



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6626
Facsimile: 651-228-3341*

Date: September 3, 2015
To: Heritage Preservation Commission
From: Amy Spong, Mike Richardson
Re: *AMS* Macalester Groveland Community Plan

Background

The attached plan is an update of the District 14 Macalester-Groveland Community Plan, which was developed by the Macalester-Groveland Community Council (MGCC). MGCC is requesting that the Planning Commission and the City Council adopt the Community Plan as an addendum to the City of Saint Paul Comprehensive Plan. The plan addresses the topic areas of: Economic and Business Development; Housing; Land Use; Historic Preservation; Parks and Recreation; Environment and Water Resources; Community Building; and Transportation.

MGCC began the community planning process in the spring of 2013 and included an extensive community outreach effort to engage residents and stakeholders. Engagement was conducted in the form of surveys, meetings, focus groups, newsletters, and outreach at community events. Parallel to the outreach effort, the District Council, in collaboration with the City of Saint Paul and the University of Minnesota's Center for Urban and Regional Affairs (CURA) also developed a community plan process guide for the city to use in future district plans.

The DRAFT District 14 Macalester-Groveland Plan has been reviewed by city staff in the following departments for consistency with city policies and the Comprehensive Plan:

PED – Planning	Forestry
PED – Housing	Parks
PED – Historic Preservation	Public Works
DSI – Zoning	Council Ward Offices 3 & 4
DSI – Water Resources	

District 14 representatives have made modifications to the Plan based on these comments.

Planning Commission Action

Acting on recommendation from the Neighborhood Planning Committee, on August 21, 2015, the Planning Commission released the draft, with revisions, of the Macalester Groveland Community Plan for public review and set a public hearing date for October 2, 2015. The plan will go back to the Neighborhood Planning Committee to take comments

into consideration and the plan will then be forwarded to the Planning Commission and City Council for final adoption.

Heritage Preservation Review Authority

The HPC serves as an advisory body to the mayor and city council on municipal heritage preservation matters. Chapter 73.04(1) states the HPC shall review and comment on plans and studies which relate to the historic and architectural heritage of the city. Further, all studies transmitted to the mayor and city council *shall contain the recommendations of both the division of planning and the heritage preservation commission*. A draft resolution is submitted for consideration by the HPC and a final copy will be forwarded to the division of planning, Planning Commission, Mayor and City Council.

HERITAGE PRESERVATION COMMISSION RECOMMENDATION

Heritage preservation staff discussed the plan with city staff during the process. Early comments addressed the potential role of historic preservation in the future of the neighborhood and provided consistent suggestions between the Macalester Groveland Plan and the Historic Preservation Chapter in the City Comprehensive Plan. The final Plan draft generally reflects these goals.

RESOURCES WITHIN MACALESTER GROVELAND COMMUNITY PLAN AREA

Applicable Saint Paul Context Studies:

Churches, Synagogues, and Religious Buildings: 1849-1950 (2001)

Neighborhood Commercial Centers: 1874-1960 (2001)

Pioneer Houses: 1854-1880 (2001)

Residential Real Estate Development: 1880-1950 (2001)

Transportation Corridors: 1857-1950 (2001)

1983 Historic Resources Survey

Designated Sites (1983)

- 1600 W. Grand Avenue, Old Main at Macalester College
- 375 Mount Curve Boulevard, Frederick Spangenberg House
- 2022 W. Summit Avenue, Beebe House

Designated Sites (1995)

- Summit Avenue West Historic District (NRHP)

Sites Eligible for Designation (1983)

- 123 Cambridge Street, Frank Harlowe House
- 161 S. Cambridge Street, David W. McCourt House
- 1830 W. Grand Avenue, Grandview Theater
- 151 Woodlawn Avenue, Eric Fridholm House

Sites of Major Significance (1983)

- 93-97 S. Cleveland Avenue, Bungalow Court
- 202 S. Cleveland Avenue, David Edwards House
- 336-338 S. Cleveland Avenue, Bungalow Court

- 1523 W. Fairmount Avenue, Fairmount Avenue United Methodist Church
- 1577 W. Fairmount Avenue, House
- 397 s. Fairview Avenue, Tri-State Telephone Exchange
- 1240 W. Goodrich Avenue, Shadycress
- 1262 W. Grand Avenue, House
- 1406 W. Grand Avenue, Bungalow Court
- 1600 W. Grand Avenue, Macalester College Gymnasium (razed?) and Wallace Hall
- 348 S. Hamline Avenue, Randolph Heights School
- 2074 W. Jefferson Avenue, House
- 1737 W. Lincoln Avenue, House
- 2116 W. Lincoln Avenue, House
- 1227 W. Randolph Avenue, Charles Petzold House
- 2092 W. Sargent Avenue, William T. Francis House
- 196 S. Vernon Street, Goewey House
- 265 S. Woodlawn Avenue, Metal Experimental House
- Potential Historic District, 2260 W. Summit Avenue St. Paul Seminary Buildings and Chapel (extends south of Summit Historic District)

There may also be additional recommendations for sites and areas in Macalester Groveland herein:

2001 Saint Paul Historic Context Study: Churches, Synagogues and Religious Buildings (2001)

2001 Saint Paul Historic Context Study: Neighborhood Commercial Centers

2001 Residential Real Estate Development

- *Including study of Macalester Park as a potential historic district*

2001 Transportation Corridors

Attachments:

1. Draft HPC Resolution 15-MACGROV Recommendation
2. Macalester Groveland Community Plan as recommended by the NPC of the PC
3. Excerpt from the 1983 Survey for D14

DRAFT

CITY OF SAINT PAUL**HERITAGE PRESERVATION COMMISSION RESOLUTION****FILE NUMBER** 15-MACGROV**DATE** August 27, 2015

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 Macalester-Groveland Community Plan (the Plan) was developed by the Macalester-Groveland Community Council (MGCC) with community input; and

WHEREAS, the MGCC is requesting that the Planning Commission and the City Council adopt the Plan and the Planning Commission will hold a public hearing on October 2, 21015. Review and comments are requested by the Heritage Preservation Commission 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 and one district that have been designated by the City Council as Saint Paul Heritage Preservation Sites:

- 1600 W. Grand Avenue, Old Main at Macalester College
- 375 Mount Curve Boulevard, Frederick Spangenberg House
- 2022 W. Summit Avenue, Beebe House
- Summit Avenue West Historic District

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

- 1600 W. Grand Avenue, Old Main at Macalester College
- 375 Mount Curve Boulevard, Frederick Spangenberg House
- 2022 W. Summit Avenue, Beebe House
- Summit Avenue West Historic District

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, some of the properties identified as historic resources may have been razed; and

WHEREAS, the strategies and objectives of the Hamline Midway Community Plan that address historic preservation include the following: [need to insert here]

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

DRAFT

HPC Resolution 15-MACGROV

9/3/2015

Page 2 of 2

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 Macalester-Groveland neighborhood.
3. Under HP2 add a strategy that states: "Implement necessary historic survey work prior to carrying out and implementing other strategies within this Plan, as applicable."

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the Macalester-Groveland 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 Macalester-Groveland Community Plan to be consistent with the City's policy to identify, protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY
SECONDED BY

IN FAVOR
AGAINST
ABSTAIN



Community Plan

**Approved by the MGCC Board of Directors
May 14, 2015**

**MODIFIED BY THE NEIGHBORHOOD COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION
AUGUST 12, 2015**



Overview of the Community Plan Process

Purpose of a District Plan

1. Provide a 10-year vision, policy priorities and strategies to guide growth, investment and development in the district
2. Provide a process for community engagement to discuss and set priorities for the future of an area, consistent with and helping to implement the Saint Paul Comp Plan at the neighborhood level
3. Incorporate into the district plan key strategies or policies from existing, older small-area plan(s) within the district, if the small-area plan(s) is no longer needed as a standalone document, and then decertify the old small-area plan(s).

Macalester-Groveland Community Council Process

In the spring of 2013, the Macalester-Groveland Community Council (MGCC) began the process of gathering information and visions for the future of the Macalester-Groveland neighborhood as we updated our community plan. When complete, this plan will be adopted into the City of Saint Paul Comprehensive Plan. Through this process, we conducted extensive community outreach to engage residents and stakeholders who live, work, learn and play in the Macalester-Groveland neighborhood so they may give input on the community plan and help shape the future of the neighborhood.

