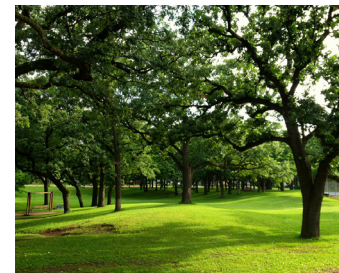


Hamline Midway 2030 Neighborhood Plan

A Ten-Year Vision for Community Progress and Success



FINAL DRAFT FOR CONSIDERATION

November 19, 2024



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HMC Board of Directors

- » Thom Foss, President
- » Jennifer Hadley, Vice President
- » Makaylen (Kaylen) Broms, Treasurer
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HMC Staff

- » Alec Armon, Community Organizer
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HMC Residents

We are especially grateful to the hundreds of residents who shared their experiences and guidance during the public outreach and engagement process for this plan.

We are also grateful to the many businesses, employers and employees, nonprofit organizations, visitors, schools, and to the City of Saint Paul for their comments, guidance and support.

Consultant



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Vision and Purpose

This Neighborhood Plan is a tool and resource to guide the efforts of residents, neighborhood staff, elected officials, and Saint Paul as we work together toward realizing a shared vision for our neighborhood's future.

Purpose

The purpose of this Neighborhood Plan is to support the continuous improvement, vitality, and progress of the Hamline-Midway Neighborhood by proposing specific policies, strategies, and actions to guide its evolution.

This plan complements and is adopted into the City of Saint Paul Comprehensive Plan to help guide implementation at the community level, as well as to guide future programming and policy decisions for the Hamline Midway Coalition (HMC).

This work was initiated by area residents, business owners, and other community leaders in early 2020. It has since advanced through several phases of refinement under the guidance of residents and HMC staff.

The plan was developed through a multi-year community process involving hundreds of residents and the participation of numerous neighborhood volunteers, including those working as part of the plan's Project Steering Committee (PSC), HMC's Development Committee, Transportation Committee, and Environment Committee, and numerous community reviewers.

Vision

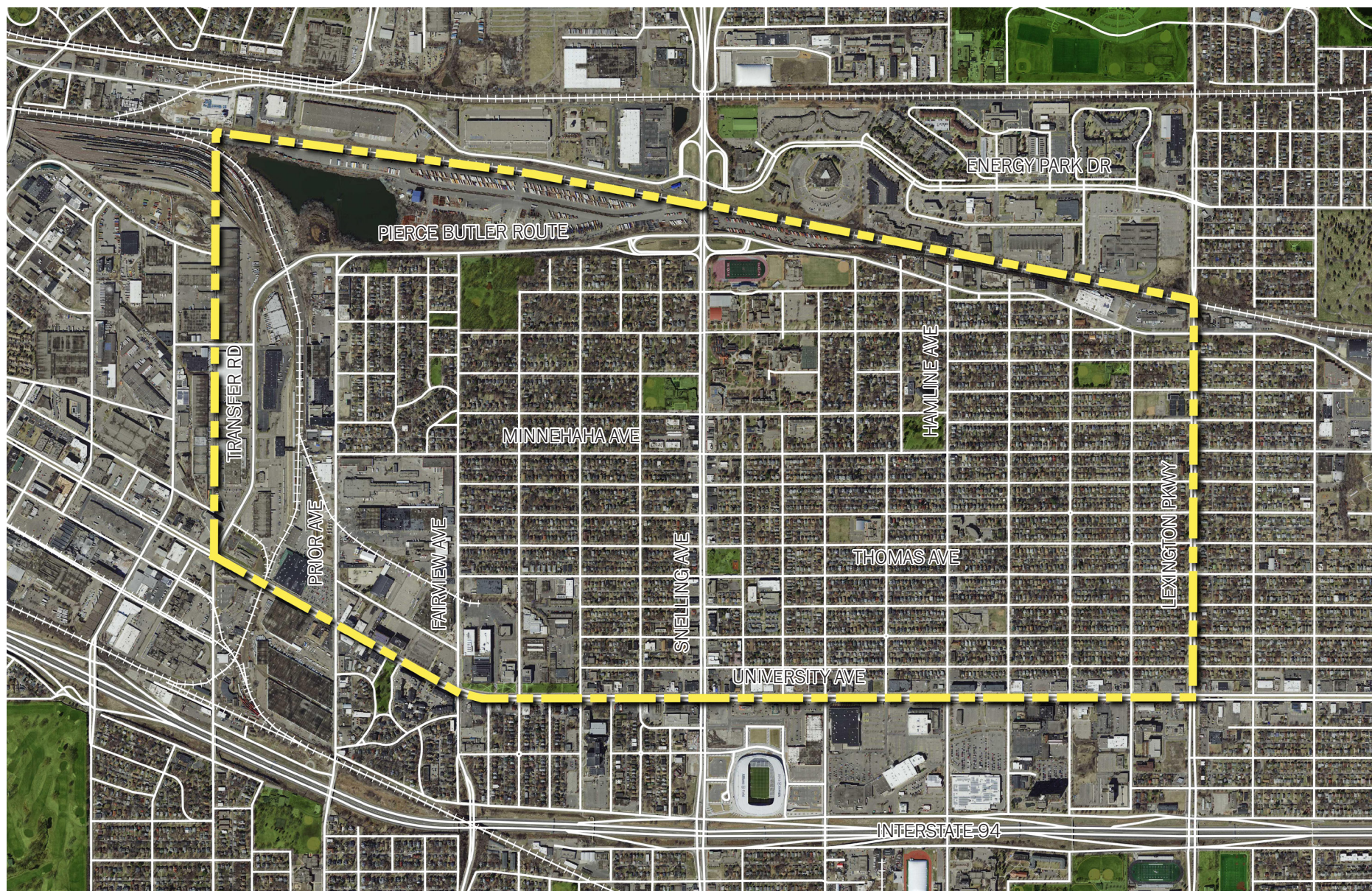
The plan's vision is a statement describing the future of Hamline-Midway neighborhood after the plan's recommendations are implemented. Developed from the comments and ideas gathered through the plan's community engagement process, it was refined by the plan's Project Steering Committee.

Our Aspirational Vision Statement

The Hamline-Midway Neighborhood is a prosperous, thriving, inclusive and welcoming community. Reflecting its great diversity of populations and its rich heritage as a commercial, educational and residential district in Saint Paul, it offers thriving main street businesses and destinations, a variety of affordable and attractive housing options, a supportive environment for local entrepreneurship, access to world-class educational institutions, a focus on sustainability, and great people all with convenient connections to all of the assets and destinations of the Twin Cities.

Geographic Area

The Hamline-Midway neighborhood is located in Saint Paul, Minnesota, and is bounded by Lexington Parkway on the east, University Avenue on the south, Transfer Road on the west, and on the north by the railroad tracks just north of Pierce Butler Route. Its total area is 1.9 square miles.



Public Participation

Connecting with and receiving comments and ideas from residents was a key priority for the plan. Working through the challenges presented by COVID-19 and the community unrest that followed the killing of George Floyd, we conducted an extensive public participation effort to connect with the Hamline Midway community.

When it was safe to gather in-person, we took plan materials to community events, services and meetings. We made special efforts to connect with the neighborhood's sizable immigrant and BIPOC populations through focused materials and sessions.

The comments we received, reflecting residents' experiences and their aspirations for the neighborhood's future, helped to orient the plan's vision and recommendations.

A detailed summary of public engagement results can be found in the plan's Appendix.



Participation: by the Numbers

ALMOST



300 participants in the plan's online survey!

OVER

60



comments and ideas received through the plan's interactive online map

ABOUT

270



participants in the plan's in-person listening sessions and community meetings

MORE THAN



1,000 unique visitors to the plan's public website

2 facilitated online public workshops to

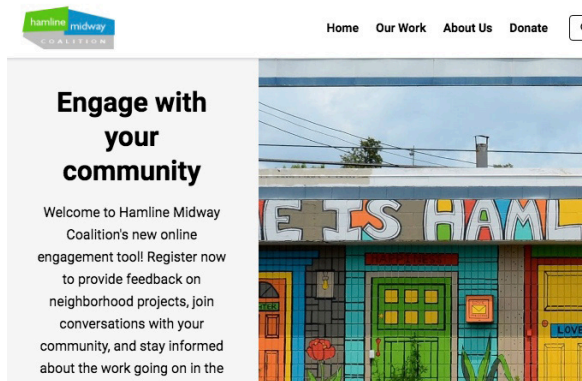


share ideas and develop the plan

Tools and Approach

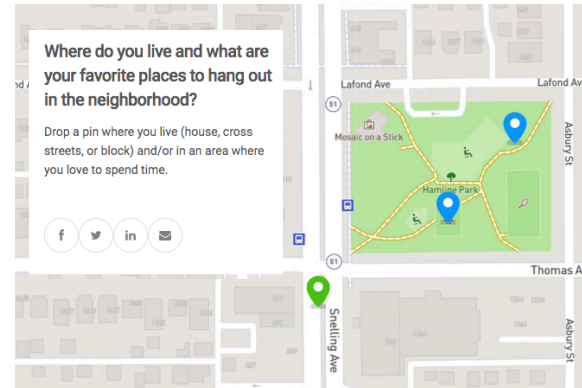
Knowing that COVID-19 would limit the opportunities for in-person engagement, we developed a robust set of online engagement activities. Components of our engagement campaign included:

Project Website



HMC's website (www.hamlinemidway.org) was used to share project updates, provide access to mapping tools and online surveys, and offer a platform for commenting on the plan. The website also included multilingual capability to facilitate participation from the neighborhood's multiple immigrant communities.

