



CITY OF SAINT PAUL
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To: Neighborhood Planning Committee

From: Mike Richardson, City Planner

Date: October 29, 2015 (for November 4 NPC meeting)

Re: District 14 Macalester-Groveland Community Plan Public Hearing

A public hearing was held on October 2, 2015 to hear comments regarding the proposed District 14 Macalester-Groveland Community Plan Update (Attachment 1). The following is a summary of testimony and comments received, along with recommendations for changes, if appropriate.

Community Council

Although the District 14 Community Council did not provide a written resolution, there was testimony from Sheila Sweeney, President of the District 14 Board of Directors. Ms. Sweeney indicated that the Community Council has reviewed and accepts the recommended changes to the plan as proposed by the Neighborhood Planning Committee. At the time of the public hearing, the Community Council had not seen the Heritage Preservation Commission resolution regarding the plan, and therefore had no comment. Responding to a question from Commissioner Nelson, Ms. Sweeney stated that policy H2.4 regarding potential changes to dimensional standards for single family homes remain in the plan because the Community Council feels that there is additional work to be done, even though there was an ordinance passed earlier in the year. She confirmed the intent of EBD3 regarding shared services and E8 regarding greywater.

Heritage Preservation Commission (HPC)

The HPC reviewed the plan during their September 10, 2015 meeting and adopted Resolution 15-MACGROV in response (Attachment 2). In general, The HPC stated that the plan "address[es] historic preservation in a consistent manner that supports the general strategies and objectives within the Comprehensive Plan." HPC acknowledged the historic context studies that included District 14, as well as specified designated Saint Paul Heritage Preservation Sites and properties listed on the National Register of Historic Places. The HPC suggested a number of minor changes and/or additions to the plan, including the addition of a map and list of designated and surveyed properties, a list of context studies, and two modifications to the language of the policies. Please see the attachment for specific studies and properties.

The first of the language modifications is to add a strategy that states: “Implement necessary historic survey work prior to carrying out and implementing other strategies within this Plan, as applicable.” Staff recommends that this strategy is added as HP1.5. The suggestion by the HPC to conduct survey work prior to taking action related to historic resources suggests a change in the Historic Preservation table. Staff recommends changing the time frame of HP1 from “Long term” to “Ongoing” to communicate that evaluation would occur prior to or concurrent with implementation of other strategies, so that action is based on an accurate assessment of historic significance.

The second change relates to LU3.3, which encourages “reinvestment in rehabilitation of existing buildings.” The HPC suggested revising the language to be more consistent with language in the Comprehensive Plan, and potentially adding language that incentivizes reinvestment in existing buildings. HP 5.1 and HP 5.2 in the Comprehensive Plan call for objective analysis of properties prior to determining whether rehabilitation is the most feasible option. Potential revisions to LU3.3 are as follows:

LU3.3 Develop criteria to objectively determine viability of existing buildings and
Encourage reinvestment in rehabilitation of existing buildings when appropriate.

OR

LU3.3 Encourage reinvestment in rehabilitation of existing buildings that are
objectively deemed economically viable.

Other Testimony

Staff received one letter in support of the Plan (Attachment 3), particularly the housing chapter, which includes language to initiate a study looking at the preservation of existing single family homes over tearing down and rebuilding on a site (H2.3). The concern from the resident is that the neighborhood is losing small, reasonably priced housing stock that will be vital to an increasingly large older population. The resident cites and includes a letter to the Metropolitan Council regarding this issue.

H2.3 could be considered similar to LU3.3, discussed above in the HPC section. Language relating to objective analysis could be added that does not assume that rehabilitation of existing single-family homes is *always* preferable to their demolition. Potential language to consider is as follows:

H2.3 Request that the City 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 when objectively deemed economically viable.

Committee Action

Staff recommends that the Committee consider and finalize the potential changes to the plan and allow staff to work with the District 14 Community Council on preparing the document using the community plan template. Although there will not be further changes to the plan text, there will likely be minor additions to the final document, including a title page, acknowledgments, table of contents, and maps and images for context. Staff requests that the Committee determine whether they would like to review the final version of the plan before releasing it to the Planning Commission.

Please feel free to contact me at (651) 266-6621 or at mike.richardson@ci.stpaul.mn.us with any questions.

