



The Macalester-Groveland Community Plan Addendum to the Saint Paul Comprehensive Plan

Recommended by the Saint Paul Planning Commission: May 27, 2016

Adopted by the City Council: August 17, 2016

Contents

Study Area	1
Purpose	2
Community Plan Process	2
Objectives and Strategies:	
Economic and Business Development	4
Housing	7
Land Use	10
Historic Preservation	13
Parks and Recreation	17
Environment and Water Resources	20
Community Building	25
Transportation	29
Appendices:	
A: Zoning	35
B: Land Use.....	37
C: Historic Preservation Resources.....	39
D: Basic Census Information.....	42

Credits

The Macalester-Groveland Community Council plan was developed through a multi-year community process and was approved by the Macalester-Groveland Community Council (MGCC) Board of Directors. Special thanks to the MGCC Long Range Planning, Housing and Land Use, Transportation, and Environment committees.

Many thanks to all who participated in the process.

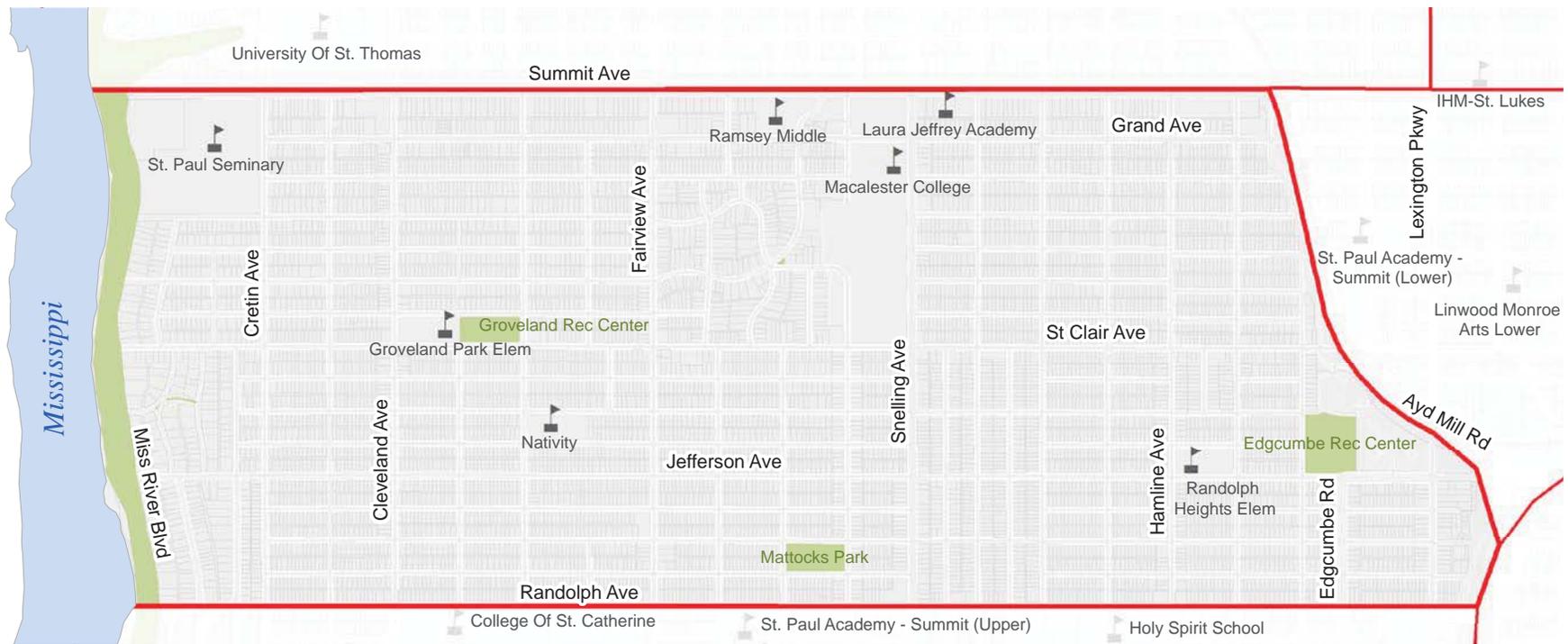
Saint Paul Staff

Mike Richardson, City Planner

Josh Williams, City Planner

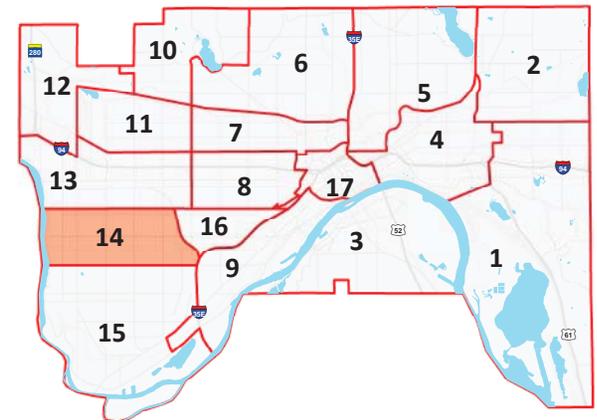
To download a PDF of the final draft of the plan, please visit:
[https://www.stpaul.gov/departments/planning-economic-development/
planning/neighborhood-plans](https://www.stpaul.gov/departments/planning-economic-development/planning/neighborhood-plans)

The Macalester-Groveland Neighborhood



Saint Paul Dept. of Planning and Economic Development

Macalester-Groveland (District 14) is bounded on the north by Summit Avenue, on the east by Ayd Mill Road and Interstate 35, on the south by Randolph Avenue, and on the west by the Mississippi River.