Interactive Online Map (Wikimap)

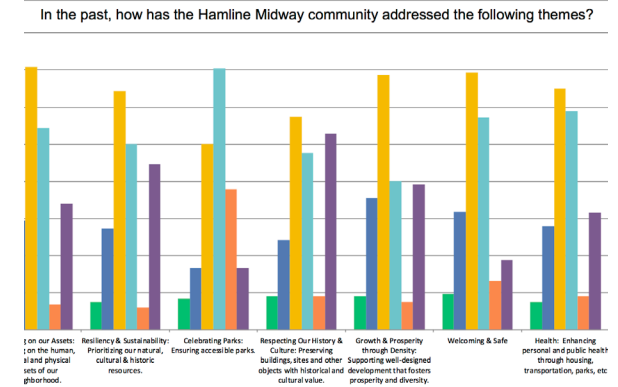


An interactive online map collected location-specific comments about assets and opportunities in the neighborhood. Data from the map was brought into the Geographic Information System (GIS) files to develop the plan's recommendations, and was a key input for the design process.

Social Media

HMC staff leveraged the neighborhood's Facebook channel to provide timely project announcements, share information about online participation tools, and invite residents to participate in plan activities. Social media was also used to invite visitors to the project website to view project updates and plan drafts.

Online Community Survey



An online survey was implemented to gather specific information from residents regarding their ideas, needs, and desires for their community's future.

The survey (which received responses from almost 300 residents) asked participants to identify the neighborhood's assets, its issues and problems, and opportunities for making things better. It also included questions about resident priorities for the neighborhood.

The guidance received through this survey was key information for developing the plan's detailed recommendations. Results from the survey are included as part of this plan's Appendix.

Project video



A brief video was developed by McCauley Media and other neighborhood volunteers to introduce residents to the plan and expand participation.

The video was hosted at HMC's website, and was widely shared through social media. It can be [accessed here >](#)

In-Person Events



Numerous in-person events - both before and after the pandemic - were held to engage with neighborhood residents and gather their perspectives and priorities for the plan.

Events included an ice-cream social, coffee with seniors, on-street engagement, and many others. About 270 people participated in these events and provided comments for the plan. Results are included in the plan's Appendix.

Online / Virtual Public Workshop

HAMLINE MIDWAY NEIGHBORHOOD PLAN

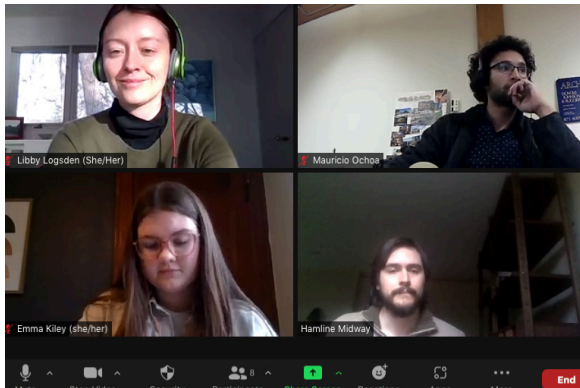
Creating a 10-year vision for a strong, resilient community.



Two virtual Community Workshops (held via Zoom) were hosted in February 2021 to introduce residents to the plan and invite them to use the plan's online engagement tools. A brief presentation oriented participants to the project and sought their ideas and comments to inform plan elements. Early and proactive outreach using social media, press releases, and communications with community partners helped to grow the number of participants.



Project Steering Committee (PSC)



A Project Steering Committee (PSC) made up of interested residents managed the work of the plan.

The PSC met at monthly intervals through the duration of the project. Because of COVID-19 restrictions at the start of the project, the PSC worked via virtual meetings, using several innovative platforms to facilitate brainstorming and plan reviews, including Zoom for meetings, Miro for collaborative brainstorming, and Adobe Shared Online Reviews for group review of plan documents and maps.

Throughout the plan's development process, the PSC guided key decisions and the overall direction of the project, offering guidance for development of project recommendations and plan drafts and facilitating communication with other neighborhood residents and stakeholders.

7) What are some ideas or opportunities related to **ENVIRONMENT AND SUSTAINABILITY** that we could address in the neighborhood plan?

Some kind of local climate resilience plan--also relates to extreme weather preparedness.

connect with Elizabeth Dickinson [advocate for local energy] eadickinson@mindspring.com

Sustainability and carbon goals for the neighborhood?

affordable maintenance of privately owned urban tree canopy

We need better maintenance of street trees (planted at great expense) along University and Snelling Aves. Is it up to the property owners? Currently very inconsistent and many trees will not survive. (Nate)

Would love support engaging with neighbors help with stormwater pollinator projects in multiple yards in a row and/or opportunities learn from those who already done this

Promoting and investing in EV charging stations.

prototype and monitor alternatives to asphalt + concrete [pervious options, accessibility adjustments for tree root compromised sidewalks etc]

Parking lots are the next frontier for solar power generation...with the great benefit of reducing urban heat island, as well. We should plan for this kind of structure (Nate)



litter / stormwater drains / sustainable to-go packaging

We need to be more proactive about taking care of our tree canopy. It sucks when the City comes through and clears out all the Ash trees on a block (like what happened this year on Minnehaha). Are there ways we can more selectively remove/replant ash trees so the City doesn't have to remove en masse?(Nate)

More food growing opportunities- many people mention really appreciate GreenSpirit Garden but there is wait list for a plot of your own.

Utilize block club structures for borrowing materials, lending/sharing food, checking in on one another.

From Steve: Environment - Develop charging stations, - decrease use of autos

Tool library, mending kits, collaborate with Hamline U. Sustainability Office.

Regarding sustainable to-go packaging: welcoming people at the table who depend on polystyrene straws to eat and drink independently

BIG ASK - compare St Paul Resilience Plan to Pittsburgh Climate Action Plan https://apps.pittsburghpa.gov/redtail/images/7101_Pittsburgh_Climate_Action_Plan_3.0.pdf + Mpls 2040 <https://minneapolis2040.com/pdf/> what are we missing? what do we need to press the city to address?

start with the city's existing climate action plan and identify some strategic goals for the neighborhood.

Make funding info for commercial and residential energy efficiency widely available on the webpage.

What We Learned from Our Neighbors

This is a brief summary of the key ideas and guidance we received through the plan's public engagement efforts. Each of the plan's policy chapters includes a brief selection of key insights and comments. The plan's Appendix includes every comment and idea received.

What people love most

Top answers included:

- » Strong sense of community
- » Restaurants and shops
- » Close-knit feel
- » Walkability and transit
- » Small and friendly businesses
- » Feeling of connection
- » History, parks, architecture
- » Diversity of cultures, ethnicities, ages

Implications for the plan

As the neighborhood continues to develop, it will be important to preserve its diversity of people and shops, to protect its historic buildings, and to develop its buildings and streetscapes in a way that supports and enhances the small town feel of key areas.

Supporting affordable housing, small business activity, maintaining quality parks, and expanding engagement with and between residents will also be important.

What people would like to change

Some issues that people said they would like to improve in the neighborhood include:

- » Concern about lack of affordable housing
- » Rising crime and perception of safety issues
- » Improve health for small businesses
- » Traffic safety issues including speeding
- » Racial and economic disparities
- » Limited opportunities for employment
- » Limited engagement with some populations
- » Deterioration of streets and sidewalks
- » Issues with housing maintenance
- » Concerns about trees and canopy

Implications for the plan

It will be important to address the multiple topics that residents perceive as issues. This plan offers recommendations for all of the issues listed; implementing improvements will take time, but small and inexpensive steps can be started quickly.

What people want to grow

People saw many opportunities for improving life in the neighborhood - from quality of life, to services and opportunities to grow its prosperity and prospects. Some of these opportunities include:

- » Strengthening commercial corridors
- » Supporting "aging-in-place" initiatives
- » Adding mixed-use redevelopment, live/work options and other housing
- » Improving streetscapes and the public realm
- » Supporting the health of local businesses
- » Supporting historic preservation
- » Growing walkability and bikeability throughout the community

Implications for the plan

There are many opportunities for the neighborhood to grow and thrive. Community excitement, commitment and momentum will be a key asset for making long-term changes.

Land Use

The Hamline Midway Neighborhood Plan seeks a diverse urban neighborhood that combines places to work, live, play, and shop in a well designed urban setting that respects neighborhood history, characteristics, and the aspirations of its residents. This includes high quality residential housing of diverse character and densities, attractive, affordable and appealing mixed use development, thriving commercial and industrial uses with opportunities for local employment, transit-oriented corridors with commercial vitality, sustainable design, and public open spaces.



What We Heard: Comments Received

Numerous comments were received highlighting residents' goals for Land Use in the neighborhood. This is a small sample, you can find all comments received in the plan's appendix.

I love that we have a bit of everything here, all within walking distance or a short car ride ... we are truly the Midway with our accessibility to the two downtowns

I'm interested in utilizing space in more productive and creative ways, with a community-centered focus

A focus on inclusionary zoning can help us to rethink policies for housing and business

Can we figure out what is the status and condition of land, and make a list of organizations and developers of what we would want?