Engagement Figures

Survey (August–December 2013)

996 individual responses

Events entered as 1 response:

- 30 attendees at a business roundtable with council members
- 34 attendees at a National Night Out block party
- 5 attendees at a landlord roundtable
- 8 attendees at a focus group at Wilder Park

1,073 Surveyed

Engagement

25+ at a Ramsey Middle School Parent Teacher Organization meeting
20+ at a Randolph Heights Elementary Parent Teacher Association meeting
350 people at Groveland Night Out (25 survey responses)
500 people at Flavors of Macalester-Groveland event (201 survey responses)
1,504 people via the electronic newsletter, the *E-Illuminator*



7,854 households and 200+ businesses via the print newsletter, the *Illuminator*. In addition, we had responses from hundreds of others at our first Fix-It Clinic, committee meetings, individual meetings with stakeholders, and communications in area church bulletins, e-Democracy and Facebook, and on our website.

10,453+ Engaged/given the opportunity to engage

102 survey respondents said they want to get involved with and volunteer at MGCC

Timeline/Process

The MGCC board, committees and staff have worked with community and institutional partners to get input on the community plan through focus groups, surveys, forums and community events. We analyzed input documents, set the plan's scope, established policies and strategies, obtained neighborhood input, incorporated feedback from the community, and drafted the final document. Upon review and approval from the City of Saint Paul, the real work begins as we find ways to implement the ideas laid out in this document into the Macalester-Groveland community.

To download a PDF of the final draft of the plan, please visit:

www.macgrove.org/communityplan



Economic and Business Development

#	Strategy Summary	Responsible Parties	Timeframe
EBD1	Strengthen the local business community.	MGCC board, business advisory entity	1.1 Ongoing 1.2 Long term 1.3 Ongoing 1.4 Ongoing
EBD2	Highlight and promote the diversity and accessibility of goods and services available within Macalester-Groveland.	MGCC Board, GABA, MN SBA, MNSBDC, stpaul.score.org	2.1 Ongoing 2.2 Ongoing
EBD3	Coordinate agreement for shared or co-operative services when reduction of providers creates greater safety and economic benefit for local property owners.	MGCC board, business advisory entity	3.1 Short term



Economic and Business Development

Macalester-Groveland has a vibrant mix of retail and service-oriented businesses with strong hubs that contribute to the area's reputation as one of the most walkable neighborhoods in Saint Paul. This asset improves the quality of life for residents, students, workers and visitors alike. Independent and locally owned businesses are more predominant in Macalester-Groveland than chains and franchises, which correlates with strong customer demand for uniqueness, quality, service, knowledge and a "neighborhood feel" environment.

Growth of commercial opportunities is vital to community prosperity and is specifically part of MGCC's mission to be a great place to work. Therefore, it is in the interest of the community council to support actions that help attract locally based businesses that expand and enhance Macalester-Groveland's economic sector.

Economic and Business Development Objectives and Strategies

EBD1. Strengthen the local business community.

EBD1.1 In partnership with the business community and MGCC, create an advisory entity to discuss economic and business development issues.

EBD1.2 Through the advisory entity, assess the tools and resources needed by neighborhood businesses to expand and thrive.

EBD1.3 As needs are identified, pursue resources and solutions through partnerships, networking, community ties and dedicated funding as appropriate, Leverage expertise of groups such as GABA, MN SBA, MNSBDC and/or stpaul.score.org.

EBD1.4 Support investment in resources and infrastructure through city, state and federal programs that help locally owned businesses thrive and be competitive.

EBD2. Highlight and promote the diversity and accessibility of goods and services available within Macalester-Groveland.

EBD2.1 Increasing dependence on online communications has left many locally owned businesses struggling to effectively communicate business hours and promote products and services. The Macalester-Groveland Community Council and



staff will continue to seek ways to strengthen online resources for community businesses.

EBD2.2 Highlight locally based businesses in MGCC publications such as the *Illuminator*.

EBD2.3 Promote and enable local arts displays and performances.

EBD2.4 Strive to create a proactive method of engaging businesses and neighboring residents in conversations around common conflicts such as business hours, noise, parking and traffic congestion. These issues will always exist. MGCC's challenge is to help find creative solutions for expansion goals of the community's locally based businesses while respecting and involving neighbors and soliciting community-wide feedback.

EBD3. Coordinate agreement for shared or co-operative services when reduction of providers creates greater safety and economic benefits for local property owners. Many services are inherently provided best on a block-by-block basis (e.g. snowplowing, garbage hauling and services requiring infrastructure).

EBD3.1 The Macalester-Groveland Community Council will actively seek and support City action to consolidate waste management service throughout the neighborhood and the City.



Housing

#	Strategy Summary	Responsible Parties	Timeframe
H1	Ensure that Macalester-Groveland continues to be a clean, quiet and beautiful neighborhood for the next 10 years and beyond.	MGCC, City of Saint Paul and its Forestry, Parks and Recreation, and Planning departments	2.1 1.1-3 Short term 2.2 1.4 Long term 2.3 1.5 Short term
H2	Preserve Macalester-Groveland's peaceful, " small town feel " <u>community</u> , while providing a range of housing types and affordability to meet the needs of all people throughout their life and changing lifestyle needs.	MGCC, City of Saint Paul Planning Department	2.4 Ongoing 2.5 Short term 2.6 Short term 2.7 Ongoing 2.8 Ongoing
H3	Recognize and accommodate student-housing needs while respecting the rights and concerns of all community stakeholders (students, families, colleges, landlords, businesses, etc.).	MGCC, West Summit Neighborhood Advisory Committee, City of Saint Paul Planning Department, University of St. Thomas, Macalester College	Short term



Housing Summary

The collected data indicate that neighborhood stakeholders want to maintain the basic character of Macalester-Groveland with some improvements: residential ~~and~~ mixed-use corridors and nodes filled with multi-unit housing and a range of small, locally owned businesses; stable cores of traditional single-family housing and pockets of green space — all of which will contribute to a neighborhood that is pedestrian-scale and walkable. At the same time, the neighborhood recognizes the need for, and inevitability of, change. Thus, the focus of these sections is to ensure that the change occurs in a way that preserves the positive aspects of the neighborhood while simultaneously improving it.

Macalester-Groveland is treasured for its “small town feel”. Central to that dynamic are strong cores of well-maintained, pre-World War II single family homes and duplexes, bordered by apartments of varying sizes and multi-family buildings. This wide range of housing stock provides housing to an even wider range of individuals: students, young professionals, families, empty nesters and retirees. The plan seeks to preserve the neighborhood’s unique character by encouraging upkeep, promoting intelligent development and adopting a collaborative approach to addressing student housing needs.

- H1. Ensure that Macalester-Groveland continues to be a clean, quiet and beautiful neighborhood for the next 10 years and beyond.
 - H1.1 Explore grant and loan programs to address deferred maintenance for properties in the neighborhood.
 - H1.2 Develop incentives that encourage upkeep of structures and landscaping.
 - H1.3 Improve the Macalester-Groveland Community Council Alley Garden awards to address cleanliness as well as plantings.
 - H1.4 Accelerate the identification and removal of dead or diseased trees in public spaces, remove tree stumps and replace lost trees and promote the watering and care of trees in order to preserve the health of the urban forest.



H1.5 Explore creating and implementing a set of design standards for single-family and multi-family structures that promote high-quality design and materials, as well as construction guidelines that preserve the traditional aesthetic appearance and appeal of the neighborhood.

H2. Preserve Macalester-Groveland's peaceful, ~~"small town feel"~~ community, while promoting a range of housing types and affordability to meet the needs of all people throughout their life and changing lifestyle needs.

H2.1 Prioritize the preservation and improvement of (1) existing multi-unit housing stock located in residential ~~/and~~ mixed-use corridors; and (2) existing housing stock located outside of residential ~~/and~~ mixed-use corridors.

H2.2 ~~Coordinate with~~ Request that the City ~~to initiate~~ conduct a study of the implications of revising the Saint Paul zoning ordinance to allow for accessory dwelling structures that accommodate intergenerational families.

H2.3 ~~Coordinate with~~ Request that the City ~~to initiate~~ conduct a study of the implications of revising the Saint Paul zoning ordinance to promote the rehabilitation of existing single-family homes over the teardown of existing single-family homes.

H2.4 ~~Coordinate with~~ Request that the City ~~to further~~ conduct a study of the implications of revising the Saint Paul zoning ordinance to establish and/or enforce dimensional standards directed to the proportionality of single-family homes to their lots and their surrounding neighborhoods.

H2.5 Support multi-unit mixed-use development in the following corridors: Snelling Avenue, Grand Avenue, St. Clair Avenue, and Randolph Avenue.

H2.6 Support efforts to develop independent living and multi-unit senior housing facilities on transit routes.