Saint Paul Dept. of Planning and Economic Development

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, MGCC 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.

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. MGCC 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.

The strategies in this plan assume initiation by MGCC, unless stated otherwise. Responsible parties are provided to guide implementation and are not necessarily obligated to take action.



Engagement

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

Other 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.

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



10,453+ Engaged/given the opportunity to engage

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, MNS-BDC, 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.



Economic and Business Development (Continued)

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.

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 Departments of Forestry, Parks and Recreation, and Planning and Economic Development (PED)	1.1 Long term 1.2 Ongoing 1.3 Ongoing 1.4 Long term 1.5 Short term
H2	Preserve Macalester-Groveland’s peaceful community, 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 PED	2.1 Ongoing 2.2 Short term 2.3 Short term 2.4 Short term 2.5 Ongoing 2.6 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 PED, University of St. Thomas, Macalester College	3.1 Short term 3.2 Short term 3.3 Ongoing 3.4 Ongoing

Housing

The collected data indicate that neighborhood stakeholders want to maintain the basic character of Macalester-Groveland with some improvements: 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.

Housing Objectives and Strategies

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 Coordinate with the city to 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.



Allen Zumach

Housing (Continued)

H2. Preserve Macalester-Groveland's peaceful 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 mixed-use corridors; and (2) existing housing stock located outside of mixed-use corridors.
- H2.2 Request that the City 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 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.
- H2.4 Request that the City 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 mixed-use corridors over the expansion of single family rental units in 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 PED, 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 PED	Short term

Land Use

Macalester-Groveland is a rich mix of single-family homes and apartments, corner stores and vibrant 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 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 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 mixed-use corridors and lower-density (shorter) development at mid-block of mixed-use corridors.

LU1.3 Maintain and/or establish zoning that preserves lower-density, single family homes and duplexes outside of 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 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 Support efforts to identify and secure resources necessary for the installation and maintenance of additional planted medians on mixed-use corridors.

LU2.2 Explore the establishment of community gardens at locations throughout the neighborhood.

Land Use (Continued)

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.

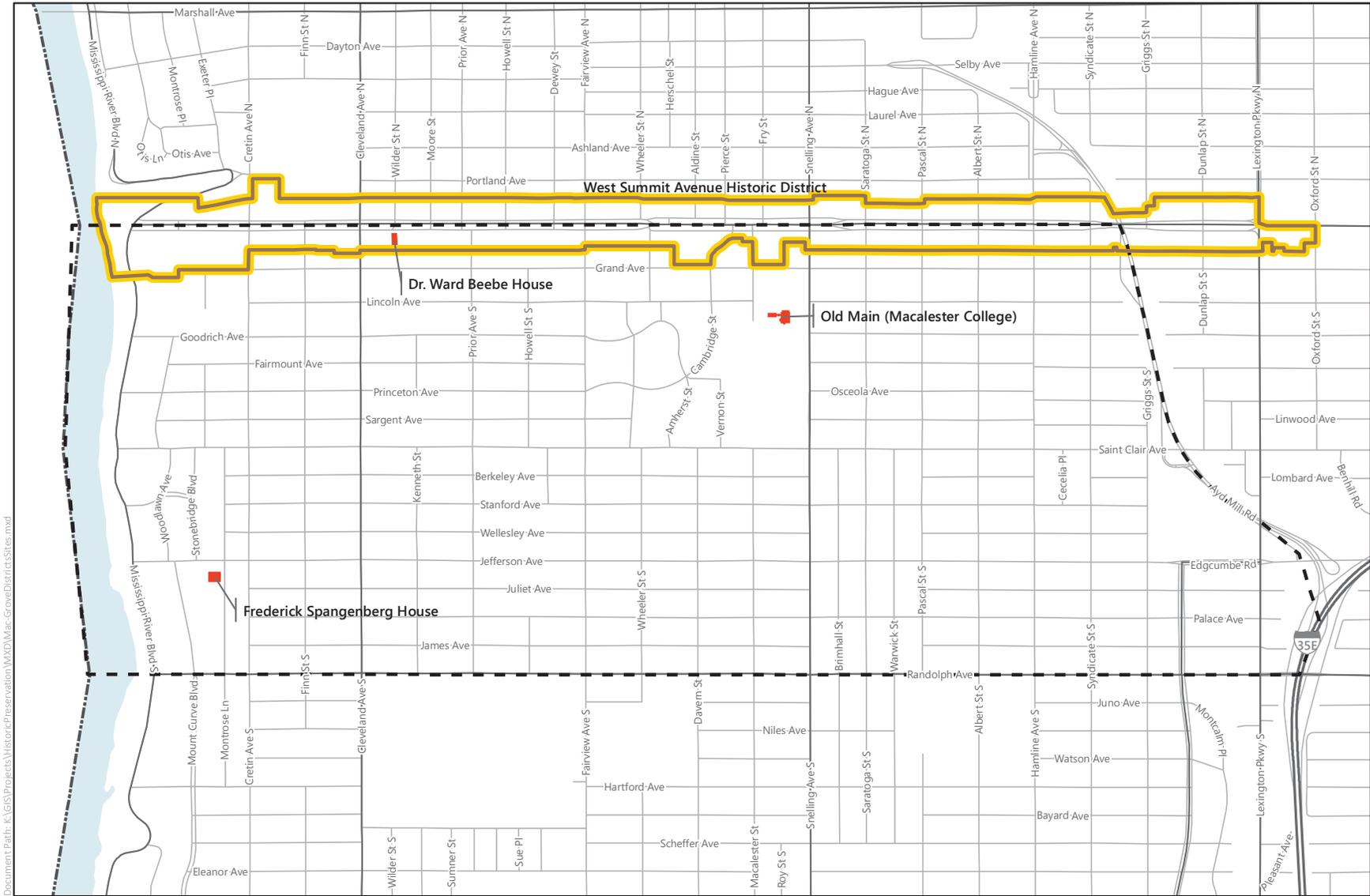
LU3.2 Create and implement a set of design standards that preserves the traditional aesthetic appearance and appeal of the neighborhood with appropriate scale and mass to the surrounding buildings.