I'm super interested in the real estate investment project

What if there were a grocery within a half-mile walking distance for all neighbors?

I've lived here before the greenline went in. It's been awesome to have the affordable housing developments, I wish there were more businesses as well

We should be including green space and walkable transit when we talk about dense development

I'm concerned about gentrification

We should be thinking about incorporating housing and commerce. Building up when we can, and revitalizing businesses where we can

Change zoning to allow multi-family dwellings, renting of garage units, etc

Land in the neighborhood is at a premium

Can we get priced pre-approved plans for ADUs?

ensure that environmental needs are addressed and considered whenever building

Modify zoning for North side of University Ave to match South side...taller building heights will add housing units

Recommendations

LU1: Vitality, attractiveness and prospects of the neighborhood's commercial corridors

University Avenue and Snelling Avenue are key commercial corridors for the neighborhood

- » LU1.1: Placemaking and activation
 - Develop a placemaking strategy, including inexpensive programming and “tactical urbanism” measures for growing visitation and activity
- » LU1.2: Leverage existing assets
 - Explore designation as a Historic District (please see [National Trust for Historic Preservation](#) and [National Register of Historic Places](#))
 - Join and participate in [Minnesota Main Streets](#) and [Main Street America](#)
- » LU1.3: Planning and design
 - Develop pedestrian-oriented urban design standards for both corridors
 - Encourage and incentivize infill development
 - Establish and fund a facade grant program to support renovation / restoration of building facades and store fronts
 - Consider adoption of an [equitable development scorecard](#)
- » LU1.4: Streetscape and walkability
 - Encourage pedestrian-scale development amenities like landscaping, seating areas, screened parking, and public art
 - Work with the City of Saint Paul for maintenance and upkeep of lighting, paving, seating, landscaping, and plantings
 - Work with the City of Saint Paul or local businesses to establish and fund street tree program, including HMC's [Free Trees program](#)

- » LU1.5: Activate existing, underutilized spaces for housing
 - Work with building owners to support rehabilitation of living spaces above storefronts

LU2: Intensification of land uses in selected neighborhood areas

- » LU2.1: Work with the City of Saint Paul to upzone T2 districts along the north side of University Avenue to T3 or T4 to spur development of additional housing and mixed use
- » LU2.2: Work with the City of Saint Paul to upzone Snelling Avenue from T2 to T3 to capitalize on recent BRT transit investments and spur development of additional housing
- » LU2.3: Work with the City of Saint Paul to support development of duplex, triplex, and fourplex units in all neighborhood residential districts
- » LU2.4: Work to promote development of [Accessory Dwelling Units](#) (ADUs) by holding information sessions, sharing information on financing, and developing ready-made plans customized for the Hamline-Midway neighborhood

LU3: Neighborhood-scale commercial nodes

- » LU3.1: Develop recommendations for the City of Saint Paul regarding preservation, maintenance, and improvement of existing commercial nodes located within interior residential districts of the neighborhood
- » LU3.2: Develop a set of policy recommendations to be shared with the City of Saint Paul for potential adoption regarding location of [Accessory Commercial Units](#) (ACUs)
- » LU3.3: Work with the City of Saint Paul to allow development of Accessory Commercial Units (ACUs)

LU4: New housing in the neighborhood

- » LU4.1: Market the neighborhood's unique development opportunities, assets, and advantages
 - Use [HMC's website](#) to publicize and disseminate information about identified redevelopment sites
 - Develop marketing materials, including design concepts showing neighborhood-preferred locations and development types to communicate opportunities to potential developers
 - Convene meetings with established residential developers, including non-profit and for-profit housing developers, to market neighborhood opportunities
- » LU4.2: Enhance residential livability by encouraging mixed-use development and expanding the variety of housing types
 - When residential development proposals are received ensure that they consider a variety of housing types at all price points, including affordable housing, and that they include consideration of needs for elder facilities, supportive housing, workforce housing options, multi-family, townhome, and accessory housing options

LU5: Industrial and commercial development

Work to facilitate industrial and commercial development to grow employment opportunities in the neighborhood

- » LU5.1: Market the the neighborhood's unique development opportunities and advantages
 - Use [HMC's website](#) to publicize and disseminate information about identified redevelopment sites
 - Partner with the Midway Chamber of Commerce to publicize identified redevelopment sites, buildings for sale or lease, and other opportunities of interest to developers and investors

- Work with Saint Paul Planning and Economic Development to inform developers on potential sites
- Place information about available redevelopment sites on [site selector websites](#), including [Minnesota Department of Employment and Economic Development](#) and others, to market sites and quickly move them into production and hiring of local employees
- » LU5.2: Maintain flexibility to expand industrial and manufacturing opportunities and attract development and investment while protecting quality of life
 - Work creatively with developers to respond to their needs regarding land uses while keeping in mind the need to maintain and increase quality of life for neighborhood's residents
 - Identify and support / foster developer access to programs for environmental remediation of brownfield / polluted sites
 - Land uses should remain compatible with nearby residential and local land uses
- » LU5.3: Support the goals, recommendations, and implementation of the [West Midway Industrial Strategy](#)
 - Partner with the Port Authority on reinvestment/redevelopment projects in the West Midway Industrial Area

LU6: Multimodal and sustainable transportation options and access

- » LU6.1: Provide space for, orient development to, and facilitate access to multimodal transportation options in all new and existing development
 - Respond to the needs of people walking, rolling, biking, and accessing transit in all design and development choices
 - Consider needs like transit shelters, bicycle storage and maintenance locations in new multifamily residential and commercial developments, and others

- » LU6.2: Encourage shared parking arrangements for commercial properties and neighborhood wide parking solutions
 - Unbundle the price of parking spaces from the pricing from housing units in multi-family housing developments
 - Work with the City of Saint Paul to prohibit the establishment of parking lots as the primary use of a property
- » LU6.3: Coordinate with the City of Saint Paul, the Metropolitan Council, and building developers to provide a network of [Mobility Hubs](#) including access to transit, bike- and scooter-share, EV charging, and other mobility tools throughout the neighborhood

LU7: Sustainable building practices

- » LU7.1: Coordinate with developers to encourage inclusion of best management practices (BMPs) and storm-water runoff reduction techniques to manage stormwater on-site and reduce or eliminate runoff
- » LU7.2: Encourage developers to consider landscape with building design - ensuring that trees, pollinator/native plantings are incorporated into the plan
- » LU7.3: Encourage developers to build in adherence to [US Green Building Council LEED standards](#)

Housing

Our neighborhood seeks to offer a variety of attractive, safe, and affordable housing options for individuals and families along all stages of their lives. Innovative solutions for housing development, maintenance, and affordability ensure that all residents and families can find and afford the housing they need so we all can thrive.



What We Heard: Comments Received

We received numerous comments highlighting residents' goals for housing in the neighborhood. This is a small sample, you can find all comments received in the plan's appendix.

If more seniors 'age in place,' it would be nice if the neighborhood provided support services - food, housing maintenance, yard maintenance

New increased housing on Snelling doesn't seem to be affordable

Figure out how to deal with landlords who abuse/exploit the system

I'm concerned about folks who live here now, but are getting ready to move because they cannot afford it

I'm concerned about my renting neighbors getting priced out!

I'm concerned about single family homes being turned into multi-tenant housing

I'm excited about the Tiny House movement - it helps address the housing crisis and makes home ownership more accessible

Explore multigenerational housing (older folks aging in place in community with younger folks)

We need more housing options-- duplexes, triplexes, etc.

There's not a lot of mid-range housing, just fancy housing being built on Snelling

I'm super interested in the real estate investment project

I want an affordable way to age in PLACE

Work on addressing homelessness and homeless neighbors

We should work with the city to make sure that all available units are being rented

We should work on a way to support co-owned spaces - would require zoning changes

Recommendations

HU1: Maintenance and improvement of the existing housing stock

- » HU1.1: Coordinate and support programs and funding assistance to help homeowners with housing maintenance, repairs, and remodeling
 - Identify all available funding sources from city, county, housing organizations and lending institutions
 - Provide clear and accessible information to residents on the sources, who qualifies, and how to apply
 - Include resources in other languages to facilitate access to these resources for the neighborhood's immigrant populations
- » HU1.2: Coordinate and support targeted home remodeling programs with broad community impact and/or public health benefits (e.g., exterior repairs, lead paint remediation, lead water line replacement, etc.)
 - Conduct proactive outreach and include resources in other languages to facilitate access to these resources for the neighborhood's immigrant populations
- » HU1.3: Promote home maintenance and repair
 - Find and work with partners to host an annual "home remodeling tour" or similar
 - Feature neighborhood-specific maintenance and remodeling stories in HMC's website and promote coverage in local media
- » HU1.4: Trusted / endorsed contractors
 - Identify and endorse contractors who work in the neighborhood and are recommended by neighborhood residents; publicize their contact information in the neighborhood's website, arranged by trade or area of service, in exchange for offer of discount to neighborhood residents

- Coordinate and support cooperative contracting arrangements where homeowners with similar repair needs can bundle their repairs to receive a volume discount from participating contractors
- » HU1.5: Building code enforcement
 - Work collaboratively with property owners, including landlords and homeowners, to identify and address existing issues and bring all residential properties up to code
- » HU1.6: Vacant properties
 - Explore and support efforts to proactively address vacant residential properties, including programs to quickly rehabilitate and put properties back into circulation
 - Work with the City and other partners to proactively address and rehabilitate vacant second-story residential spaces along commercial corridors and at interior business nodes