- H3. Recognize and accommodate student-housing needs while respecting the rights and concerns of all community stakeholders (students, families, colleges, landlords, businesses, etc.).
 - H3.1 Develop incentive programs that foster responsible renters and responsible landlords.
 - H3.2 Engage Macalester College, St. Catherine University and the University of St. Thomas in an effort to clearly define and understand their current and anticipated student-housing needs.
 - H3.3 Explore ways to engage and educate the community about the needs, rights, responsibilities and concerns associated with student housing.
 - H3.4 With respect to off-campus student housing, prioritize multi-unit student housing in residential ~~/~~ and mixed-use corridors over the expansion of single family rental units in ~~traditional~~ established neighborhoods.



Land Use

#	Strategy Summary	Responsible Parties	Timeframe
LU1	Support land use that preserves Macalester-Groveland as a uniquely connected, walkable, mixed-use sustainable neighborhood with a pedestrian-oriented human-scale streetscape.	City of Saint Paul Planning Department, MGCC, Grand Avenue Business Association (GABA), Saint Paul Chamber of Commerce	1.1-3 Ongoing 1.4-6 Short term
LU2	Expand and enhance the various types of green space in the neighborhood.	MGCC, City of Saint Paul and its Parks and Recreation, Forestry and Public Works departments; Macalester College and University of St. Thomas	Long term
LU3	Preserve the well-kept, traditional feel and scale of the neighborhood.	MGCC, City of Saint Paul Planning Department	Short term

Land Use Summary

Macalester-Groveland is a rich mix of single-family homes and apartments, corner stores and vibrant residential ~~/and~~ mixed-use corridors, and exceptional educational institutions including public schools, charter schools, private schools and higher education. Although the neighborhood is devoted predominantly to housing, Macalester-Groveland is also home to two college campuses, various churches and temples, numerous parks, dozens of locally owned small businesses and thousands of mature trees. A hallmark of the neighborhood is its commercial “nodes,” which are located at the intersection of residential ~~/and~~ mixed-use corridors like Snelling and Grand avenues. These nodes, which are surrounded by 1900- to 1930s-era single-family



homes, are crucial to simultaneously creating a clean, peaceful, neighborhood feel in an urban, walkable environment. The plan seeks to preserve this dynamic, while enhancing green space and guiding new development in a progressive, sustainable manner.

Land Use Objectives and Strategies

LU1. Support land use that preserves Macalester-Groveland as a connected, walkable, mixed-use, sustainable neighborhood with a pedestrian-oriented, human-scale streetscape.

LU1.1 Maintain and/or establish zoning that encourages compact development along residential ~~/~~ and mixed-use corridors that incorporates a mix of uses (commercial, residential, office, intergenerational housing, etc.).

LU1.2 Maintain and/or establish zoning that encourages higher-density (taller) development at the intersection of residential ~~/~~ and mixed-use corridors and lower-density (shorter) development at mid-block of residential ~~/~~ and mixed-use corridors.

LU1.3 Maintain and/or establish zoning that preserves lower-density, single family homes and duplexes outside of residential ~~/~~ and mixed-use corridors.

LU1.4 Promote the retention and recruitment of a diverse array of small, locally owned businesses that provide a variety of goods and services, and serve a range of income levels.

LU1.5 Explore creating and/or implementing design standards that promote pedestrian-friendly streetscapes—especially along residential ~~/~~ and mixed-use corridors.

LU2. Expand and enhance the various types of green space in the neighborhood to meet the needs of the existing community members and the additional needs generated by anticipated population growth.

LU2.1 Coordinate with the City to identify and pursue resources for upgrading and maintaining existing city parks in the neighborhood, e.g., Mattocks, Groveland and Edgumbe.

LU2.2 Coordinate with the City to explore the possibility of creating additional parks, including a dog park, within the Macalester-Groveland



neighborhood, and the need for an additional play area per the Dept of Parks/Rec system plan.

LU2.3 Coordinate with the City to accelerate the removal and/or replacement of dead or diseased trees on streets and boulevards, and in parks.

LU2.4 Support efforts to identify and secure resources necessary for the installation and maintenance of additional planted medians on residential ~~/~~ and mixed-use corridors.

LU2.5 Explore the establishment of community gardens at locations throughout the neighborhood.

LU3. Preserve the well-kept, traditional feel and scale of the neighborhood.

LU3.1 Explore creating and/or implementing a set of design standards that promotes high-quality design, materials and construction.

LU3.2 Create and implement a set of design standards that preserves the traditional aesthetic appearance and appeal of the neighborhood with appropriate scale and mass to the surrounding buildings.

LU3.3 Encourage reinvestment in rehabilitation of existing buildings.



Historic Preservation

#	Strategy Summary	Responsible Parties	Timeframe
HP1	Identify, evaluate and designate historic resources in the neighborhood.	Saint Paul Heritage <u>Preservation</u> Commission, MGCC, City of Saint Paul	Long term
HP2	Integrate historic preservation into housing, land use and environmental decision-making processes.	MGCC, City of Saint Paul Planning Department, Saint Paul Heritage Preservation Commission	Ongoing
HP3	Preserve and protect the neighborhood's historic resources.	MGCC, City of Saint Paul Planning Department	3.1 Short term 3.2-5 Long term
HP4	Increase awareness, identification, and designation of historic resources within the neighborhood.	MGCC, Historic Preservation Commission, City of Saint Paul Planning Department	4.1 Short term 4.2 Long term 4.3 Short term
HP5	Research feasibility of n Neighborhood c Conservation d Districts.	MGCC, City of Saint Paul Planning Department	Short term

Historic Preservation Summary

Macalester-Groveland is home to historic religious institutions, historic colleges and historic homes. From the Saint Paul Seminary to the University of St. Thomas and Macalester College, Macalester-Groveland proudly houses a rich collection of significant and historic structures. At the same time, the neighborhood itself is historic, as many of the homes and businesses within it date from the early 1900s. Many of these structures are historic on their own; in addition, the dense assembly of these structures is, itself, historic and worth preserving. The plan seeks to allow for changes that make the neighborhood more vibrant and environmentally sustainable, while preserving these historic elements.

Historic Preservation Objectives and Strategies

- HP1. Identify, evaluate and designate historic resources in the neighborhood.
 - HP1.1 Coordinate with the Heritage Preservation Commission and other available resources to conduct a survey intended to identify and evaluate all types of historic resources in the Macalester-Groveland neighborhood.
 - HP1.2 Evaluate resources based on historic contexts and applicable designation criteria to determine their potential significance and their potential eligibility for historic designation, either by the City Historic Heritage Preservation Commission or by the State Historic Preservation Office.
 - HP1.3 Forward potentially eligible resources to the State Historic Heritage Preservation Office (SHPO) for an official determination of eligibility.
 - HP1.4 Forward potentially eligible resources to the City Historic Heritage Preservation Commission (HPC) for an official determination of eligibility.
- HP2. Integrate historic preservation into Macalester-Groveland housing, environmental and land use (both residential and commercial) decision-making processes.
 - HP2.1 Incorporate historic preservation considerations into housing, land use and environmental reviews.
 - HP2.2 Prioritize historic preservation over demolition when considering matters that come before the MGCC and its committees.



- HP2.3 Recognize that historic preservation is a broader inquiry than simply assessing single buildings in the abstract. Collections of seemingly ordinary buildings can, as a whole, be historically significant.
- HP3. Preserve and protect the neighborhood's historic resources.
 - HP3.1 Support the preservation and protection of undesignated historic resources that are either eligible or under consideration for historic designation.
 - HP3.2 Support the preservation and protection of designated historic resources and encourage uses compatible with the neighborhood's development goals.
- HP4. Increase awareness, identification, and designation of historic resources within the neighborhood.
 - HP4.1 Partner with the ~~Historic~~ Heritage Preservation Commission and other organization to develop a recognition program for structures that are of significant historic value to the neighborhood.
 - HP4.2 Create an archive of neighborhood stories, including oral histories, documenting the history of single-family residences in the neighborhood.
 - HP4.3 Encourage activities that increase awareness, identification and designation of historic neighborhood resources.
- HP5. Coordinate with the City to research the feasibility of ~~Neighborhood~~ c~~c~~onservation d~~d~~istricts and to recommend appropriate action with the city or state.