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 Preservation 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 PED, Saint Paul Heritage Preservation Commission	Ongoing
HP3	Preserve and protect the neighborhood’s historic resources.	MGCC, City of Saint Paul PED	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	4.1 Short term 4.2 Long term 4.3 Short term
HP5	Research feasibility of neighborhood conservation districts.	MGCC, City of Saint Paul PED	Short term

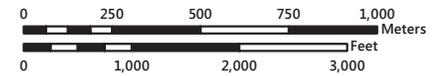


Document Path: K:\GIS\Projects\HistoricPreservation\WXD\Mac-Groveland\DistrictSites.mxd



Historically Designated Districts and Sites in District 14 (Macalester-Groveland)

- | | | |
|----------|----------|----------------------|
| Local | Local | National/Local |
| State | National | National/State |
| National | State | National/State/Local |



Source: City of Saint Paul Planning and Economic Development, Heritage Preservation Commission, Minnesota Statutes Annotated § 138.73, National Parks Service, MnDNR, and Ramsey County



Date: 11/4/2015

Historic Preservation

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.

Housing 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 Heritage Preservation Commission or by the State Historic Preservation Office.

HP1.3 Forward potentially eligible resources to the State Heritage Preservation Office (SHPO) for an official determination of eligibility.

HP1.4 Forward potentially eligible resources to the City 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 Acknowledge that historic preservation may be a broader inquiry than simply assessing single buildings. Collections of seemingly ordinary buildings could have collective cultural value.

Historic Preservation (Continued)

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 Heritage Preservation Commission and other organizations 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 conservation districts and to recommend appropriate action with the city or state.

See Appendix C for additional information regarding historic resources

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
PR5	Coordinate with the City to explore the possibility of creating additional parks.	MGCC, City of Saint Paul Parks and Recreation	5.1 Long term

Parks and Recreation

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.
- PR1.4 Coordinate with the City to identify and pursue resources for upgrading and maintaining existing city parks in the neighborhood, e.g., Mattocks, Groveland and Edgumbe.
- PR1.5 Coordinate with the City to accelerate the removal and/or replacement of dead or diseased trees on streets and boulevards, and in parks.

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

Parks and Recreation (Continued)

modernization of Edgumbe Recreation Center to meet expanding community needs.

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

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

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



PR4. Support diverse community programming (Recreation and Education)

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

PR5. Coordinate with the City to explore the possibility of creating additional parks.

PR5.1 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.



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.	MGCC, 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.	MCGG and City of Saint Paul Water Services	9.1 Ongoing 9.2 Long term

Environment and Water Resources

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.

Environment and Water Resources (Continued)

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.

Environment and Water Resources (Continued)

- 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 bicyclists.
- 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 Provide education on the rules of the road for all users including bicyclists, pedestrians, and motorists to ensure each party understands their responsibilities.
- 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.



Environment and Water Resources (Continued)

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 such as 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 event, activities, community involvement and community use of space.	MGCC and committees, City of Saint Paul, stakeholders	Short term / Ongoing
C1	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

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, and art crawls.

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 (Edgumbe 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,

Community Building (Continued)

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.

Community Building (Continued)

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

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,

Transportation (Continued)

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.



Transportation (Continued)

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.

T2.1c 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.



Transportation (Continued)

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 (SPSVP), 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 implementation of comprehensive citywide bicycle policies that are 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.