HU2: Sustaining affordable rental opportunities

- » HU2.1: Opportunities in existing rental housing
 - Work with the City of Saint Paul and other partners to encourage the preservation, maintenance, and rehabilitation of existing subsidized and naturally occurring affordable rental and ownership housing (NOAH)
- » HU2.2: Opportunities in future rental housing
 - Support rezoning, variance, or public funding for new development only if the development will permanently provide a number or percentage of units that are affordable for households making less than 60% of the area median income, and that further community goals for equitable housing (threshold to be finalized in collaboration with the City, and applied consistently across the neighborhood)

- Work with the City, developers and housing partners to establish a threshold and consistent guideline across all new development in the neighborhood - for example, requiring all new development with more than 12 units to include at least 30 percent of units that are affordable for households earning less than 60% of the area median income
 - » HU2.3: Work with landlords and property owners
 - Build and grow a strong relationship between landlords / rental building owners and the neighborhood organization
 - Regularly convene meetings of neighborhood landlords / rental building owners to facilitate access to rehabilitation and building improvement loans and grants, and to update them on potential subsidies and revenue streams for affordable housing
 - Identify issues at specific properties, and work with landlords / rental building owners to improve their functional and aesthetic condition
 - Publicize properties available from responsive and responsible landlords / rental building owners on the neighborhood organization's website
 - Work with landlords to publicize MetroTransit's [Residential Transit Pass](#) to facilitate transit use by residents of multifamily housing
 - » HU2.4: Market the neighborhood as a great place to live
 - Use the neighborhood organization's website to communicate its assets as a residential location and to publicize available rental opportunities from responsive landlords / rental building owners
- HU3: Number and variety of housing opportunities**
- » HU3.1: Infill opportunities within current single family residential lots
 - Support development of duplex, triplex, and fourplex units within all neighborhood residential districts
 - Promote development of Accessory Dwelling Units (ADUs) by holding information sessions, sharing information on financing, and developing customized ADU plans for the neighborhood
 - » HU3.2: Larger multi-family residential development
 - Encourage development of multi-family structures in areas where they are permitted, with special emphasis on areas adjacent and near University Avenue, Snelling Avenue, and other transit corridors
 - Encourage developers to include family units (offering 2 or 3 bedrooms)
 - » HU3.3: Senior housing
 - Lead and support efforts to develop senior housing facilities, including independent and assisted living options, specially along transit routes
 - Facilitate development and maintenance of options for “aging in place” within the neighborhood
 - » HU3.4: Ownership alternatives
 - Coordinate and support community learning and organizing efforts around innovative models for ownership or rental of living units, including housing cooperatives, community land trusts, [shared housing](#), and condominiums, among others
 - » HU3.5: Housing design options
 - Coordinate and support community learning and organizing efforts around innovative models for development housing on existing or combined lots, including courtyard housing, cohousing, townhomes, work-live spaces, and artist living and exhibition spaces
 - » HU3.6: City-owned public housing
 - Pursue and advocate for the continued development of city-owned / city-managed public housing in the neighborhood

HU4: Renters' advocacy

- » HU4.1: Renters' rights and resources
 - Work with tenants' rights organizations, the City, and other partners to regularly convene workshops where renters can learn of legal protections, programs, and their rights as tenants
 - Use HMC's website to gather and disseminate information on renters' rights and resources
 - Consider development of a [Renters' Support Fund](#) or similar to help cost-burdened households deal with unexpected costs
- » HU4.2: Renters' participation
 - Continue to seek out renters (in addition to homeowners, business owners and others) when forming advisory committees, neighborhood committees, neighborhood boards, or other bodies deliberating on future neighborhood actions or projects

HU5: Housing near transit corridors

- » HU5.1: Redevelopment near Green Line LRT and A Line BRT station areas
 - Prioritize redevelopment on University Avenue and Snelling Avenue for high-density housing or mixed-used development that includes housing
 - Development near transit station areas should be appropriate to an urban setting with an emphasis on transit-oriented design
- » HU5.2: Support efforts to increase allowable housing density in selected neighborhood corridors
 - Work with the City of Saint Paul to rezone T2 districts along University Avenue to T3 or T4 to spur development of additional housing and mixed use
 - Work with the City of Saint Paul to rezone Snelling Avenue from T2 to T3 to capitalize on recent BRT transit investments and spur development of additional housing

HU6: Developers' roundtable

- » HU6.1: Publicize the neighborhood's unique development opportunities, assets, and advantages to the region's housing development community
 - Use HMC's website to publicize and disseminate information about identified redevelopment sites
 - Develop marketing materials, including design concepts showing the neighborhood's vision for housing, neighborhood-preferred locations, and preferred development types to communicate opportunities to potential developers
 - Convene meetings with established residential developers, including non-profit and for-profit housing developers, to market neighborhood opportunities
- » HU6.2: Developers' roundtable at regular intervals
 - Work with the City and other partners as needed to organize, invite and implement yearly roundtable meetings that invite members of the region's housing development community
 - Highlight specific opportunities within the neighborhood as well as design concepts showing the neighborhood's vision for housing, neighborhood-preferred locations, and preferred development types

HU7: Supporting houseless neighbors

- » HU7.1: Collaborative approach
 - Work with the City of Saint Paul, social service agencies, foundations and other partners to provide food, temporary shelter, counseling, access to mental and physical health services, and employment to people experiencing homelessness

Transportation

We seek a balanced transportation system that offers neighborhood residents a variety of safe and inviting transportation options for their local, mid-range, and regional trips. To achieve this goal, we work closely with the City and other partners to support walking and biking, improve transit access, identify and address transportation safety problems on our streets, safely address the mobility needs of youth and an aging population, maintain our existing transportation assets, and connect to the Twin Cities and beyond.



What We Heard: Comments Received

A safe, efficient and connected transportation system for all modes is a priority for our residents. Here's a small sample of the comments we received about transportation:

sidewalks and curb cuts that are easy for walking / wheelchair / suitcase-pulling year round - and better snow and ice removal in winter!!!

It feels like you walk only if you have to, not if you want to

Protected Bike lanes along Snelling so we can cross 94 & get into other neighborhoods & businesses safely by bike

focusing our transportation investments first on the most accessible modes of public transit, pedestrian and bike

The alleys are full of potholes and really need maintenance

Reduce all traffic to 20mph max. Add pedestrian and bike street markings, add signage

I would love to see more bike lanes installed on the streets in the neighborhoods

Pedestrian focus, make it easier for people to be outside, walking the neighborhood, seeing each other

Bike lanes on Minnehaha need to be repaved!

I would like stop signs and crosswalks put on Prior near Blackstack brewery

Horrible lane planning for traffic & pedestrians on Prior and University in front of Menards; please help that intersection

recommend ways to reduce parking while increasing density in the neighborhood

Reduce speed on Snelling, drivers are not stopping for pedestrians or bikers

Make best use of transit investments by building density and mixed use wherever we can

Is there a safe way to bike from one end of the neighborhood to the other?

Recommendations

TR1: Traffic safety

- » TR1.1: Reduce traffic speeds in and around the neighborhood
 - Work with the City and County to reduce traffic speeds in City-owned streets in residential areas to 20 mph consistent with [MN Statute 169.14](#) and with the City and County to reduce traffic speeds to 25 mph in all other streets with bicycle facilities consistent with [MN Statute 160.263](#)
 - Work with the City and MnDOT to reduce traffic speeds on state-owned roads
- » TR1.2: Traffic calming and safety measures
 - Work with residents to identify specific locations where traffic calming projects to address traffic speed and volume are needed, especially near key neighborhood corridors and intersections
 - Identify locations where residents report unsafe traffic conditions, including intersections
 - Advocate for and support installation of inexpensive traffic calming demonstration projects at key locations using latest resources, research, and [guidance from MnDOT](#)
- » TR1.3: Safety framework
 - Advocate for and work with City of Saint Paul staff to adapt and implement measures like those included in the [Minneapolis Vision Zero](#) program in the neighborhood and across Saint Paul
 - Advocate for and work with City of Saint Paul staff to advance the policies and projects identified in the [Transportation Safety Action Plan](#)

TR2: Walkability, bikeability, and ADA access

- » TR2.1: Existing plans
 - Advocate for and support implementation of the City of Saint Paul [Pedestrian Plan](#), [Bicycle Plan](#), and [ADA Transition Plan](#)
 - › Saint Paul's Bicycle and Pedestrian Plans align effectively with our neighborhood plan's principles. A priority would be stronger bike passages into and out of the neighborhood, particularly (for instance) across Snelling Avenue
 - Support implementation of the [MnDOT Snelling Avenue Multi-Modal Transportation Plan](#)
 - Advocate for and support implementation of other plans with supportive goals and policy recommendations for walkability, bikeability, and ADA-accessibility, including the City's [Comprehensive Plan](#), [Climate Action and Resilience Plan](#), and [Transportation Safety Action Plan](#)
- » TR2.2: Overall framework, facility network, and users' needs
 - Work with City of Saint Paul, Ramsey County, MnDOT, and other partners to identify and develop a safe and family-friendly "All Ages and Abilities" walking, rolling, and biking network connecting to schools, parks, shopping, transit, libraries, and other everyday destinations in and around the neighborhood
 - Improve pedestrian / bike wayfinding and develop one or several kiosks at key neighborhood locations to help residents and visitors connect to destinations and transit in and around the neighborhood
 - Identify locations where sidewalk improvements are needed, including missing or ADA non-compliant curb ramps, uneven pavement, existing sidewalk gaps, insufficient lighting, and poles or other obstructions projecting into sidewalks