Parks and Recreation

#	Strategy Summary	Responsible Parties	Timeframe
PR1	Preserve and enhance existing parks and green spaces.	City of Saint Paul Parks and Recreation, MGCC, community stakeholders	1.1-2 Short term 1.3 Long term
PR2	Promote non-traditional use of existing public spaces.	MGCC, City of Saint Paul and Saint Paul Police Department	2.1 - 3 Ongoing
PR3	Improve and update our district's recreation centers.	MGCC, City of Saint Paul Capital Improvement Board, City of Saint Paul Parks and Recreation	3.1 Short term 3.2 Long term 3.3 Long term
PR4	Support diverse community programming (Recreation and Education).	MGCC, City of Saint Paul Parks and Recreation, Saint Paul Public Schools	4.1 Long term



Parks and Recreation Summary

Our parks and green spaces are one of the neighborhood's most valued resources, and our recreation centers are vibrant community hubs and provide highly valued programming for people of all ages. Both are vital in connecting people to their environment and their community. Demand for these resources continues to grow. Any loss of existing park/green spaces is a tragedy, and maintaining these areas is a shared responsibility. As a fully developed district in a city that is at times strapped for revenue, it can be a challenge to find/acquire land to expand on what already is available. It will be necessary for us to find alternative ways to provide space for community recreation.

Parks and Recreation Objectives and Strategies

PR1. Preserve and enhance existing parks and green spaces.

PR1.1 Establish and maintain a schedule of maintenance and improvements for parks and green spaces throughout our community.

PR1.2 Schedule regular clean-up days for community parks and green spaces. These could be coordinated with Saint Paul city-wide parks clean-ups.

PR1.3 Encourage the planting of native plants. Over time, these require less water, care and maintenance, and they create vital forage for bees and other beneficial insects and pollinator habitat in community parks and green spaces. This includes the green spaces within and surrounding educational institutions, churches, businesses, multifamily units and residential homes.

PR2. Promote non-traditional use of existing public spaces.

PR2.1 Plan and hold at least one event annually that closes a street for nontraditional use (mobile recreation); street fair, music event, etc.

PR2.2 Work with the City of Saint Paul and Saint Paul Police Department to encourage neighbors to organize a gathering each year for National Night Out or another evening that is more appropriate for each neighborhood.



PR2.3 Organize and carry out community events such as: Frost Fest, Annual Meeting, Home Improvement Fair, community forums, MacGrove Fest and others, making use of traditional and non-traditional spaces, to bring the community together for entertainment, education and engagement.

PR3. Improve and update our district's recreation centers.

PR3.1 In coordination with Saint Paul Parks and Recreation Department, perform a complete renovation and modernization of Edgumbe Recreation Center to meet expanding community needs.

PR3.2 Request that Saint Paul Parks and Recreation conduct a feasibility study concerning the need for bathroom facilities at Mattock's Park.

PR3.3 Based on feedback from a community planning process, seek funding from outside sources, i.e. CIB to invest in maintenance and improvement of recreation centers within our district.

PR3.4 Work with the City of Saint Paul to install raingardens at each of Macalester Groveland's Recreation Centers to reduce storm water run-off from these facilities.

PR4. Support diverse community programming (Recreation and Education).

PR4.1 Partner with the City to seek input from all residents of our community (homeowners, renters, businesses, students) regarding current offerings and possible diversification in programming offered through Saint Paul Parks and Recreation and Saint Paul Public Schools.



Environment and Water Resources

#	Strategy Summary	Responsible Parties	Timeframe
E1	Increase the diversion of organics from the waste stream.	City of Saint Paul, Ramsey County, MGCC, City and community partners	1.1 Short term 1.2 Ongoing 1.3-4 Long term
E2	Increase recycling levels in the district.	City of Saint Paul, Ramsey County and trash haulers	2.1-2 Ongoing 2.2-3 Short term
E3	Divert reusable items from the waste stream.	MGCC	3.1 Ongoing
E4	Promote and increase the use of alternative energy within our community and the City.	MGCC and relevant identified stakeholders	4.1 Long term 4.2 Ongoing
E5	Consolidate trash hauling services within the community.	MGCC and trash haulers	5.1 Short term
E6	Increase use/ease of nonmotorized transportation.	MGCC, City of Saint Paul, City of Saint Paul Parks and Recreation, University of St. Thomas, Macalester College, St. Catherine University	6.1-2 Ongoing 6.3 As roads are improved through SPSVP 6.4 Short term 6.5 As new lighting is installed 6.6 As the bikeway plan is put into effect 6.7 Long term 6.8 Ongoing
E7	Reduce storm water run-off.	MGCC, City of Saint Paul, NGOs	7.1-2 Ongoing 7.3 Long term 7.4 Ongoing



E8	Incorporate greywater concepts.	MGCC	Long term
E9	Increase awareness of water conservation and incentives to conserve water.	MGCC and City of Saint Paul Water Services	9.1 Ongoing 9.2 Long term



Environment and Water Resources Summary

As a district council, we believe that issues around our environment and water resources are key areas that need to be addressed through our work. Our district is proud to be a catalyst for citywide environmental initiatives. We have a grassroots-level perspective as well as the flexibility to find innovative solutions to our environmental problems. We work hard to identify current challenges and work independently and in tandem with City agencies to strategize and set achievable goals.

Environment and Water Resources Objectives and Strategies

E1. Increase the diversion of organics from the waste stream.

E1.1 Work to establish curbside/alley pick-up of organics waste.

E1.1a Work with the City and Ramsey County to establish county-wide curbside/alley pick-up of organics waste.

E1.1b Work with City and Ramsey County to maintain existing organics drop-off site within Macalester Groveland after curbside pick-up is established to serve residents of multifamily units within the community.

E1.2. Provide education to reduce organic waste.

E1.2a Conduct volunteer home visits throughout the community to help residents understand organics recycling and set up a system that will work for their households.

E1.2b Hold educational forums to provide information about organics waste composting. These forums will be held primarily in and around Macalester Groveland but would be available to the larger community through other District Councils, City of Saint Paul, Ramsey County and other surrounding communities.

E1.2c Continue to educate the community about organics composting by writing articles for the Illuminator and E-Illuminator, and pitching ideas to the Highland Villager and other publications.



- E1.3 Work with the City of Saint Paul and Ramsey County to establish and operate organics drop-off sites for multifamily housing units.
 - E1.4 Pursue opportunities to increase the number of backyard composters.
- E2. Increase recycling levels in the district.
 - E2.1 In an effort to increase the ease and amount of recycling, work with City and haulers to return recycling to alleys.
 - E2.2 Support the City's effort in establishing minimum producer responsibilities.
- E3. Divert reusable items from the waste stream.
 - E3.1 Promote Fix-it Clinics and other reuse events in the community or nearby communities.
 - E3.1a Work with Fixity to organize and host Fix-it-Clinics in the community or nearby communities.
 - E3.1b Promote and participate in annual Neighborhood Clean-Up.
- E4. Promote and increase the use of alternative energy within our community and the City.
 - E4.1 Research and promote the design and installation of a community-supported energy grid; i.e., solar farm, to be located in or outside of Macalester Groveland that would be supported by Macalester Groveland residents.



- E4.2 Promote awareness in Macalester Groveland and surrounding communities about energy conservation and alternative types of energy.
 - E4.2a Coordinate and host an eco-tour of Macalester-Groveland homes, businesses, educational and other institutions featuring one or more of the following practices: solar, geothermal, increased insulation, rain gardens, vegetable gardens, native plantings and other eco-friendly ideas.
 - E4.2b Encourage community members to compare their energy use with their neighbors' and find ways to reduce their energy use, for example online tools for monitoring energy consumption.
 - E4.2c Pursue opportunities to leverage the expertise of colleges and universities on the topics of environmental sustainability.
- E4.3 Conduct a needs and planning assessment for installing solar roadways in the neighborhood.
- E5. Consolidate trash hauling services within the community.
 - E5.1 Research, plan and implement a system of trash hauling that reduces the truck traffic and its corresponding pollution, wear and tear on streets/alleys, and cost to residents.
- E6. Increase use/ease of non-motorized or alternative transportation.
 - E6.1 Continue to develop and promote MacGrove Moves, a program promoting walking and biking throughout the neighborhood instead of car trips.
 - E6.2 Promote businesses/services that offer alternative forms of transportation.
 - E6.3 Advocate for the connection of districts' bike paths to the citywide network.
 - E6.4 Work with the City and other responsible parties to identify and address locations within the district that may be problematic or dangerous to pedestrians and bikers.