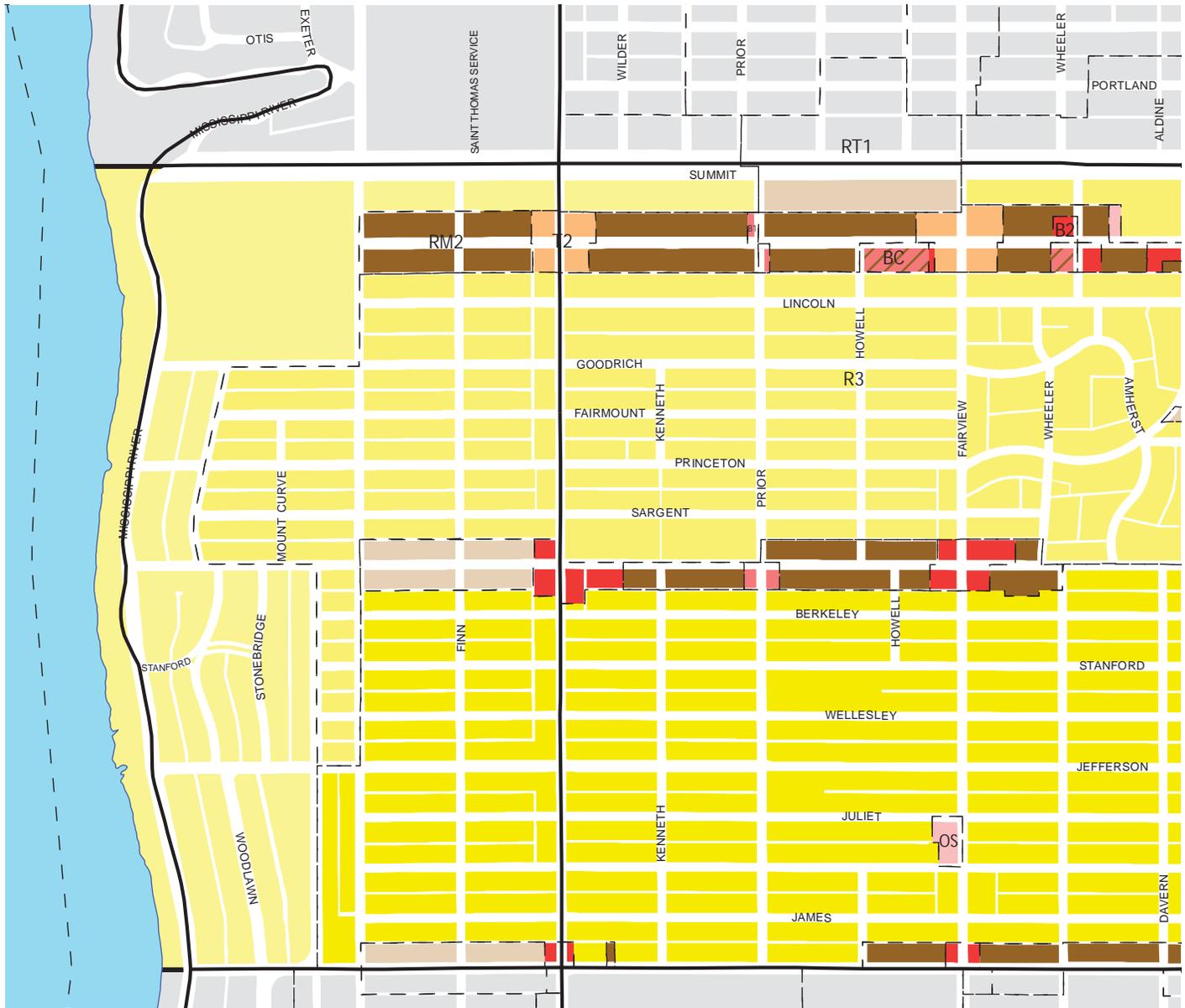
Transportation (Continued)

- 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.



Appendix A: Current Zoning (West)