- Develop a “winter network” connecting key neighborhood destinations and special populations (concentrations of families and people with limited mobility) where year-round maintenance, including snow removal in winters, is prioritized
- Identify locations where bicycle parking currently exists and where it is needed; work with the City and businesses to facilitate installation of new bicycle parking racks and bike repair stations at key locations; include sufficient bicycle parking where appropriate with each street reconstruction project
- Support pedestrian-, bicycle, and transit-friendly public realm improvements such as wayfinding, shade trees, public art, placemaking, façade improvements, gardens, bicycle parking, designated shared scooter and bicycle parking areas, “tactical urbanism” measures, and improved snow removal
- Advocate for and support efforts to build the [Midtown Greenway extension](#) from Minneapolis to Saint Anthony Avenue in Saint Paul to connect to the soccer stadium and the neighborhood

TR3: Transit

- » TR3.1: Network improvements
 - Work with Metro Transit to explore potential improvements to existing routes based on neighborhood resident needs
 - Work with Metro Transit and other partners to consider a scheduled neighborhood circulator to serve the needs of area seniors and other residents
- » TR3.2: Facilities and access
 - Work with community members to identify potential improvements to support pedestrian and bicycle access to LRT and BRT stations and bus service
 - Work with community members to identify, support and advocate for improved transit shelters at key locations
 - Work with landlords to publicize MetroTransit’s [Residential Transit Pass](#) to facilitate transit use by residents of multifamily housing

TR4: New mobility and parking approaches

- » TR4.1: Automobile parking
 - Work with local businesses and property owners to facilitate shared parking agreements and structured parking where appropriate
- » TR4.2: Shared / new mobility options
 - Identify potential locations for [shared mobility hubs](#) at key locations; work with partners to advocate for implementation
 - Work with the City and vendors to support deployment of innovative mobility options in the neighborhood, including bike share, car share, and other shared mobility options and their integration with the public transportation system

TR5: Neighborhood corridors

University Avenue and Snelling Avenue are key commercial corridors for the neighborhood

- » TR5.1: Visual and experiential quality
 - Support improvement of University Avenue and Snelling Avenue through streetscape and pedestrian realm improvements, including improved trees and plantings, lighting, façade improvement grants, and fully-funded maintenance
- » TR5.2: Upkeep and maintenance
 - Work with the City and area businesses, including Allianz Field, to secure reliable long-term funding for upkeep and maintenance (including winter maintenance and snow removal) of key neighborhood corridors
 - Work with the City and area businesses, including Allianz Field, to explore development of an improvement district covering locations along Snelling Avenue and University Avenue modeled on the [Saint Paul Downtown Improvement District](#)
- » TR5.3: Existing plans
 - Support improvement of Snelling Avenue through the full implementation of the [MnDOT Snelling Avenue Multi-Modal Transportation Plan](#)
 - Support ongoing improvement and year-round maintenance of the [Charles Avenue Bikeway](#)
 - Support efforts to reimagine the portion of Interstate 94 south of the neighborhood through freeway removal and other means that reconnect neighborhoods
 - Support implementation of safety recommendations on district corridors as identified in the [Transportation Safety Action Plan](#)

TR6: Freight and commercial operations

- » TR6.1: Coordination and relationships
 - Meet regularly with local major industries and trucking companies to ensure operational and community livability issues are promptly resolved
 - Meet regularly with MnDOT and City of Saint Paul to discuss freight-related livability issues
 - Use the neighborhood organization's website to advertise and recruit neighborhood residents for employment opportunities at local freight operators and industrial sites
- » TR6.2: Livability
 - Support projects to limit cut-through truck traffic in residential areas, including through improved connections between regional routes and industrial areas
 - Work with the City and local businesses and freight operators to develop innovative solutions to conflicts between commercial vehicle traffic and residential uses in those areas where residential and commercial land uses abut each other
- » TR6.3: Truck parking
 - Work with City of Saint Paul and local industries to designate approved locations for overnight parking of rigs
 - Work with the Saint Paul Police Department to effectively enforce the ordinance restricting overnight truck parking on public streets

Economic Development

A prosperous economy is a key contributor to a community's foundation for success. We seek to expand business opportunity, grow access to employment and good-paying jobs, and support local startups and established industries to further a healthy economy and a high quality of life for our residents.



What We Heard: Comments Received

Growing prosperity for everyone is an important goal for residents. This is a small sample of the comments we received, you can find additional comments in the plan's appendix.



Recommendations

ED1: Economic development strategy

- » ED1.1: Develop a detailed work plan identifying economic development priorities and goals
 - Develop detailed guidance and implementation steps for the goals and recommendations included in the Neighborhood Plan's Economic Development and Land Use chapters, among others
 - Work closely with the City of Saint Paul PED's [Economic Development Department](#) to coordinate City priorities with the guidance provided in the Neighborhood Plan, including future land use
- » ED1.2: Existing plans and designations
 - Leverage the existing [federal "Opportunity Zone" designation](#) of several locations within the neighborhood which makes them eligible for tax incentives for land and business development
 - Support the goals, recommendations, and implementation of the [West Midway Industrial Strategy](#)
- » ED1.3: Evaluate, reassess and update the neighborhood's economic development strategy at intervals of three to five years

ED2: Relationship with businesses and industries

- » ED2.1: Inventory
 - Connect with, and inventory contact information, businesses description, size of operation, and needs for all businesses, industries and employers in the neighborhood
- » ED2.2: Business Association
 - Coordinate development of a Hamline-Midway Business Association that includes the participation of small, medium and large businesses in the neighborhood to advance their activities and support their continued success

ED3: Business retention, growth, and development

- » ED3.1: Support, retain and grow existing businesses
 - Stay in regular communication with key employers to understand their needs, health of operations, and potential opportunities or barriers where the neighborhood organization, the City, or other partners might assist
 - Identify industry sectors that are prominent in the neighborhood and identify strategies that could be used by the City and/or the neighborhood to support their growth
 - Regularly discuss growth opportunities, including financing and loans available from the City or other sources, with local employers and work with them to help advance their goals
 - Work with the proposed Hamline-Midway Business Association to setup a Business Mentorship Program or Business Retention Program
- » ED3.2: Develop a pipeline of trained interns and potential new staff into existing and new businesses
 - Partner with area high schools and universities, including Hamline University, LEAP High School, Central High School, Como High School, and other educational institutions to connect students and recent graduates with local employers, and support the staffing needs of new and growing businesses
- » ED3.3: Support new and existing business incubators for local start-ups
 - Work with local developers like [Neighborhood Development Center](#), [African Economic Development Solutions](#), [Latino Economic Development Center](#), [Asian Economic Development Association](#), and property owners to develop a business incubator in the neighborhood's walkable areas (attractive to retail, tech

or other start-ups), as well as in its industrial areas (attractive to manufacturing start-ups)

- Support the success of existing incubators and cooperatives located in the neighborhood like [Midway Investment Cooperative](#)
- » ED3.4: Develop and market a “shop in the neighborhood” campaign
 - Work with the proposed Hamline-Midway Business Association to develop a marketing and communications campaign for supporting neighborhood businesses - a strong local economy will attract new companies and businesses, and support the neighborhood’s ongoing vitality
- » ED3.5: Directory of local businesses and services
 - Work with the proposed Hamline-Midway Business Association to develop a directory of neighborhood businesses, organized by types of goods and services, and setup direct access from the neighborhood’s website to allow residents and other businesses to easily find what they need from their local shops
- » ED3.6: Attract new businesses
 - Market the neighborhood’s unique business development opportunities, including its income density, available developable land, [federal “Opportunity Zone” designation](#), and other advantages to highlight its advantages and synergistic opportunity with existing local businesses, services, and transportation networks
 - Use HMC’s website to publicize and disseminate information about the neighborhood as a place to start or relocate a business
 - Convene meetings with the City of Saint Paul PED’s [Economic Development Department](#) and with the [Minnesota Department of Employment and Economic Development](#) (MnDEED) to discuss opportunities to market and attract new businesses to the neighborhood
- » ED3.7: Support aspiring entrepreneurs

- Work with the proposed Hamline-Midway Business Association to market and communicate opportunities and support for entrepreneurship / business startup to all neighborhood populations
- Partner with organizations like [Neighborhood Development Center](#), [African Economic Development Solutions](#), [Latino Economic Development Center](#), [Asian Economic Development Association](#), and others to grow access to dedicated business training, services, and start-up loans

ED4: Business role in placemaking and neighborhood vitality

- » ED4.1: Existing role and assets
 - Recognize the contributions that local businesses make toward neighborhood livability and quality of life for current residents by providing convenient goods and services and employment opportunities
 - Recognize the contributions that current businesses and industry make in attracting visitors, new residents, and new employers and jobs
 - Work with the proposed Hamline-Midway Business Association to highlight these contributions through the neighborhood organization’s website and other communications and events
- » ED4.2: Improve visual and aesthetic quality
 - Work with the City of Saint Paul and other partners to develop and implement a façade improvement grant for businesses, especially at commercial nodes in the interior of the neighborhood, and along the Snelling Avenue and the University Avenue corridors
 - Identify locations where improvements or upkeep may be needed, and work collaboratively with business and building owners to facilitate access to building improvement grants and resources from the City of Saint Paul and other partners, including the [Neighborhood Sales Tax Revitalization \(STAR\) Program grants](#) and other resources

Parks and Recreation

Parks, trails and recreational programming play a vital role in the social, economic, and physical well-being of our residents. We seek to maintain our neighborhood's current natural and recreational assets while also proactively planning for their improvement and expanding access and programming to invite greater participation from our great diversity of families and populations.



