

Area Plan Summary
Macalester-Groveland Community Plan

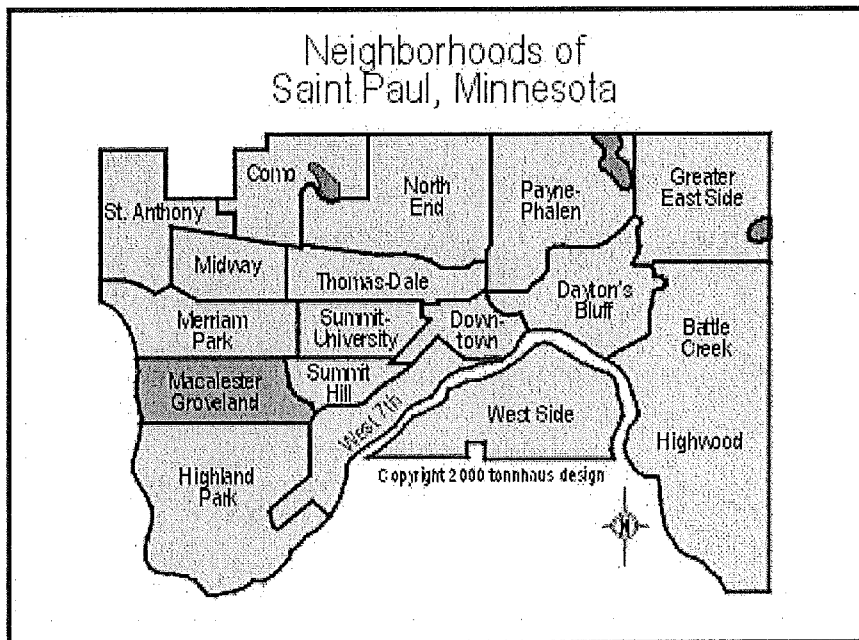
Addendum to the Comprehensive Plan for Saint Paul

Recommended by the Planning Commission (August 24, 2001)

Adopted by the City Council (October 3, 2001)

This summary appends to the Comprehensive Plan the vision and strategies of the Macalester-Groveland Community Plan and replaces the District 14 Plan, adopted in 1979. The plan consists of nine major areas of focus, including land use, housing, transportation, public utilities, urban design, social and recreational amenities, public safety, environment, and economic development.

Copies of the full-length plans are available for review at the Saint Paul Department of Planning and Economic Development and the office of the Macalester-Groveland Community Council.



Location and Current Land Use

The Macalester-Groveland community is located on the western edge of St. Paul, bounded by Summit Avenue on the north, Randolph Avenue on the south, the Mississippi River on the west, and Ayd Mill Road on the east. The community is a primarily single-family, densely populated residential area with older homes, several colleges, and thriving commercial clusters.

Vision

The Macalester-Groveland Community Council envisions its area to be a primarily single-family community with higher density vertical mixed use development in selected existing commercial clusters. The community will be pedestrian friendly, with efficient transit services and pleasant streetscapes. It will be a safe and caring community where people can live, work and recreate together. The community will enjoy a clean, quiet and pollution-free environment. Public utilities will be state of the art and preserve the existing character and quality of the neighborhood. The community recognizes the interdependence of successful businesses and healthy neighborhoods.

Recommendations

Land Use

1. Retain and improve upon the residential quality of the community.
2. Encourage mixed use housing development with commercial uses on the first floor and residential uses upstairs in selected commercial clusters.
3. Limit commercial expansion to existing commercial clusters.
4. Protect residential alleys from abutting commercial uses by limiting access to residential alleys and through screening of parking lots.
5. Work to resolve parking problems in order to lessen tension caused by conflict between residential, institutional and commercial uses.
6. The community believes that surface parking lots are unattractive but that parking requirements should not be relaxed until viable transit alternatives are in place.