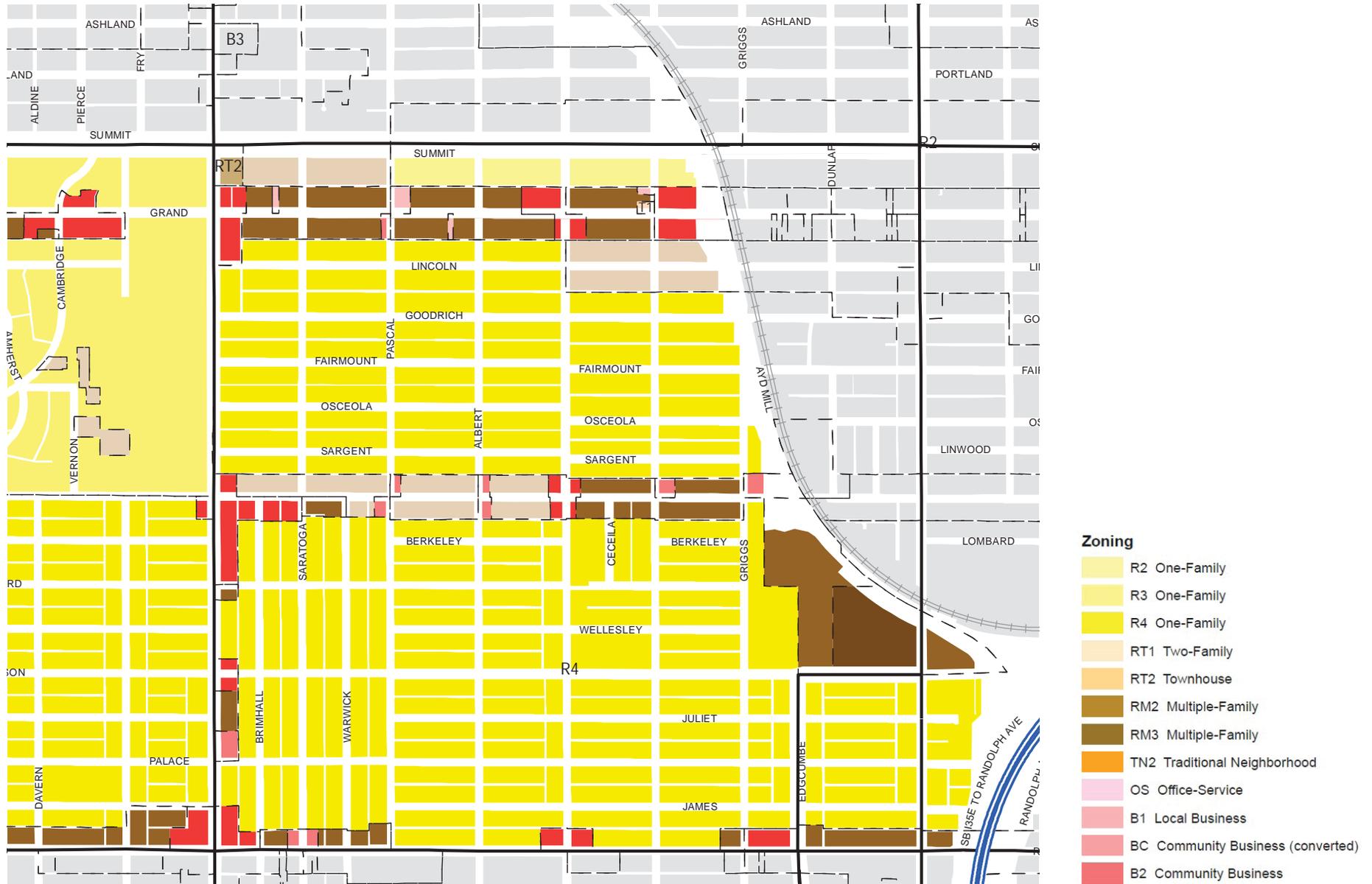


Zoning

	R2 One-Family
	R3 One-Family
	R4 One-Family
	RT1 Two-Family
	RT2 Townhouse
	RM2 Multiple-Family
	RM3 Multiple-Family
	TN2 Traditional Neighborhood
	OS Office-Service
	B1 Local Business
	BC Community Business (converted)
	B2 Community Business

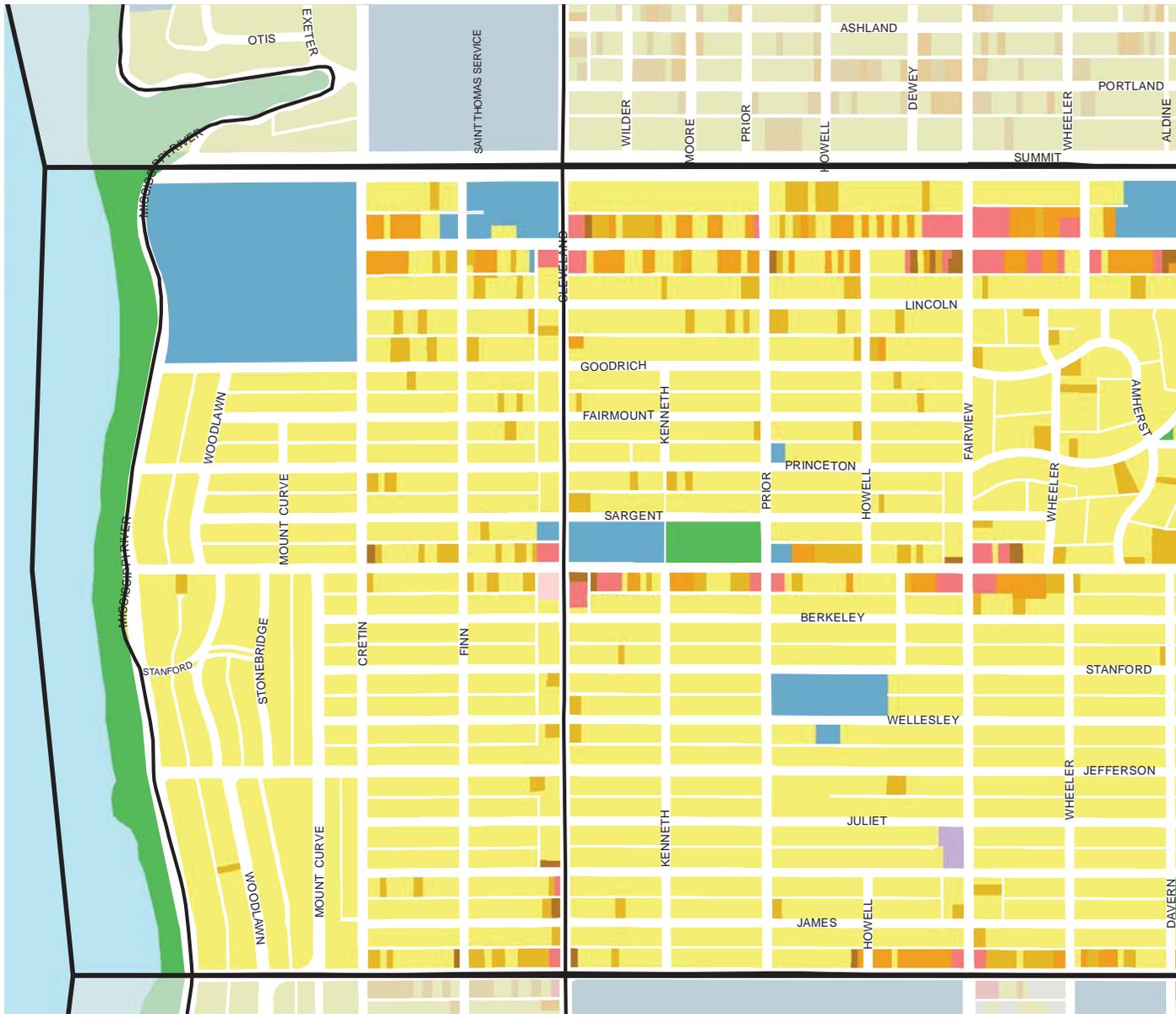
Saint Paul Planning and Economic Development