What We Heard: Comments Received

Parks are well-loved and well-used, and are a high priority for residents. This is a small sample of the comments we received, you can find additional comments in the plan's appendix.

Interested in library spaces, healing centers, spaces to be active (yoga).

I'd like to see more community rec spaces, public spaces for community

I like the handball court, the soccer court at Hamline Park, and would like to see more distinct activity centers in different spaces

I love our parks; love the replanting efforts and want to see more; love the breadth of usage of the parks and want to see more

I love our community parks and rec center

I'd like to see more green spaces - from boulevard gardens to parks

I really appreciate the YMCA

The Rec Center is not getting the attention it deserves

I want to continue to develop more uses and activities at our green spaces and parks

I would like a Community Hub, we should be focusing back to our rec center

I would like more neighborhood happenings in Horton Park

I want safety and places for youth to hang out. Re-open Griggs Rec Center. Improve Hancock Rec

I would like a Splash Pad at Newell

Work on setting up an outdoor skating rink or path

Work on increasing the usability of Dickerman Park

Recommendations

PR1: Park system planning and programs

- » PR1.1: Existing plans and assets
 - Work with the City of Saint Paul and other partners to implement recommendations from the [2023 Parks and Recreation System Plan](#) and from the City's Comprehensive Plan, including development of a new park facility in the “park service gap” area identified around the area of Lexington Avenue and University Avenue
 - Use the neighborhood organization's website to communicate existing parks facilities and programs to residents
- » PR1.2: Ongoing and future plans
 - Work with the City to participate in and offer guidance in any future park system planning efforts

PR2: Resident ideas and preferences

- » PR2.1: Ongoing, regular communication
 - Regularly convene focus groups and community-wide surveys to receive guidance from residents regarding issues or potential improvements to facilities or program offerings in neighborhood parks
 - Deploy new and creative approaches as needed to increase communication and connection with the neighborhood's diversity of populations, including non-English-speaking families and new arrivals, and receive their ideas and preferences regarding parks facilities and programming
- » PR2.2: Idea implementation and followup
 - Work collaboratively with City of Saint Paul Parks and Recreation staff and other partners to proactively address and respond to citizen ideas, concerns and requests

- Work with foundations, local businesses and other partners as needed to raise funds to address improvements for neighborhood parks that may not yet be programmed by the City; work with the City to develop a mechanism to accept and direct these funds to the desired improvements
- » PR2.3: Resident involvement
 - Promote ongoing volunteer opportunities through athletic, youth and civic organizations to assist in maintenance and programming in city parks

PR3: Trail and sidewalk system

- » PR3.1: Existing plans
 - Advocate for and support implementation of the City of Saint Paul [Pedestrian Plan](#), [Bicycle Plan](#), and the [ADA Transition Plan](#)
 - Prioritize implementation of safe crossing and links for people walking, rolling, and biking to neighborhood parks
- » PR3.2: Overall framework, facility network, and users' needs
 - Work with the City of Saint Paul, Ramsey County, MnDOT, and other partners to identify and develop a safe and family-friendly “All Ages and Abilities” walking, rolling, and biking network connecting to neighborhood parks
 - Inventory the current number and location of bicycle parking facilities at neighborhood parks; work with the City and other partners to facilitate development of new bicycle parking racks where needed
 - Improve pedestrian / bike wayfinding to neighborhood parks and connection to nearby trails
 - Advocate for and support efforts to build the [Midtown Greenway extension](#) from Minneapolis to Saint Anthony Avenue in Saint Paul to connect to the soccer stadium and the neighborhood (LINK)

PR4: Parks programming

- » PR4.1: Increase programs at existing recreation centers
 - Pay special attention to locations serving concentrations of children as well as older adults
 - Develop additional programs with educational and recreational content for teenagers and young adults
- » PR4.2: Funding
 - Work with foundations, local businesses and other partners as needed to raise funds to address funding for programs; work with the City to develop a accept and direct these funds to the desired locations and programs

PR5: Additional uses for parks space

- » PR5.1: Events and gatherings
 - Work with the City to simplify application process and make it easier to host community festivals and private celebrations in public parkland including events that include sale of food, drink, and merchandise / wares
 - Work with the City to fund and install additional facilities at specific parks - for example, additional picnic tables, bread oven
- » PR5.2: Community gardens and food production
 - Work with the City to increase the availability of space at specific parks for neighborhood community gardens, food production and pollinator habitat
- » PR5.3: Dog park
 - Work with the City and neighborhood residents to identify and reserve one area for a dog park in the neighborhood

PR6: Placemaking and outdoor public spaces

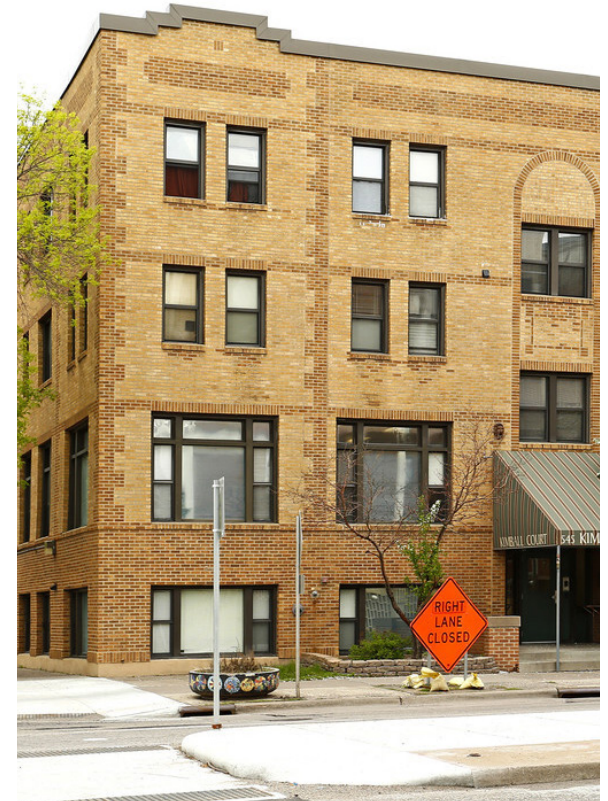
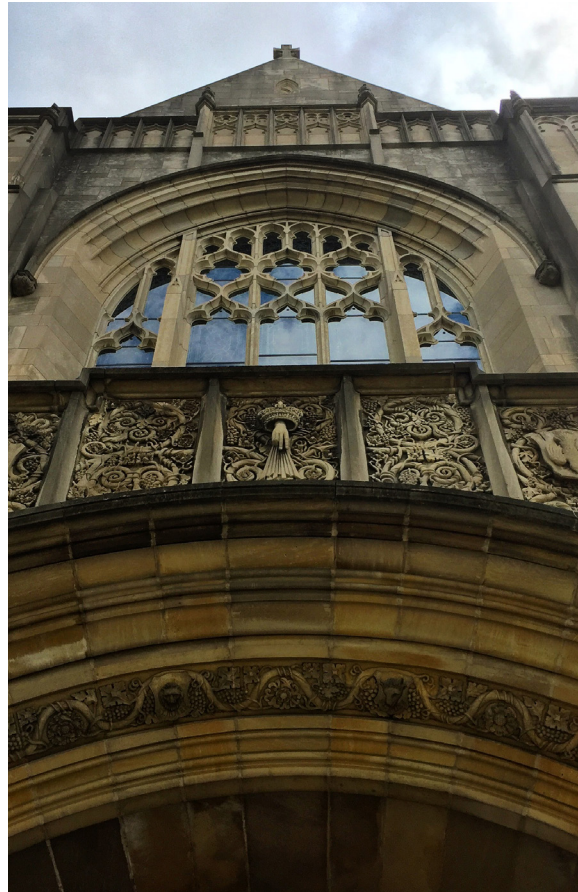
- » PR6.1: Outdoor public spaces
 - When development / redevelopment occurs, work with developers to consider small-scale outdoor public spaces that provide a place for outdoor seating, business activity and congregation
 - Care should be taken to design these spaces at a scale that does not work against enclosure and continuity of neighborhood streets; encourage development of spaces that can be shared among properties
 - Potential spaces include small plazas and parklets, and shared outdoor sitting areas for restaurants; larger green spaces and public lawns may be considered at specific locations depending on their context and their potential for active community use

PR7: Natural reserves and resources

- » PR7.1: Preserve natural reserves, open spaces, and resources
 - Work with the City to ensure that the neighborhood's parks, natural reserves, open spaces, and resources are protected and well-managed within the city

Historic Preservation, Arts and Culture

Our neighborhood's history, arts, and cultural assets and activities help define and anchor our community. We seek to preserve and grow these assets, including our neighborhood's housing stock, churches, civic buildings, local businesses, industries, and arts and culture institutions. They are important contributors to livability and quality of life for our residents, and are key elements of our strategies for sustainability and economic development.