- E6.5 Prioritize pedestrian needs when updating or installing new street lighting.
- E6.6 Find creative solutions to new non-motorized transportation infrastructure.
 - E6.6a Dedicate more bike routes within the district and City.
 - E6.6b Explore the possibility and feasibility of full or partial street closures to auto traffic.
- E6.7 Develop standards for new infrastructure and “rules of the road.”
 - E6.7a Hold bike safety classes for bikers, walkers and drivers in the district to ensure each party understands each responsibility.
- E6.8 Coordinate community bike rides.
- E7. Reduce storm-water run-off.
 - E7.1 Promote further use of rain gardens (public/private).
 - E7.1a Hold forums to educate area residents about the benefits offered by rains gardens and how to install them.
 - E7.2 Increase use of rain-water catchment (barrels, etc) within the district by educating residents about benefits.
 - E7.3 Work with the City to increase awareness of and/or expand access to incentives to residents, businesses, schools, etc. for increasing the percentage of permeable surface on property.
 - E7.3a Develop a system to base water charges connected to percent of permeable surface.



E7.4 Develop a campaign to educate residents about environmental impacts associated with usage of pesticides, insecticides and lawn/garden care chemicals to the environment, wildlife (in particular, pollinators) and neighbors, especially higher risk groups that include children and pets.

E7.4a Use City of Saint Paul's storm drain stenciling program to paint storm drains with toxic symbols to illustrate the issue.

E7.4b Hold educational forums about the use of pesticides and chemicals on lawns, gardens and homes (lawn services, exterminators, etc.), while promoting natural landscape maintenance, native plants and rain gardens, pollinator habitat, and information on how to talk to neighbors about pesticides.

E8. Explore the feasibility of residential and public greywater projects within the City.

E9. Increase awareness of water conservation and incentives to conserve water.

E9.1 Hold educational forums to educate residents about water usage and water conservation ideas.

E9.2 Encourage residents to compare their water use with that of their neighbors (similar to home energy use comparisons).



Community Building

#	Strategy Summary	Responsible Parties	Timeframe
C1	Develop community events, activities, community involvement and community use of space.	MGCC and committees, City of St. Paul, stakeholders	Short term / Ongoing
C2	Develop/improve college student and neighbor relations.	MGCC, students and concerned Residents; work with WSNAC and UST community liaison, Macalester College High Winds Fund or Communications Director, and possibly St. Kate's	End of 2016 / Ongoing
C3	Promote inclusivity and diversity of the MGCC neighborhood.	All stakeholders in Mac-Groveland	Long term / Ongoing
C4	Refine Macalester-Groveland Community Council's role through communication and collaboration.	MGCC staff and committees	Short term / Ongoing



Community-Building Summary

The Macalester-Groveland neighborhood is a tapestry of diverse groups: homeowners, students, retirees, small-business owners, religious leaders and educators, among others. Although these groups live in the same area, frequent the same stores and restaurants, and utilize the same parks and bike paths, too often they live largely separate lives. Building better and stronger relationships within and among these groups is an essential component of improving the Mac-Grove neighborhood over the next 10 years. This community-building section highlights aspects of and strategies for community building that were voiced most frequently by Mac-Grove stakeholders.

Community-Building Objectives and Strategies

- C1. Develop events, activities, opportunities for involvement and community use of space to foster a sense of community pride and connectedness.
 - C1.1 Host community-building events (e.g., Frost Fest, neighborhood cleanups, alley awards, block parties, Mac-Grove Fest, National Night Out).
 - C1.2 Research and create new events/activities/methods to bring stakeholders closer together. Events might include, but are not limited to, farmers' markets, road closings, art crawls and remediation projects.
 - C1.3 Work to increase stakeholders' involvement in the neighborhood and its activities through promotion of existing volunteer and recreation programs, as well as through new programs.
 - C1.4 Promote increased use of recreation centers (Edgcumbe and Groveland) by extending/modifying hours of operation, diversifying activity options and/or increasing the amount of public meeting space available.
 - C1.5 Encourage the development of programs specifically focused on children, teens, young adults and the elderly. Such programs might include safe, structured environments for minors, social settings for young professionals and efforts to reach out to older residents.
- C2. Develop/improve relationships between college students and neighbors.



- C2.1 Support the continued availability and increased promotion of college events to non-college residents. Advocate for and communicate existing college events such as musical performances, sporting events and guest speakers that are available to the greater community. Research and develop future community events that are accessible by both residents and college students.
- C2.2 Address the community challenges associated with the presence of the University of St. Thomas, Macalester College and St. Catherine University. This can be done through community forums that encourage open discussion among students, residents, landlords and administrations regarding future campus developments.
- C2.3 Advocate for community-building as opposed to confrontational or passive methods for students and residents to address concerns. Encourage student renters and surrounding neighbors to reach out and meet one another. Encourage residents and students to work with the colleges and discuss concerns stemming from noise, parties, public drunkenness, etc., as an available alternative to police involvement. Encourage neighboring residents and students to exchange contact information as a way to respectfully settle disputes and concerns directly.
- C2.4 Address the frustrations of both residents and students regarding driver and pedestrian laws. Specifically, educate area residents about pedestrian right-of-way at intersections and non-intersection crossings such as the median on Grand Avenue between Snelling and Macalester Street.
- C2.5 Address the community concerns related to student housing issues. This can be done through community forums that allow concerned students and residents to learn about the history and development of current ordinances and express their beliefs on housing/rental ordinances.
- C2.6 Advocate for, or create, ways for interested students to serve on MGCC committees and for MGCC members to attend relevant student organization meetings.
- C3. Promote inclusivity and diversity of the MGCC neighborhood.
 - C3.1 Support and protect the diversity that already exists in the neighborhood:



age, occupational, commercial, property and land use, and architectural. Keep these community aspects in mind when planning other improvements for the district.

- C3.2 Identify components of diversity that the district can improve (e.g. socioeconomic, religious, ethnic and racial).
 - C3.3 Promote the positive attributes of our neighborhood and the neighbors who make Mac-Groveland a great place: respectful, friendly, neighborly, educated, civically engaged.
 - C3.4 Recognize where the district can improve upon inclusivity, including minority stakeholders (students, renters, single parents, visitors, etc.) in district decision making, striving to better include the elderly and/or handicapped in community activities and decisions, and ensuring responsible renter and landlord behavior.
- C4. Refine Macalester-Groveland Community Council's role through communication and collaboration.
- C4.1 Increase the knowledge/awareness of the Macalester-Groveland Community Council and of the neighborhood in general.
 - C4.1a Provide information for residents as to what is and what is not within the purview of the council.
 - C4.1b Create a "Welcome to Mac-Groveland" signage system.
 - C4.1c Increase communication among council members and neighborhood representatives, so to better alert residents to MGCC news/actions and to better inform MGCC about residents' needs/concerns.



C4.2 Assess how MGCC can improve its engagement through communications.

C4.2a Newsletter/*E-Illuminator*: reformat for greater accessibility and to draw attention to the most important news. Consider promoting local businesses in these communications by including more information about such businesses.

C4.2b Use social media to improve event advertising, post committee news and solicit stakeholder feedback.

C4.2c Develop/refine welcome information packets or inserts to give to new residents and incoming students.

C4.3 Work with City staff to develop new ways to involve traditionally under-represented stakeholders in community activities and decisions. Implement ways for elderly residents, students, and renters to be more involved in the community

C4.4 Continue to have an active council and staff involved in creating and organizing events, committees and programs.

C4.5 Consider expanding and sharing resources by engaging more with other district councils.

C4.6 Establish a meeting schedule with community organizations and institutions.

C4.7 Develop ways to improve coordination between MGCC and neighborhood representatives.



Transportation

#	Strategy Summary	Responsible Parties	Timeframe
T1	Expand awareness of transportation options and conduct outreach on transportation issues.	MGCC, City of St. Paul, Metro Transit, educational institutions, interested businesses	Short Term, Long Term
T2	Support enforcement and awareness of existing regulations concerning transportation.	MGCC, City of St. Paul, Metro Transit, St. Paul Police Dept, stakeholders	Ongoing
T3	In partnership with the City of St. Paul and Ramsey County, work to incorporate infrastructure and regulatory changes that make transportation safer throughout Macalester-Groveland.	MGCC, City of St. Paul, Metro Transit, Ramsey County, MNDOT	Long Term



Transportation Summary

Transportation is critical to our neighborhood's vitality and quality of life. In the planning process residents, students, business owners and other stakeholders expressed a strong desire for all forms of transportation — walking, bicycling, public transit and driving — that are both safe and accessible. Transportation must serve current as well as changing needs. Safety when walking to school or transit stops and bicycling to restaurants and shops is a high priority.

Macalester Groveland Community Council is committed to improving transportation infrastructure, education and investments to provide excellent mobility and access within the neighborhood. MGCC partners with the City and other communities and strives to be a Saint Paul leader on traffic and transportation issues and initiatives.