Appendix A: Current Zoning (East)



Saint Paul Planning and Economic Development

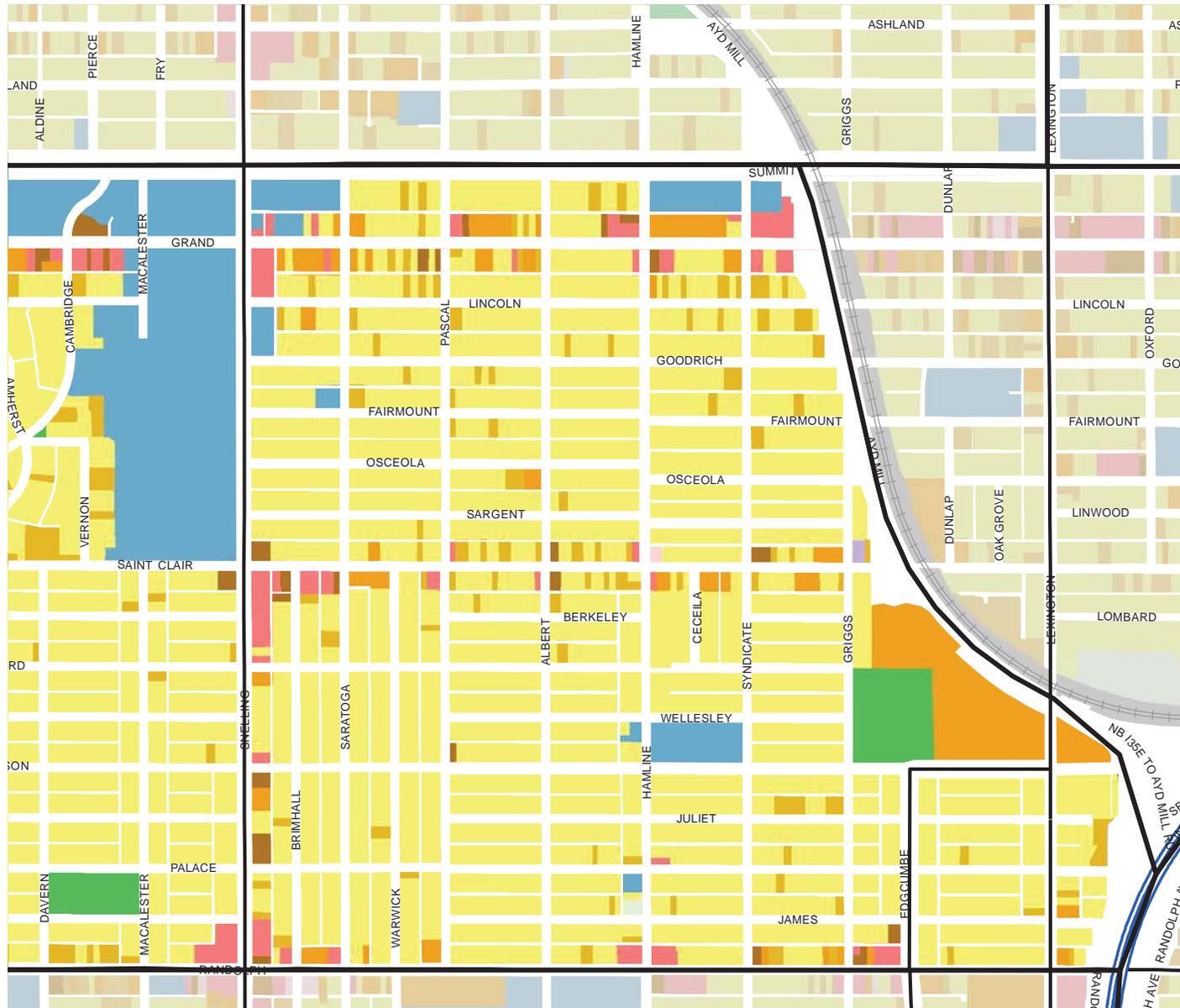
Appendix C: 2010 Land Use (West)