Housing

7. Maintain and preserve the district's current housing stock.
8. Maintain the single family character of the district.
9. Diversify housing to meet the needs of all income levels and lifestyles, such as empty nesters.
10. Provide housing opportunities for the elderly and handicapped, and provide chore services which will enable elderly and handicapped individuals to remain in their homes.
11. Monitor housing conditions and address deferred maintenance of the district's aging housing stock through providing incentives for home improvement activities.
12. Provide information to district residents on home rehabilitation opportunities, financing, existing building codes, zoning ordinances, and assessment policies.
13. Promote and encourage energy conservation in housing and encourage remodelers to recycle/re-use building materials.

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Transportation

14. Promote a pedestrian-friendly environment.
15. Slow vehicular traffic through implementation of traffic calming techniques.
16. Incorporate traffic calming techniques into street paving projects.
17. Support enforcement and education of speed laws, traffic laws, bicycle laws and pedestrian right-of-ways.
18. Encourage bicycle commuting.

19. Encourage increased ridership on public transit.
20. Support improved bus service on north/south streets.
21. Explore the feasibility of a trolley service on Grand Avenue.
22. Improve city maintenance of alley road beds.
23. Reduce the number of garbage trucks in alleys.
24. Encourage city enforcement of alley right of way restrictions related to parked vehicles.
25. Support reduced speed around schools and playgrounds.
26. Limit right turns on red at intersections near elementary schools when school patrol is present.
27. Support a well maintained transportation infrastructure.

Public Utilities

28. Use the Residential Street Vitality Program to encourage investment in private properties and to encourage replacement of lead water services.
29. Maintain and enhance alleys, streets, sidewalks, curbs, gutters and lighting at acceptable standards to ensure safe and effective public usage.
30. In order to enhance the residential character of the community, ornamental street lighting should be preserved and/or installed.
31. Encourage the burial of above ground and aerial utilities.
32. Improve safety in alleys by encouraging residents to install alley lighting.
33. Encourage coordination of private and public utility work cycles to minimize neighborhood disruptions.

Urban Design

34. Develop design guidelines for residential and commercial development.
35. Encourage preservation and restoration of housing stock and commercial properties that are compatible with the character of the neighborhood.
36. Encourage billboard and sign policies that are consistent with the predominantly residential character of the district.
37. Move toward replacing commercial bus shelters and benches with non-advertising fixtures.
38. Encourage gardening projects in alleys and on city boulevards.
39. Encourage landscaping of corner properties to ensure pedestrian and vehicular safety.
40. Encourage reward replacement construction which would be compatible with neighborhood structures and setbacks.
41. Buffer housing from traffic and commercial parking.
42. Encourage mixed use development with parking in the rear or underground with limited access from the street.
43. Develop landscape and beautification programs for high traffic areas.
44. Enhance and beautify neighborhood shopping clusters.
45. Encourage mixed use development of two to three stories.
46. Preserve the feeling of open space along the Mississippi River.
47. Promote design standards for business identification signs throughout District 14, in order to increase their legibility and impact.

Social / Recreational

48. Conduct periodic assessment of human needs.
49. Provide information and referral services to area residents.
50. Encourage communication between residents and the community council.
51. Continue to operate KidsPark, the community council's drop-in child care center for pre-schoolers.
52. Collaborate with Division of Parks, Community Education and area colleges and universities to provide recreation opportunities for area residents and families.
53. Expand recreational facilities through effective joint use agreements with the city and institutions of higher education.
54. Search for alternative approaches to meet our lack of adequate park land and playground space.
55. Work to ensure that the equipment in district parks and play areas is not obsolete and meets current safety standards.
56. Preserve the Mississippi River blufftop and Summit Avenue center islands as park land.
57. Support the development of additional bicycle paths.

Public Safety

58. Help residents organize around issues of concern and to support each other.
59. Support BLOCC (Block Leaders Organizing for Community Concerns) crime prevention activities.
60. Develop and distribute crime prevention materials.
61. Maintain regular contact with the Police Department.
62. Support city-wide crime prevention activities.
63. Support enforcement of traffic speed laws.
64. Support enforcement of laws prohibiting parking within thirty (30) feet of an intersection.
65. Work to extend pedestrian crossing times at traffic signals.
66. Support programs that promote pedestrian safety.
67. Support programs that promote bicycle safety.
68. Promote alley lighting as a crime deterrent.