Transportation Objectives and Strategies

T1. Expand awareness of transportation options and conduct outreach on transportation issues.

T1.1 Host community forums on transportation topics that educate, raise awareness and facilitate discussion.

T1.1a Develop and host forums in which community members and City of Saint Paul officials may discuss specific streets or intersections that they deem unsafe.

T1.1b Host forums on topics such as alleys (for example: "Alleys: who owns them, maintains them, and pays for them?" and "Alleys: Undiscovered Neighborhood Assets.") and boulevards ("Boulevards: who owns them, who maintains them, and who has the right of way?").

T1.2 Partner with educational institutions to encourage alternative transportation use.

T1.2a Partner with the City and School District to develop a "Safe Routes to School" plan for each school. This should include the appropriate school signage and at least one safe crossing on all adjacent streets.



- T1.2b Encourage all educational institutions to promote mass transit as an alternative way to get around. Include walk, bike and bus info and encouragement for all MGCC events held at educational institutions in our district. Encourage educational institutions to include the bus route numbers that can be used to get to their locations.
- T1.3 Partner with local businesses to encourage alternative transportation use.
 - T1.3a Encourage businesses to give an incentive to patrons who walked bicycled or took transit to their business. This may increase sales and loyalty while reducing parking congestion.
 - T1.3b Encourage businesses to promote mass transit as an alternative way to get around. Include walk, bike and bus info and encouragement for all MGCC events held at local businesses. Encourage businesses to begin including the bus route numbers that can be used to get to their locations in promotional materials and, if relevant, in their digital advertising.
- T1.4 Promote awareness of alternatives to private automobile ownership.
 - T1.4a Support bicycle- and car-sharing programs as an alternative to private automobile use.
 - T1.4b Increase awareness of bus routes currently serving Macalester-Groveland by posting a link to Metro Transit on our website. Include a brief synopsis of where these routes go and their numbers.
 - T1.4c Continue to work with Metro Transit to inform residents about the A-line, specifically, and Bus Rapid Transit (BRT), generally. Host a public forum to discuss this service and how it will differ from current bus operations.
 - T1.4d Explore the demand and identify options for improving



community access to Metro Transit services.

- T1.5 Continue partnering with nearby district councils to explore solutions to shared traffic congestion, road construction and other transportation concerns.
- T2. Support enforcement and awareness of existing regulations concerning transportation.
 - T2.1 Raise awareness within the neighborhood of existing transportation-related regulation.
 - T2.1a Continue to educate residents concerning the current pedestrian laws/statutes and bicycle laws/statutes, focusing on the duties and obligations of the driver, bicyclist and pedestrian.
 - T2.1b Post the current Minnesota State Statutes governing pedestrians and bicycles on the MGCC website. Inform residents of any changes to the statutes in the transportation section of our website.
 - T2.1d Educate residents about the current snow-shoveling ordinance (Sec. 113.02 and Sec. 114.01) in the City of Saint Paul.
 - T2.2 Promote the enforcement of existing transportation laws.
 - T2.2a Support enforcement of all pedestrian, bicycle and traffic laws. Encourage people to report all areas of concern involving motorists, pedestrians or bicyclists to the St. Paul Police Department. Information to contact police will be placed on the MGCC website.
 - T2.2b Encourage City enforcement of alley rights-of-way restrictions related to parked vehicles, excess commercial traffic and speed limits.



T3. In partnership with the City of Saint Paul and Ramsey County, work to incorporate infrastructure and regulatory changes that make transportation safer throughout Macalester-Groveland.

T3.1 Address transportation infrastructure concerns.

T3.1a Partner with the City of Saint Paul and Ramsey County to improve the lighting on Randolph, Cleveland, Cretin, Hamline, Fairview, St. Clair, Lexington and Grand avenues by installing high-quality, energy-efficient lighting. This may be accomplished during Saint Paul Street Vitality Program (SPSVP) projects or other street-improvement projects.

T3.1b Request that Public Works have all future Saint Paul street reconstruction projects include a continuous sidewalk on at least one side of every street.

T3.1c As infrastructure improvements occur, encourage businesses to add ADA-compliant entrances for customers accessing from the sidewalk in addition to the parking area.

T3.1d Provide safe and well-lit bus stops and streets by partnering with the City of Saint Paul and Metro Transit to locate bus stops at well-lit intersections and by encouraging the City to increase the lighting standard on bus routes.

T3.1e Research and implement, as appropriate, diverse and effective methods of traffic calming techniques in order to slow vehicular traffic.

T3.1f Recommend that the City of Saint Paul promote existing incentives to encourage that requirements that the surfaces of all new/remodeled off street parking areas be made of permeable materials in order to reduce the storm-water run-off.

T3.1g Request that Public Works inform residents of all major reconstruction projects, such as Saint Paul Street Vitality Programs (RSVP), and provide opportunities for feedback.



- T3.1h Continue working with the Mayor's Task Force on Ayd Mill Road to identify and implement the best solution possible.
- T3.2 Address transportation regulatory changes and concerns.
 - T3.2a Recommend to City of Saint Paul that all rain and snow run off from roofs not be diverted onto sidewalks in accordance with Minnesota Building Code and Minnesota Plumbing Code
 - T3.2b Support the City of Saint Paul's development of a comprehensive citywide bicycle plan that will be easily adaptable to a growing bicycle community.
 - T3.2c Support efforts to consolidate trash collection, thereby reducing the number of trash trucks on roadways and in alleys.
 - T3.2d Support reduced speed limits around schools with the establishment of school zones as stated in Section 7 of the Minnesota Manual of Uniform Traffic Control Devices. Work with Public Works to establish the first school zone.
 - T3.2e Request that the City of Saint Paul ask Minnesota Department of Transportation (MnDOT) to reduce the speed limit on all bikeways and bike boulevards, and any other appropriate roadways, similar to the speed limit statute for roads with bike lanes (MN Statute 160.263 Subd. 4).
- T3.3 Encourage more secure bike parking at schools, businesses and multifamily units concurrent with new development. Request that the City of Saint Paul allow for alternatives to parking requirements to allow for on street bicycle parking as permitted by MN Statute 169.22 Subd. 9b.
- T3.4 Request that the City of Saint Paul institute a moratorium on expansion of parking permit areas until a thorough public discussion of their purpose and use is completed. Alternative ways of obtaining the same results should be explored in order to determine the method that best suits the community as a whole.



- T3.5 Maintain links on MGCC website for residents to easily report problems to the City.

District 14: Macalester-Groveland

District 14, known as Macalester-Groveland, is in west central St. Paul, south of Merriam Park and north of Highland Park. It is bounded on the north by Summit Avenue, on the east by the Short Line and a segment of Interstate 35E, on the south by Randolph Avenue, and on the west by the Mississippi River. The area is primarily residential with scattered commercial developments along the main streets, such as Grand and St. Clair Avenues. Several schools and colleges including Macalester College at Snelling and Summit Avenues and the St. Paul Seminary at Mississippi River Boulevard and Summit Avenue are within the district.

The early history of present-day District 14 is associated with the old Reserve Township from which it and the adjacent Highland Park area, District 15, originated. Reserve Township was one of six townships created in Ramsey County when Minnesota became a state in 1858. Before then the land of Reserve Township was restricted from settlement because it was part of Fort Snelling's military reserve. Several would-be settlers were evicted by force. William Finn, a veteran from Fort Snelling, was granted a large section of land in the area in 1848 and the following year a number of others began staking illegal claims on the land after a township survey indicated the possibility of the impending sale of the reservation land. The sale occurred in 1854 and many who bought the land became the area's first farmers, including William Brimhall, who planted an apple orchard near Snelling and St. Clair, and John Ayd, who in 1860 built the only grist mill in Reserve Township, near present day Jefferson Avenue.

One of the few surviving farmhouses is the Frederick Spangenberg House built by a German immigrant and his family at what is now 375 S. Mount Curve, circa 1867. The house is probably the only surviving stone farmhouse of its vintage standing in Ramsey County. Few other farmhouses were identified in Macalester-Groveland. The

Charles Petzold House at 1227 Randolph Avenue, built in 1887, was the home of the proprietor of a dairy. At 2074 Jefferson Avenue is an unusual Colonial Revival style house facing Cleveland Avenue, rather than Jefferson, though a much newer house was built in its front yard, circa 1960. The side wall now serves as its main entrance. This house predates almost all of the neighboring houses in the western part of the district and is clearly shown on a 1916 atlas as part of a farm. The original construction date is unknown.