- Industrial and Utility
- Institutional
- Major Highway
- Mixed Use Commercial
- Mixed Use Industrial
- Mixed Use Residential
- Multifamily
- Office
- Park, Recreational, or Preserve
- Railway
- Retail and Other Commercial
- Single Family Attached
- Single Family Detached
- Undeveloped

Saint Paul Planning and Economic Development

Appendix C: 2010 Land Use (East)



- Industrial and Utility
- Institutional
- Major Highway
- Mixed Use Commercial
- Mixed Use Industrial
- Mixed Use Residential
- Multifamily
- Office
- Park, Recreational, or Preserve
- Railway
- Retail and Other Commercial
- Single Family Attached
- Single Family Detached
- Undeveloped

Saint Paul Planning and Economic Development

Appendix C: Historic Preservation Resources within the Macalester-Groveland Community Plan Area

Applicable Saint Paul Context Studies:

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

Neighborhood Commercial Centers: 1874-1960 (2001)

Pioneer Houses: 1854-1880 (2001)

Residential Real Estate Development: 1880-1950 (2001)

Transportation Corridors: 1857-1950 (2001)

1983 Historic Resources Survey

Designated Sites (1983)

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

Designated Sites (1995)

- Summit Avenue West Historic District (NRHP)

Sites Eligible for Designation (1983)

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

Sites of Major Significance (1983)

- 93-97 S. Cleveland Avenue, Bungalow Court
- 202 S. Cleveland Avenue, David Edwards House
- 336-338 S. Cleveland Avenue, Bungalow Court
- 1523 W. Fairmount Avenue, Fairmount Avenue United Methodist Church
- 1577 W. Fairmount Avenue, House
- 397 s. Fairview Avenue, Tri-State Telephone Exchange
- 1240 W. Goodrich Avenue, Shadycrest
- 1262 W. Grand Avenue, House
- 1406 W. Grand Avenue, Bungalow Court
- 1600 W. Grand Avenue, Macalester College Gymnasium (razed?) and Wallace Hall
- 348 S. Hamline Avenue, Randolph Heights School
- 2074 W. Jefferson Avenue, House
- 1737 W. Lincoln Avenue, House
- 2116 W. Lincoln Avenue, House
- 1227 W. Randolph Avenue, Charles Petzold House
- 2092 W. Sargent Avenue, William T. Francis House
- 196 S. Vernon Street, Goewey House
- 265 S. Woodlawn Avenue, Metal Experimental House
- Potential Historic District, 2260 W. Summit Avenue St. Paul Seminary Buildings and Chapel (extends south of Summit Historic District)

Appendix C: Historic Preservation Resources within the Macalester-Groveland Community Plan Area (Continued)