What We Heard: Comments Received

Supporting our neighborhood's arts, culture, and history are important topics for our residents now and into the future. You can find all the comments we received in the plan's appendix.



Recommendations

HPAC1: Historic preservation

» HPAC1.1: Identify existing assets

- Work with the City of Saint Paul [Heritage Preservation Commission](#) (HPC), preservation interest groups (e.g., [Historic Saint Paul](#)), [Minnesota Legacy Grants](#) through the Minnesota Historical Society, and other partners (e.g., [Rethos](#) and others) to fund and conduct a survey of the neighborhood to identify and evaluate potential historic and cultural resources for historic designation; surveys should follow [State Historic Preservation Office](#) (SHPO) and HPC standards
- Use HMC's website and other tools to publicize the location, description and condition of these assets to neighborhood residents and other interested parties
- Work with the [Minnesota Historical Society](#) and/or other partners to develop a local repository for existing historical information about the neighborhood, including books and articles, photographs, written and oral histories, information about historic buildings and businesses, and biographical information on prominent historical residents; forward information on to other public repositories as appropriate

» HPAC1.2: Historic designation

- Pursue designation of individual eligible buildings and sites determined eligible following a neighborhood historic resources survey; explore designation of a heritage preservation district as supported by historic survey at both the local level and as a [National Register District](#)
- Promote the preservation and continued use of all designated historic buildings and sites in the neighborhood; encourage compatible uses when possible to maintain them as neighborhood assets

» HPAC1.3: Rehabilitate storefronts

- Work with the City, foundations and other partners to establish and fund a facade grant program to support renovation / restoration of building facades and store fronts
- Actively recruit and support the application process of eligible buildings for the City of Saint Paul's [Neighborhood Sales Tax Revitalization](#) (STAR) program to facilitate rehabilitation of storefronts

» HPAC1.4: Reuse / rehabilitate structures of significance

- Work with the City of Saint Paul, neighborhood residents, business, property owners and other interested parties to identify buildings of historic significance that require significant renovation to continue or be placed back in service
- Work with the City, foundations and other partners to find funding for major rehabilitation of buildings of historic significance when needed, including consideration of historic tax credits and the neighborhood's [federal "Opportunity Zone" designation](#)
- Play an active role in recruiting applicants and developing and supporting the application process of eligible buildings for the City of Saint Paul's [Neighborhood Sales Tax Revitalization](#) (STAR) program to facilitate major building renovation / rehabilitation
- Encourage integration of designated historic properties into new development when it meets community priorities; assist developers with identifying historic preservation and rehabilitation opportunities for economic development
- When feasible, preserve a historic building in place through adaptive reuse; when preservation is not feasible, document the building in photographs or drawings before altering, removing or demolishing it

» HPAC1.5: Guidelines for design and maintenance

- Work with the City and other partners to develop design guidelines for commercial and industrial development that are mindful of historic preservation
- Work with the City and other partners to develop strategies for private maintenance and improvement initiatives

» HPAC1.6: Inform and engage

- Implement a robust community input process for proposed development on historic buildings.
- Use HMC's website and other tools to communicate the importance of and need to preserve the neighborhood's historical assets, including their role in the neighborhood's overall qualities of place and economic health; work to inform property owners about affordable options for preservation
- Use HMC's website and other tools to publicize funding programs, grants and opportunities for rehabilitation of residential and commercial properties to neighborhood residents, business, property owners and other interested parties
- Organize and promote preservation-related education, including tours, forums, and workshops related to neighborhood historic assets

HPAC2: Arts and culture

» HPAC2.1: Identify existing assets

- Work with the City of Saint Paul, local arts organizations, foundations and other partners to conduct a survey to identify arts- and culture-related assets in the neighborhood, including artworks (e.g., murals or sculptures), galleries and venues for teaching or exhibits, and practicing artists living in the neighborhood
- Use HMC's website and other tools to publicize the location, description and condition of these assets to neighborhood residents and other interested parties

» HPAC2.2: Document and preserve

- Promote the preservation and continued access to all designated arts and culture assets in the neighborhood; when preservation is not feasible (for example, in the case of a mural in a building to be demolished), document the artwork in photographs or drawings before its alteration, removal or demolition
- Develop a local repository for existing arts and culture information about the neighborhood, including books, articles, photographs, written and oral histories, information about arts- and culturally-significant buildings and businesses, and biographical information on prominent local artists; forward information on to other public repositories as appropriate

» HPAC2.3: [Arts-based community development](#) (ABCD) strategies

- Work with the City, developers, and other partners to use the arts and arts- and culture-related activities as catalysts for economic development in the neighborhood
- Encourage integration of public art installations (e.g., murals, sculpture, and other) into new development; foster development of accompanying public engagement to ensure the works communicate community identity and priorities

- Assist developers by identifying artists and opportunities to integrate arts- and culture-related activities in their development process and proposals
- » HPAC2.4: Increase available arts and culture spaces
 - Partner with Hamline University to increase neighborhood use and access to civic/arts/performance space
 - Use HMC's website and other neighborhood communications tools to increase residents' awareness and access to neighborhood arts spaces and institutions like [Dreamland Arts](#), [Arts on Lafond](#), [Celtic Junction Arts Center](#), [Midway Murals](#), [Mosaic On a Stick](#), [Viewpoint Gallery](#), and other organizations
- » HPAC2.5: Inform and engage
 - Use HMC's website and other tools to communicate and promote the neighborhood's arts and culture assets, including their role in the neighborhood's overall qualities of place and economic health
 - Use HMC's website and other tools to publicize funding programs, grants and opportunities for artists and for the commissioning of works of arts and culture; communicate this information to neighborhood residents, business, property owners and other interested parties
 - Organize and promote arts- and culture-related education, including tours, forums, exhibits, and workshops related to neighborhood arts- and culture-related assets
 - Work with partners to explore designation of Snelling Avenue as a cultural corridor ([link 1](#) and [link 2](#))

Environment and Sustainability

We value the long-term health and well-being of our residents, community, landscape, and environment through actions that prioritize sustainability, livability, and equity. We seek to reduce pollution, reduce the carbon footprint of the neighborhood, assure access to environmental resources, protect our water resources, reduce waste, and promote changes in the design and use of the built environment.



What We Heard: Comments Received

Climate resiliency, local sustainability, and energy efficiency are key topics for residents. We received numerous comments on these topics, you can find them in the plan's appendix.

We need better maintenance of street trees along University and Snelling Avenues

Resources for affordable maintenance of privately owned urban tree canopy

More native planting and more effort to diversify plant species in our green spaces

Promote and invest in EV charging stations

Use block club structures for borrowing materials, lending/sharing food, checking in on one another

More food growing opportunities - many people really appreciate GreenSpirit Garden but there is wait list for plots

Make info on funding for commercial and residential energy efficiency widely available on HMC's webpage

We need climate crisis solutions at the local level

Support engaging with neighbors to help with stormwater or pollinator projects with contiguous yards

Parking lots are the next frontier for solar power generation...and great benefit of reducing urban heat island

Would like setting up a tool library, mending kits - can collaborate with Hamline Sustainability Office

Support/encourage the implementation of residential solar

We need some kind of local climate resilience plan

Including green streets and walkable transit when we talk about development

I love the trees!

Recommendations

EN1: Stormwater management

» EN1.1: Best practices for new development

- Work with developers and the City to elevate stormwater management practices in the neighborhood when new development occurs
- Include stormwater management as part of a site's overall landscape planning; when possible, make use of natural processes to detain and filter water, irrigate natural amenities, and reduce loads on existing systems and neighboring properties; incorporate systems to provide separation of grit and oil from runoff; and include slow release ponds and overland flows through vegetative buffers to remove nutrients and pollutants
- Design drainage systems to work as site amenities and landscape design (e.g., storm drains and basins as open landscaped features with native grasses and rain gardens); design parking areas to reduce storm water runoff; use regional ponding to improve the utilization of individual sites

» EN1.2: Community education

- Use HMC's website and other resources to promote education about stormwater, including pollutant loads affecting local bodies of water, and impacts to residential properties from stormwater infiltration (wet basements, mold and indoor air quality issues)
- Include resources in other languages to facilitate access for the neighborhood's immigrant populations
- Inform residents and businesses about potential reductions in their [Storm Sewer System Charge](#) (SSSC) by reducing storm water runoff

» EN1.3: Best practices and remediation for existing buildings

- Work with residents and building owners to encourage diversion of stormwater (including downspouts, sump pump discharges, and rain barrel overflows) away from building foundations, adjacent properties, or from directly discharging to alleys
- Work with the City, foundations and other partners to obtain access to funding and programs to assist low-income tenants, homeowners and building owners to remediate issues related to wet basements, mold, and indoor air quality caused by stormwater infiltration
- Promote installation of rain gardens, surface and subsurface infiltration galleries, green roofs, curb cuts to divert water from street gutters, and development of retention ponds and streets for higher rainfall events; promote use of alley gardens
- Collaborate with the Capital Region Watershed District to improve stormwater issues in the neighborhood

EN2: Water and wastewater

» EN2.1: Health and safety issues

- Work with the City, foundations and other partners to obtain access to funding and programs to support home water supply testing
- Work with the City, foundations and other partners to obtain access to funding for replacing / remediating lead water service pipes
- Communicate existing issues and opportunities to address them to neighborhood residents, including to speakers of other languages

