014 1:55 PM
To: Williams, Josh (CI-StPaul)
Subject: FW: Info For Public Hearing

I received this email today.

From: Mike and Benita [mailto:warns@pclink.com]
Sent: Thursday, February 06, 2014 1:40 PM
To: Butler, Sonja (CI-StPaul)
Subject: Info For Public Hearing

Please enter this email message into the official record for the 2/7/2014 public hearing on the Hamline Midway Community Plan.

Overall the plan is good. However, I am concerned that there was not enough widespread community involvement in drafting this plan. I subscribe to the various e-mail lists and also diligently read the neighborhood newspapers, yet I do not remember seeing any notifications about meetings where residents could provide inputs to this plan. I certainly would have attended or at least provided my thoughts in writing to the people charged with drafting this plan. I currently am on the board of a different district council, and they are in the process of updating their plan. A major part of this is community wide meetings to gather input. I feel that the Hamline Midway Coalition should have done a better job at community outreach and input prior to releasing this draft.

I do have several concerns about specific strategies in this plan. My first concern deals with land use, specifically the call for high-density housing along University and Snelling Avenues. I do agree that multi-housing is appropriate along both of these streets. However, many people who have lived in the neighborhood for decades have repeatedly expressed opposition to tall buildings immediately adjacent to single-family homes. When University Avenue was rezoned in anticipation of light rail, the plan specifically called for low-rise buildings along the north side of University Avenue because the south side of Sherburne Avenue contains mostly single-family homes. One development has already been approved that will allow much taller buildings than were intended during the rezoning – the Project for Pride in Living complex that is scheduled to be built at University and Hamline Avenues. I am concerned for the homeowners who will live just across the alley from this development. Was the developer required to provide a shadow analysis? Will these new buildings block sunlight to these backyards? Will those yards lose privacy because the new residents will have a direct view down from their apartment windows? No privacy fence could be erected to solve this problem. I spent many years fighting to keep tall buildings from being built immediately adjacent to single-family homes – not because I oppose multi-housing – but to protect the property rights and values of those who own those homes. I oppose any changes in zoning that would allow buildings taller than 2 stories from being built directly adjacent to single family homes.

My second concern is the recommendation for senior housing. I understand the need for assisted living units and other rental options for seniors. However, the majority of seniors want to stay in the homes that they have worked a lifetime to buy. There is nothing in this plan to specifically help seniors to stay in their own homes. Most seniors that I know don't want to live in a high-rise people warehouse. Even seniors who wish to rent still prefer to live close to ground level and have a small patch of green space to call their own. We should be looking at townhome condominium developments for seniors similar to the Hamline Park Townhomes. Rather than isolate seniors by putting them all in senior-only buildings, we need intergenerational housing opportunities, such as guidelines to allow a limited number of accessory apartments to be built throughout the neighborhood, or a development that contains a mix of housing sizes that encourages intergenerational living.

My third concern is that there is nothing in this plan to designate a dog park. Dog ownership is very high in the Hamline Midway neighborhood. It seems foolish that people need to put the dog in a car and drive to a dog park, rather than walking to one close by.

My next concern is bicycle route planning. I spent the last 18 years advocating for bicycle routes in the Hamline Midway neighborhood, including the Minnehaha bike lanes, the Pascal Street route, the lanes on Pierce Butler Route, and the

Prior Avenue Bikeway. In all that time I have never advocated for a route that involved taking away motor vehicle access. I continue to oppose the blocking of intersections along Snelling, Hamline, and Lexington Avenues that will prevent motor vehicle access to public streets in order to create a "safe" bicycle route. In the early 1990s, MnDOT rebuilt Snelling Avenue and installed the center medians. MnDOT agreed to leave an opening in the median at every other intersection so access would continue for local businesses. The Charles Avenue route specifically blocks off the intersection of Snelling and Charles Avenues so motorists no longer can make left turns from Snelling onto Charles, which goes against this agreement. I oppose any bicycle facility on public streets that does not promote shared access for all users. When you block one street, it drives traffic to other nearby streets, creating an equity issue. We need to stop blocking off our streets.

Finally, I oppose installing traffic circles on residential streets. The purpose of a traffic circle is to keep traffic moving, not to calm it. There is one of these circles shown in the plan, but you never see a photo of one of these in weather such as we are having now. The intersection has become so narrow that it is difficult to drive through it for cars, and the snow is piled so high that drivers cannot see pedestrians. Even in good weather, you can't see people in wheelchairs in traffic circle intersections, and a full-size fire truck has difficulty getting through intersections with traffic circles. I wouldn't want to live on a block with one of these at either end, for fear that a fire truck or other emergency vehicle would be slowed in reaching the emergency – when every second counts and can mean the difference between life and death. We must stop building these traffic circles – they are dangerous.

This plan has a lot of good things in it, but there are some issues that are not addressed here that should have been. I hope the Planning Commission will consider addressing these issues, not just in the Hamline Midway neighborhood, but city wide.

Respectfully,

Benita Warns
1440 Lafond Avenue
St. Paul, MN 55104-2438
651-641-1037
warns@pclink.com