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

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

2001 Saint Paul Historic Context Study: Neighborhood Commercial Centers

2001 Residential Real Estate Development

- Including study of Macalester Park as a potential historic district

2001 Transportation Corridors

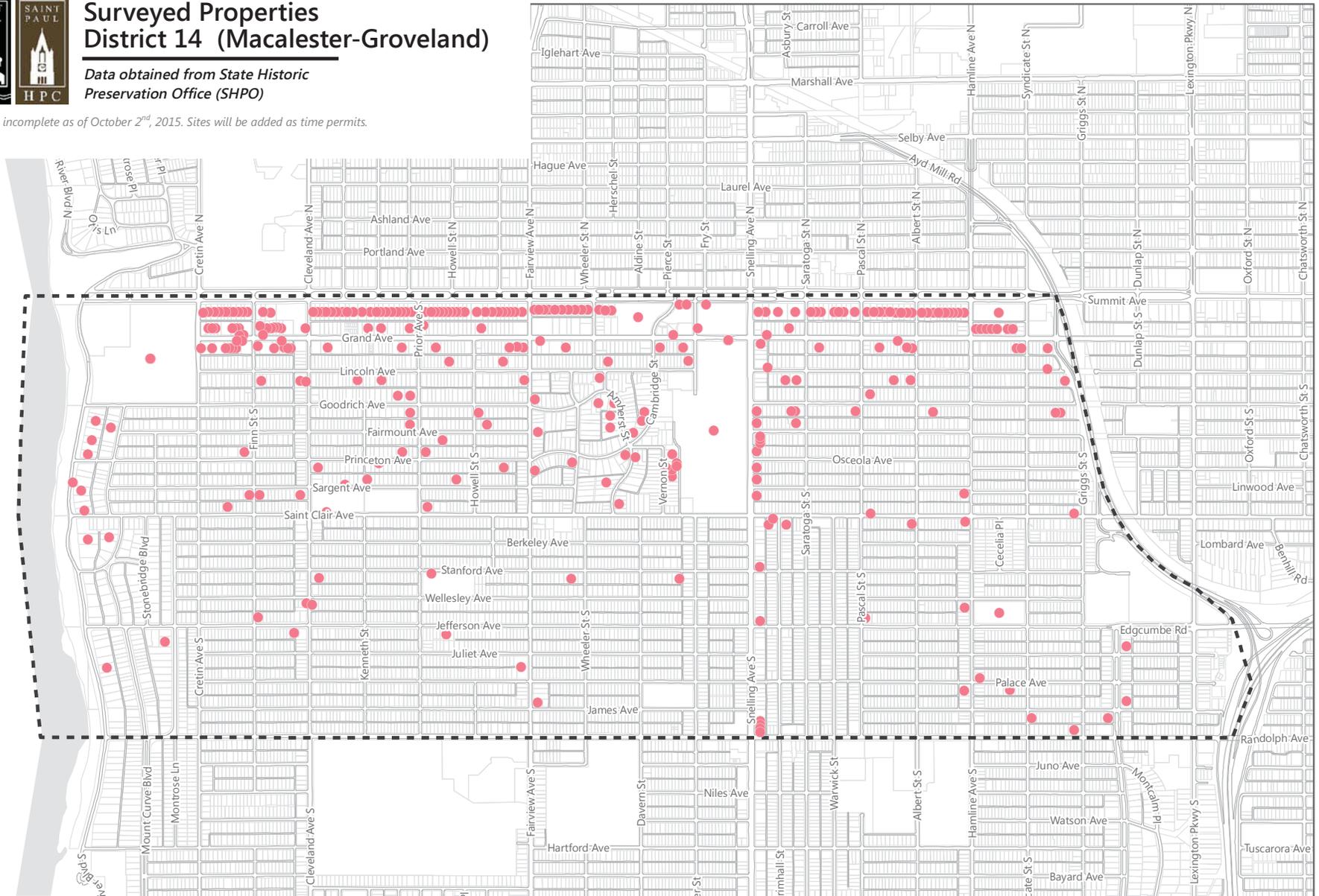
Appendix C: Historic Preservation Resources - Surveyed Properties



Surveyed Properties District 14 (Macalester-Groveland)

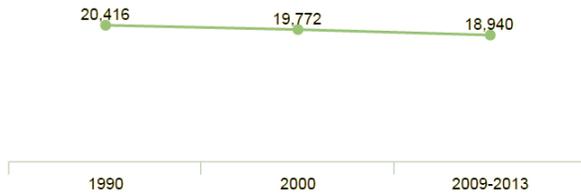
Data obtained from State Historic
Preservation Office (SHPO)

*Map is incomplete as of October 2nd, 2015. Sites will be added as time permits.

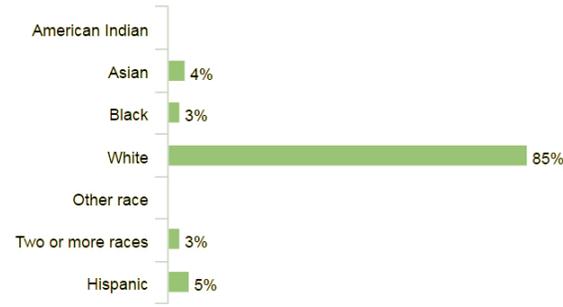


Appendix C: Basic Census Information

Total population



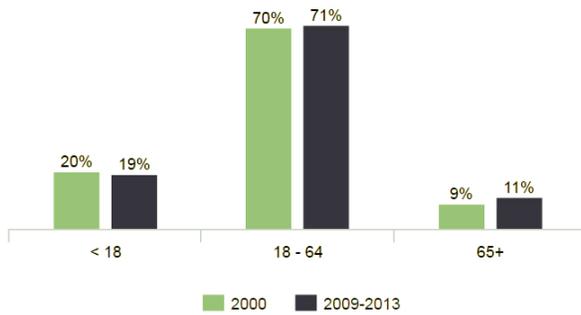
Population by race/ethnicity, 2009-2013



Median household income (2013 dollars)



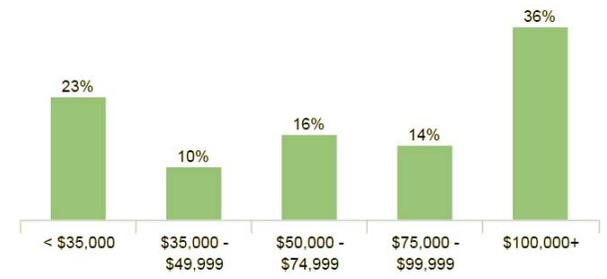
Population by age group



Households by tenure



Households by income, 2009-2013 (2013 dollars)



Median household income (2013 dollars)

Households by income, 2009-2013 (2013 dollars)

Source: Minnesota Compass, U.S. Census