Attachments:

1. Macalester-Groveland Community Plan
2. Heritage Preservation Commission Resolution
3. Received Written Comments

ATTACHMENT 1
Macalester-Groveland Community Plan (August 12, 2015 Draft)



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 Edgcumbe.

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 Conservation Districts 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 Edgcumbe 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.

ATTACHMENT 2
Heritage Preservation Commission Resolution 15-MACGROV

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 15-MACGROV

DATE September 10, 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; and

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; and

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, there are several strategies and objectives of the Macalester-Groveland Community Plan that address historic preservation in a consistent manner that supports the general strategies and objectives within the Comprehensive Plan; and

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:

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. Add a strategy that states: "Implement necessary historic survey work prior to carrying out and implementing other strategies within this Plan, as applicable." This may mean revising the order of HP strategies to reflect a logical framework.
4. Revise the statement under LU 3.3 to strengthen and emphasize the importance of reinvesting in the rehabilitation of existing buildings. This may be done by citing the Comprehensive Plan goals that are also consistent with this strategy or going a step further to explore ways to incentivize reinvestment in existing building rehabilitations; and

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 **B. Bezat**
SECONDED BY **R. Ferguson**

IN FAVOR **Unanimous**
AGAINST
ABSTAIN

ATTACHMENT 3
Received Written Comments

From: [Kathleen Kelso](#)
To: [Richardson, Mike \(CI-StPaul\)](#); [Liz Boyer](#)
Subject: Mac-Grovelnd Community plan
Date: Monday, October 05, 2015 12:20:45 PM
Attachments: [Metrohsg.memo.docx](#)

Hi, Mike.

I'm writing in support of the Mac-Groveland District 14 Plan. I particularly support the Housing Chapter and the following statement:

Coordinate with the City to initiate 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.

This is CRITICAL to the future of the city...my cohort (ages 66-70) are looking for places to move to right here in Saint Paul to no avail. Downtown condos are not of any interest, and more to the point, unaffordable. The \$700,000 house next door is the norm now for new homes in our District. The message is loud and clear: our city is not interested in keeping an aging population in our communities. Assisted Living will be the LAST place anyone under the age of 90 will be looking at - right?

You will hear more from my cohorts as the months go by...

I've attached the memo I sent to the Metro Council in reply to their woeful chapter on Housing in the 2040 Plan.

Thanks,

Kathy

To: Metropolitan Council and the Housing Policy Plan Work Group

From: St. Paul Advisory Committee on Aging

Re: Thrive 2040, Draft Regional Housing Policy Plan

The St. Paul Advisory Committee on Aging (ACOA) welcomes the opportunity for community-wide discussions about the future of affordable and life-cycle housing in the metropolitan region. We look forward to thoughtful and intentional direction through regional and municipality based Housing Policy Plans. We especially appreciate the possibility for multiple strategies to advance the stated policy priority: ***Create housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes.***

Review and Comments

In our review of the July 2014 Draft Housing Policy Plan, we note the Metropolitan Council's recognition that "our region is aging rapidly" and that aging households "...will shape the location and type of real estate added over the next three decades." Additionally, the Metro Council cites this fact: "In the next decade, the number of baby boomers likely to downsize their homes will be greater than the number of younger buyers to move into larger housing." All these statements in the introduction suggested to us that the Housing Policy Plan would at least minimally address the dramatic implications of this changing demographic. However, we find limited insight about how to proceed.

We are all aging. Affordable and life-cycle housing as it relates to aging is not just about "boomers" but whole neighborhoods (please put to rest the term "Baby Boomers" – we are long past usefulness of that term). As we age, the demographic shift will drive housing demand. Housing that is built or modified for aging households will leave an indelible mark on our housing stock.

Where will aging residents of the metro region move to as we age? Will there be affordable housing for us over the next two decades as we experience decreasing mobility? How will that come about? Will there be a regional effort to achieve economies of scale? Will there be a blueprint for our metro region to create "age-friendly" communities at the very least? If the Council is committed to "...increasing livability for people of all ages, races, ethnicities, incomes, national origins, and abilities..." how do we proceed over the next twenty-five years to make this happen for ALL of us aging "boomers" on the front lines in all the categories just listed?