Several events occurred in the 1880's which would shape future development in Macalester-Groveland. The Short Line Railroad was laid along the eastern edge in 1880, serving commuters to Minneapolis and St. Paul. William Nettleton, the founder of Duluth, platted his one hundred thirty acre farm near Randolph and Lexington in the southeast corner of the area, and sold house sites although few buildings were constructed until well after 1900. In 1887, following landscape architect H.W.S. Cleveland's recommendations, the cities of both Minneapolis and St. Paul began to acquire land along the banks of the Mississippi River to preserve the area as a parkway.

Macalester-Groveland's major institutions of higher learning, Macalester College and the St. Paul Seminary, date from before the area was settled extensively. Though Macalester was founded much earlier, in 1884 it moved to the present site donated by a local real estate syndicate. The first building on the campus, now known as Old Main and completed in 1887 is arguably the finest. Other buildings of architectural interest include the Wallace Dormitory built in 1907, and the gymnasium designed by William Ingemann in 1924 and now undergoing an extensive, sympathetic renovation. The St. Paul Seminary was established at the west end of Summit Avenue in the early 1890's largely through the efforts of Archbishop John Ireland, an active promoter of the development of the area between Minneapolis and St. Paul, and by the railroad baron, James J. Hill. The first buildings at the seminary were designed by Cass Gilbert in the early 1890's. Another distinguished

structure at the seminary is the Romanesque inspired early twentieth century chapel designed by Clarence Johnston, Sr.

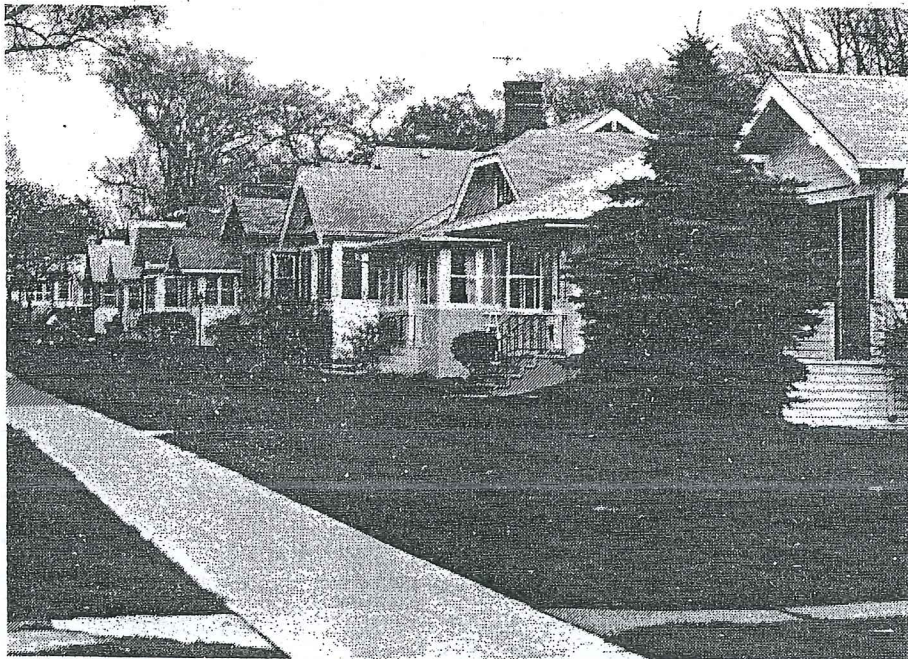
During the late 1880's and early 1890's numerous houses were constructed south and west of Macalester College in an area platted in 1883 as the Macalester Park Addition, but quickly dubbed "Tangletown" because of the winding streets and irregular size lots. It was similar in layout to the Warrendale neighborhood in District 6 and the St. Anthony Park neighborhood in District 12. However, the majority of the houses in Tangletown date from the early twentieth century. Among the most important older houses are the Queen Anne style Frank Harlowe House at 123 S. Cambridge Street built in 1886 and designed by H. S. Treherne; the Goewey House at 196 S. Vernon Street, built in 1889, which has a large corner tower as do many of architect Augustus Gauger's houses; the impressive Shingle style David W. McCourt House at 161 S. Cambridge, designed by Cass Gilbert and James Knox Taylor in 1890; and the simple Queen Anne style house at 1737 Lincoln Avenue built in 1892 with an open



35. 1262 W. Grand Avenue, House, 1890, designed by William Castner.. (Photo by Gary Phelps)

front porch recessed under the second story of the main facade. Not far from Tangletown is an intriguing brick Victorian house at 2116 Lincoln Avenue. Although construction of this house began in 1891, it was delayed, probably because of the tough economic times of the early 1890's, and it was not completed until 1906. Another impressive house of the same vintage is located much further east at 1262 Grand Avenue, due west of the Short Line. It was designed in 1890 by William Castner, a local architect who was a master of the Shingle style but who died shortly after the house was completed. This house is in desperate need of repair and merits careful preservation (no. 35).

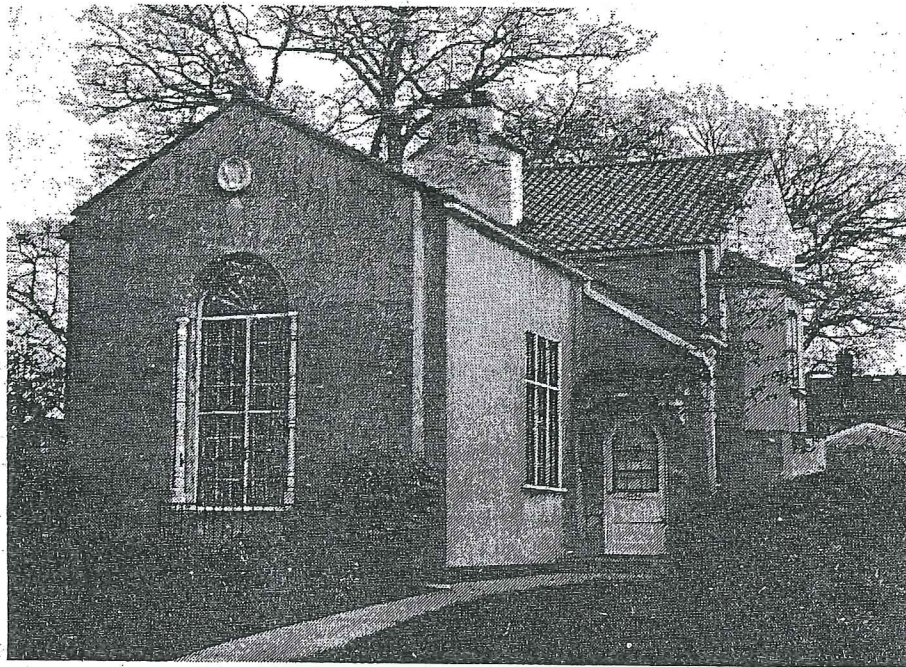
The period from 1900 to 1915 was indicative of the burgeoning residential development which followed. A number of neighborhood improvement associations were established, and streetcar tracks were laid along Snelling Avenue to south of Randolph by 1909. During this era, settlement generally moved from east to west, and from



36. 1700 Block of St. Clair Avenue, Bungalows, ca. 1915. These bungalows are typical of residential development in District 14 in the early twentieth century. (Photo by Gary Phelps)

north to south, and was concentrated in the area bounded by Summit and Fairmount, from Hamline to Cretin Avenues. Many houses were built in variations of the Colonial Revival, Tudor Revival, bungalow and other styles. One of the most pleasing of the smaller houses is the Colonial Revival inspired cottage at 202 S. Cleveland Avenue built in 1905 for David Edwards, a clerk for a local confectioner. Two impressive Summit Avenue mansions built in the Tudor Revival style are the Frederick and Edith Crosby House at 2010 Summit Avenue, designed by Clarence H. Johnston, Sr. in 1910, and the Victor Ingemann House at 1936 Summit Avenue, designed by Ingemann and Company in 1912. Although built in the same year as the Ingemann House, the nearby Prairie style Beebe House at 2022 Summit Avenue is light years from it architecturally. The Beebe House is the only house in St. Paul designed by Minneapolis masters of the Prairie style, Purcell, Feick and Elmslie, and one of the oldest Prairie stylehouses in St. Paul. The English Gothic Revival style St. Paul's Church-on-the-Hill at 1524 Summit Avenue designed in 1912-13 by Emmanuel Masqueray, architect of the St. Paul Cathedral, is one of the most distinguished churches built in the area during this time.