» EN2.2: Water conservation

- Encourage reuse of gray-water for other indoor uses (flush toilets, etc.); encourage rain and gray-water harvesting for landscape or other suitable uses

EN3: Soil and air

- » EN3.1: Existing issues
 - Use the Minnesota Pollution Control Agency (PCA) [What's In My Neighborhood](#) database and interactive map to identify sites with existing pollution issues in the neighborhood
 - Work with the City of Saint Paul, the [Minnesota Pollution Control Agency](#), and other partners to monitor air quality and identify airborne pollutants for the neighborhood, including from industrial activities, rail and truck movements, freeways, and freight and intermodal facilities
- » EN3.2: Improvement and remediation
 - Work with the City of Saint Paul, [Minnesota Pollution Control Agency](#), foundations, land owners and other partners to identify polluted (“brownfield”) sites, obtain funding, and remediate identified sites
 - Use HMC’s website to distribute educational materials encouraging use of less polluting landscape maintenance practices and equipment, discouraging use of chemical treatment for weeds or pests, and discouraging use of two-cycle engines for lawnmowers, leaf-blowers or similar
 - Use HMC’s website to develop, collect and distribute educational materials on improving and maintaining soil health in yards and gardens
 - Use HMC’s website to develop, collect and distribute information to neighborhood residents about ways to decrease health impacts of environmental contamination

EN4: Energy conservation

- » EN4.1: Energy-efficient buildings
 - Work with City of Saint Paul, [Center for Energy and Environment](#), foundations, building owners and developers to set goals for existing and proposed buildings, and promote and fund energy-efficiency improvements in existing buildings by providing air-sealing, insulation, and other improvements
 - Encourage reduction of business energy use; work with partners to develop funding and incentives for participating businesses
 - Encourage developers to build in adherence to [US Green Building Council LEED standards](#)
- » EN4.2: Startup businesses working on energy conservation innovation
 - Encourage and support development of new neighborhood businesses focused on energy use reduction or alternative energy sources
- » EN4.3: Resources for homeowners
 - Work with City of Saint Paul, [Center for Energy and Environment](#), foundations and other partners to provide resources to homeowners for alternative energy and energy efficiency projects
- » EN4.4: Decrease use of automobiles
 - Use HMC’s website to communicate options and alternatives to automobile use for neighborhood residents and businesses
 - Work with the City and other partners to improve and implement improvements to the neighborhood’s walking, rolling, biking, and transit infrastructure

EN5: Tree canopy

- » EN5.1: Preserve and expand tree canopy
 - Work with the City and other partners to preserve existing trees and tree canopies in public and private spaces, as feasible
 - Work with the City, foundations and other partners to fund and facilitate tree planting in public and private spaces
 - Promote and expand access to HMC's [Free Trees program](#) and seek support and collaboration from other organizations and entities
- » EN5.2: Maintenance of existing trees
 - Work with the City and existing property owners to clarify responsibilities and to support and promote maintenance of trees on both private and public property
 - Use HMC's website to collect and communicate information related to best practices for supporting successful outcomes for City-planted street trees on boulevards adjoining private properties
- » EN5.3: Connectivity and diversity
 - Work with the City of Saint Paul, foundations and other partners to support projects to improve ecosystem connectivity and tree diversity in parks, neighborhood boulevards, and other public and private spaces in the neighborhood
- » EN5.4: Equitable access to tree canopy
 - Work with the City and other partners, and use tools like the [Tree Equity Score](#), to measure and improve equitable access to trees throughout the neighborhood

EN6: Electricity from solar and other energy

- » EN6.1: Resources for solar installation
 - Work with the City and other partners, and use HMC's website, to gather and disseminate funding opportunities, grants and programs to help homeowners and building owners to purchase and install solar energy systems
 - Work with the City and other partners to create [Community Solar Garden](#) opportunities for residents, property owners, and businesses with limited on-site solar resources or who do not own land or buildings
- » EN6.2: Electrification for transportation
 - Support efforts to develop and deploy electric vehicle charging stations for [Evie carshare](#) and for community-owned vehicles throughout the neighborhood
 - Raise community awareness about existing electric vehicle infrastructure in the neighborhood

EN7: Food system

- » EN7.1: Local food production
 - Support the development of a strong local foods systems including food production at community and home gardens, food preservation education, and local markets for locally produced foods
 - Work with the City and existing landowners to increase the number of lots available for local food production

EN8: Climate

- » EN8.1: Neighborhood action plan
 - Review the City of Saint Paul's [Climate Action and Resilience Plan](#) to identify strategic goals for the neighborhood

Implementation

Please see implementation tables developed by Hamline Midway Coalition

HMC 2024 Neighborhood Plan: Implementation Chapter

ENVIRONMENT

Priority	Timeline	Key Entities
#1 Collaborate to support and enhance diverse community voices in park system planning and programming	In the next 2-4 years	HMC Environment Committee, St. Paul Parks and Rec
#2 Emphasize relationship-building and community and resource development to improve the ecosystem, and natural reserves and resources	In the next 2-4 years	HMC Environment Committee, St. Paul Parks and Rec
#3 Emphasize relationship-building and community and resource development to improve energy conservation and innovation	In the next 4-6 years	HMC Environment Committee, St. Paul Chief Resilience Officer
#4 Emphasize relationship-building and community and resource development to improve food systems	In the next 2-4 years	HMC Environment Committee, Midway Project
#5 Emphasize relationship-building and community and resource development to improve climate resiliency and preparedness	In the next 2-4 years	HMC Environment Committee, St. Paul Chief Resilience Officer
#6 Emphasize relationship-building and community and resource development to improve air quality	In the next 2-4 years	HMC Environment Committee, St. Paul Chief Resilience Officer
#7 Emphasize relationship-building and community and resource development to improve water management	In the next 4-6 years	HMC Environment Committee, Capitol Region Watershed District, St. Paul DSI Water Resource Coordinator

ECONOMIC DEVELOPMENT

Priority	Timeline	Key Entities
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#1 Support and enhance strategic, community-centered approaches to economic development.	In the next 2-4 years, ongoing	HMC Development Committee, St. Paul Department of Planning and Economic Development
#2 Support and enhance relationships to retain, diversify, and develop businesses in the Midway.	In the next 2-4 years, ongoing	HMC Development Committee, St. Paul Department of Planning and Economic Development, Midway Chamber of Commerce
#3 Collaborate with business partners to support and enhance their role in placemaking and neighborhood vitality.	In the next 2-4 years, ongoing	HMC Development Committee, St. Paul Department of Planning and Economic Development, Midway Chamber of Commerce

HISTORIC ARTS, PRESERVATION, AND CULTURE

Priority	Timeline	Key Entities
#1 Enhance and support preservation of--and increasing accessibility for--our architectural assets and resources.	In the next 4-6 years	HMC staff, HMC Development Committee
#2 Develop a framework for supporting and sharing artistic resources and artists, performances and projects	In the next 2-4 years	HMC staff, HMC Community Building Committee, HMC Development Committee

TRANSPORTATION

Priority	Timeline	Key Entities
#1 Enhance and advocate for traffic safety.	In the next 2-4 years	HMC Transportation Committee, Joint District Council Transportation Committee
#2 Enhance and advocate for walkability, bikeability, and inclusive accessibility.	In the next 2-4 years	HMC Transportation Committee, Joint District Council Transportation Committee
#3 Support and enhance public transit resources and infrastructure.	In the next 2-4 years	HMC Transportation Committee, Joint District Council Transportation Committee, St. Paul Public Works
#4 Expand and advocate for sustainable innovation to meet mobility and parking needs.	In the next 4-6 years	HMC Transportation Committee, Joint District Council Transportation Committee

#5 Enhance and support sustainable development of transportation resources, while mitigating negative impacts to the neighborhood, along our large commercial corridors (University Avenue and Snelling Avenue), Pierce Butler, and I-94.	In the next 4-6 years	HMC Transportation Committee, Joint District Council Transportation Committee
#6 Support collaborations to improve sustainable freight, commercial, and emergency operations.	In the next 6-10 years	HMC Transportation Committee, Joint District Council Transportation Committee

HOUSING

Priority	Timeline	Key Entities
#1 Expand and diversify housing opportunities.	In the next 2-4 years	HMC Development Committee, HMC Renter Engagement Committee, St. Paul Planning and Economic Development
#2 Strengthen and support collaboration with existing developers and with new agencies for innovative models of community-centered and -owned development.	In the next 4-6 years	HMC Development Committee
#3 Advocate for renters' rights and expanded resources.	In the next 2-4 years	HMC Renter Engagement Committee, Midway Project
#4 Support and advocate for houseless neighbors.	In the next 2-4 years	HMC staff, St. Paul DSI HART

LAND USE

Priority	Timeline	Key Entities
#1 Advocate for and support the ongoing development of the neighborhood's large commercial corridors (University Avenue and Snelling Avenue).	In the next 2-4 years	HMC Development Committee
#2 Intensify and diversify land uses, particularly in under-resourced neighborhood areas.	In the next 4-6 years	HMC Development Committee, St. Paul Planning and Economic Development

#3 Envision and help develop neighborhood-scale and community-centered commercial nodes.	In the next 4-6 years	HMC Development Committee
#4 Support sustainable industrial and commercial development.	In the next 6-10 years	HMC Development Committee
#5 Strengthen and support sustainable building practices.	In the next 4-6 years	HMC Development Committee