The Draft Housing Policy Plan offers three paragraphs in the section, Plan housing choices for the growing senior population, on page 35. The Metro Council indicates an awareness of the complexity of the problem in the critical question: "Are there adequate housing choices, including age-integrated options, available for seniors to

stay active, conveniently access goods and services, and/or be near friends and family?”(page 36)

Of course, the answer is NO. The limited Metro Council response to this question is disappointing, given the facts presented in this extremely brief review about the “Silver Tsunami” – the “fastest growing segment of our population, doubling in absolute numbers by 2030 and reaching one in five of our regions residents by 2040.” The Metro Council response to this challenge does not imagine its primary leadership role to be anything other than to “*encourage the use of flexible design principles in projects funded through the Livable Communities Act.*”

Preparing Communities for All Ages

The ACOA finds it helpful to note that the Metro Council, through staff, will offer Expanded Technical Assistance and a means to share “best practices” as gleaned by and through other organizations. We hope that some form of “cross fertilization” will result in more informed and prepared neighborhoods willing and able to build communities for all ages - *from the ground up rather than top down.*

We encourage the Metro Council and the Housing Policy Plan Work Group to read, ***Housing America’s Older Adults: Meeting the Needs of An Aging Population***, recently published by the Joint Center for Housing Studies of Harvard University. (jchs.harvard.edu)

In their introduction, the Joint Center for Housing report states:

The public policy challenges are immense. Recognizing the implications of this profound demographic shift and taking immediate steps to address the deficiencies in the housing stock, community preparedness, and the health care system are vital to our national standard of living. The private and nonprofit sectors also have critical roles to play in developing new housing and care options that support aging in the community.

The report sets out policies that support aging in our communities and suggest an array of housing options. The sheer size and future growth of the older population, in number and share of our economy, is well on its way and demands immediate attention. Granted, the largest impacts of this shift is still a decade away as millions reach the ages when physical, financial, and social challenges increase sharply. Given what’s ahead, we feel a sense of urgency and magnitude of need that require our efforts to be scaled up dramatically. We must begin to see accomplishments decades before 2040.

Another excellent model for the Metro Council to consider are the resources supplied by the Intergenerational Center of Temple University, located in Philadelphia, PA. Their model, *Communities for All Ages*, is funded by W.K. Kellogg Foundation, the Annie E. Casey Foundation, and nine others. (www.communitiesforallages.org)

The Center published an exemplary document for all communities seeking to bring generations together to address critical concerns and promote lifelong civic engagement as described in their publication, *Intergenerational Community Building: Resource Guide, 2012*.

The promise and potential of an intergenerational approach lies in the intersection of four current trends, all of which are acknowledged by the Metro Council. These trends, as described by the Intergenerational Center, are:

- A growing older population that is seeking opportunities for contribution and connection;
- A “racial generation gap” in which the majority of older adults are white and an increasing percentage of youth are African-American, Latino, Asian-American and Native American;
- The need to re-engage people in the social compact in order to better meet our mutual obligations to each other; and
- Growing recognition that new, more comprehensive approaches are required to meet the needs of all age groups.

THE ACOA supports this model because it gives us all a way of thinking that encourages intergenerational alliances rather than competing for resources. This intentional approach creates communities in which people of ALL ages are supported and engage in community life. Features of such a community might include the same outcomes the Metro Council seeks:

- Policies, facilities and public spaces that foster interaction across generations;
- Opportunities for lifelong civic engagement and learning;
- **Diverse and affordable housing and transportation options that address changing needs** (emphasis added);
- A physical environment that promotes healthy living and the wise use of natural resources; and
- An integrated system of accessible health and social services that supports individuals and families throughout life.

We all know that it is now possible to access a tremendous amount of information about what’s ahead as we age but precious little about the exact way to plan a prevention strategy to divert a crisis. The St. Paul Advisory Committee on Aging supports a Housing Policy Plan that assists the metropolitan region to think differently about aging, affordable and life-cycle housing. We will work with our city planners to this end. In addition, ***we encourage the Metropolitan Council to work with the Metropolitan Area Agency on Aging to find a complimentary design that will help people help themselves in creating community as we ALL grow older.***