The greatest period of development in District 14 occurred between 1915 and the late 1920's. Almost all available land was built up with the exception of the areas north and west of the intersection of Jefferson and Edgecumbe, the west side of Fairview, south of Wellesley, and the area south of Jefferson and west of Mt. Curve. A number of houses built during this time exemplify Prairie and Craftsman styles. The Craftsman bungalow at 1577 Fairmount, built in 1917, is one of the area's finest. The Eric Fridholm House at 151 S. Woodlawn Avenue, built in 1923, is one of the best examples of the Prairie style. Several Spanish and Mission Revival inspired bungalow courts were also built in the mid-1920's, including those at 1406 Grand Avenue, 93-97 and 336-338 S. Cleveland Avenue. Of historical significance is the house at 2092 Sargent Avenue owned by



37. 1774 W. Stanford Avenue, House, 1922, designed by Percy Dwight Bentley. This house features a Spanish inspired design. (Photo by Gary Phelps)

William T. Francis, Minnesota's first black attorney to be admitted to the bar. Numerous episodes of harassment by area residents who wanted him to move were recorded, including an effort by the Cretin Improvement Association to purchase his home. He later became Minister Resident and Consul General to Liberia in 1927. Also dating from the boom years of Macalester-Groveland's development are the impressive late Gothic Revival style Fairmount Avenue United Methodist Church built in 1917, the one story Randolph Heights School at 348 S. Hamline Avenue built at the same time, and the massive brick Tri-State Telegraph and Telephone Exchange built in 1922 at 397 S. Fairview Avenue.

Although Macalester-Groveland was extensively developed by 1930, a few of the area's landmark buildings had yet to be constructed. A beloved local attraction is the exuberant Streamlined Moderne

Grandview Theater at 1830 Grand, built in 1933 and expanded in 1937. A unique house of the same vintage is the Metal Experimental House at 265 S. Woodlawn Avenue, built as part of an experiment following the Chicago Century of Progress Exposition of 1933. Perhaps the most outstanding building constructed in the area since World War II is the Mount Zion Temple at 1300 W. Summit. It is both historically significant as the first Jewish congregation in the city and as one of the last works of internationally famous architect Erich Mendelsohn.

Following is a list buildings which have been designated as historic sites, followed by a list of sites the Historic Sites Survey staff believes are eligible for designation by the National Register of Historic Places and/or the St. Paul Heritage Preservation Commission, and a list of additional sites of major significance. The accompanying map indicates their approximate locations. It is also suggested that consideration be given to extending the existing National Register and St. Paul Heritage Preservation Commission Historic Hill Districts west along Summit Avenue to Mississippi River Boulevard and that St. Paul Seminary be designated as an historic district.

DISTRICT 14

Sites Already Designated

1. 1600 W. Grand Avenue, Old Main at Macalester College
2. 375 S. Mount Curve Boulevard, Frederick Spangenberg House
3. 2022 W. Summit Avenue, Beebe House

Sites Eligible for Designation

4. 123 S. Cambridge Street, Frank Harlowe House
5. 161 S. Cambridge Street, David W. McCourt House
6. 1830 W. Grand Avenue, Grandview Theater
- SW 7. 1300 W. Summit Avenue, Mount Zion Temple
- SW 8. 1524 W. Summit Avenue, St. Paul's Church-on-the-Hill
- SW 9. 1936 W. Summit Avenue, Victor Ingemann House
10. 151 S. Woodlawn Avenue, Eric Fridholm House

Additional Sites of Major Significance

11. 93-97 S. Cleveland Avenue, Bungalow Court
12. 202 S. Cleveland Avenue, David Edwards House
13. 336-338 S. Cleveland Avenue, Bungalow Court
14. 1523 W. Fairmount Avenue, Fairmount Avenue United Methodist Church
15. 1577 W. Fairmount Avenue, House
16. 397 S. Fairview Avenue, Tri-State Telephone Exchange
17. 1240 W. Goodrich Avenue, Shadycrest
18. 1262 W. Grand Avenue, House
19. 1406 W. Grand Avenue, Bungalow Court
20. 1600 W. Grand Avenue, Macalester College Gymnasium and Wallace Hall

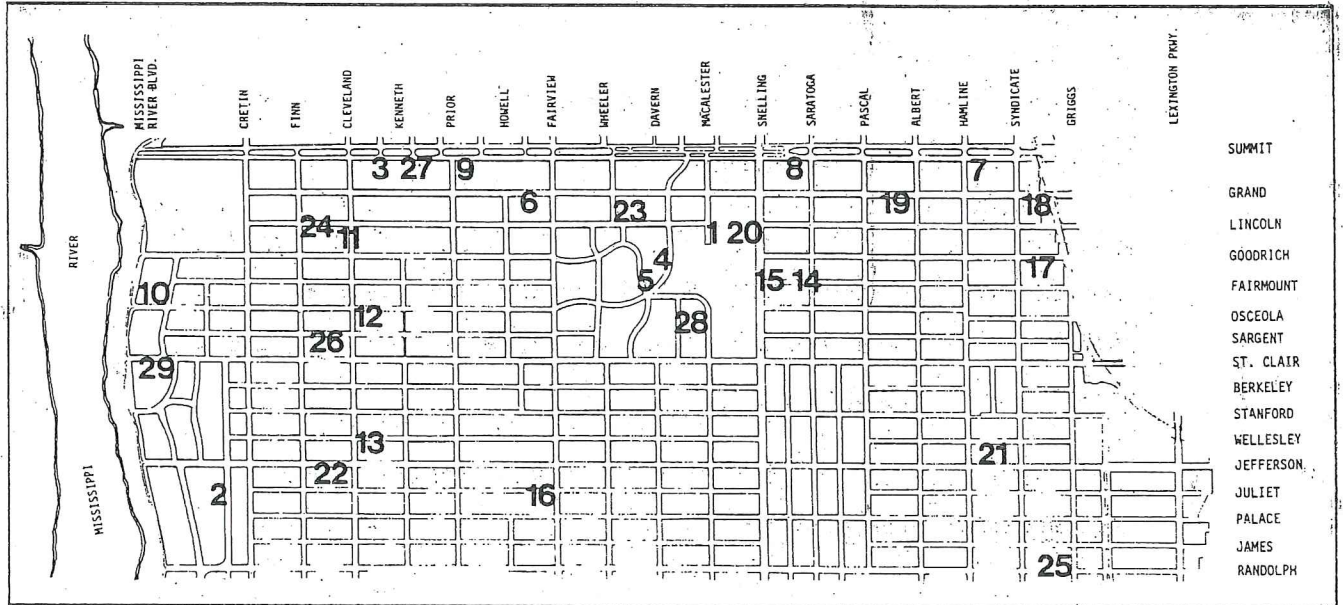
21. 348 S. Hamline Avenue, Randolph Heights School
22. 2074 W. Jefferson Avenue, House
23. 1737 W. Lincoln Avenue, House
24. 2116 W. Lincoln Avenue, House
25. 1227 W. Randolph Avenue, Charles Petzold House
26. 2092 W. Sargent Avenue, William T. Francis House
- SW 27. 2010 W. Summit Avenue, Frederick and Edith Crosby House
28. 196 S. Vernon Street, Goewey House
29. 265 S. Woodlawn Avenue, Metal Experimental House

Potential Historic Districts

- 2260 W. Summit Avenue, St. Paul Seminary Buildings and Chapel
- SW Potential expansion of Historic Hill District west along Summit Avenue

MAP 14

DISTRICT 14





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6589

SAINT PAUL PLANNING COMMISSION NOTICE OF PUBLIC HEARING

District 14 Macalester-Groveland Community Plan Update **(Corrected 8/27)**

The Saint Paul Planning Commission will hold a public hearing on the District 14 Macalester-Groveland Community Plan update in consideration of its adoption as an addendum to the City of Saint Paul Comprehensive Plan. The plan addresses the area bounded by Summit Avenue to the north, Ayd Mill Road and Interstate 35E to the east, Randolph Avenue to the south, and the city boundary to the west.

The hearing will be held before the Planning Commission on:

Friday, October 2, 2015
8:30 a.m.

City Hall Conference Center, Lower Level, Room 40
15 West Kellogg Boulevard, Saint Paul

All comments concerning the District 14 plan will be heard at this hearing. Comments submitted in writing should be addressed to:

Saint Paul Planning Commission
c/o Mike Richardson
25 West Fourth Street, Suite 1300
Saint Paul, MN 55102

or to Mike Richardson at mike.richardson@ci.stpaul.mn.us or fax to 651-266-6549.

The hearing record will be kept open through Monday, October 5, 2015, for additional written testimony.

Copies of the District 14 Plan update are available by calling Mike Richardson at 651-266-6621, or by e-mail to mike.richardson@ci.stpaul.mn.us.