Environment

69. Promote waste reduction, re-use and recycling.
70. Promote efforts to abate noise and air pollution associated with the Minneapolis Saint Paul International Airport.
71. Support noise abatement associated with businesses, institutions and service providers that travel the area. Work to reduce traffic noise.
72. Develop and promote programs to remove lead from water pipes and address other water quality issues.
73. Work with the Grand Avenue Business Association and other commercial organizations to reduce litter by providing trash and recycling containers in neighborhood commercial clusters.
74. Reduce contaminants in rain water run-off to street stormsewers.
75. Promote responsible low input lawn and garden care on residential, commercial, institutional and public property.
76. Promote tree planting and stump removal on public and private property.
77. Support Parks Department and Mississippi River clean-up efforts.
78. Work to eradicate buckthorn and non-native invasive plants.
79. Work to reduce the use of products containing hazardous waste and promote their safe disposal.
80. Encourage the reduction of air toxins.

81. Work to reduce the unsafe use or unsafe levels of toxic chemicals.

Economic Development

82. Explore options to resolve parking problems in order to lessen tension caused by conflict between residential, commercial and institutional uses.
83. Support attractive and effective parking programs such as the Grand Shelling Business Association municipal parking lot on Grand Avenue, just east of Shelling Avenue.
84. Support and work with area businesses on local events such as Grand Old Day.
85. Encourage shopkeepers and business owners to keep their buildings attractive and their property landscaped.
86. Explore opportunities for commercial fix-up programs.
87. Expand and diversify commercial uses in selected commercial clusters.
88. Help youth learn employment skills through participation in the Job Connection.
89. Encourage Saint Paul communication and technology upgrades and availability in order to further develop the local economic base, while preserving the existing character and quality of the neighborhood.

Actions Requiring City Leadership

Public Works

1. Slow vehicular traffic through implementation of traffic calming techniques
2. Incorporate traffic calming techniques into street paving projects
3. Improve city maintenance of alley road beds
4. Limit right turns on red at intersections near elementary schools when school patrol is present
5. Maintain and enhance alleys, streets, sidewalks, curbs, gutters and lighting at acceptable standards to ensure safe and effective public usage
6. Extend pedestrian crossing times at signals if warranted
7. Coordinate private and public utility work cycles to minimize community disruptions (Public Works, District Council)
8. Coordinate the upgrade and relocation of current utilities below ground
9. Encourage city enforcement of alley right-of-way restrictions related to parked vehicles (Public Works, Police)

Planning and Economic Development

10. Develop design guidelines for residential and commercial development (District Council, PED, Design Center)
11. Buffer housing from traffic and commercial parking (PED, LIEP, District Council)
12. Explore the feasibility of a trolley service on Grand Avenue (PED, District Council)
13. Explore options to resolve parking problems in order to lessen tensions between residential, commercial and institutional uses (PED, District Council)
14. Protect residential alleys from abutting commercial uses by limiting their access to residential alleys and through screening of parking lots to the extent possible (LIEP, PED)
15. Encourage billboard and sign policies that are consonant with the predominantly residential character of the district (PED, District Council)

Parks and Recreation

16. Preserve the Mississippi River Boulevard bluff top and Summit Avenue center islands as park land
17. Expand recreational facilities through effective joint use agreements with the city and institutions of higher education (Parks and Recreation, District Council)

Police Department

18. Develop and distribute crime prevention materials (Police, District Council)
19. Strengthen the enforcement of traffic speed laws

Actions Requiring Leadership by Community Groups

20. Encourage residents to install alley lighting as a crime deterrent (District Council)
21. Reduce the number of garbage trucks in alleys—form associations to reduce the number of waste disposal companies (District Council)
22. Replace commercial bus shelters and benches with non-advertising fixtures
23. Conduct periodic assessment of human needs (District Council)
24. Provide information and referral services to area residents (District Council)
25. Improve communication between residents and the community council (District Council)
26. Continue to operate KidsPark, the community council's drop-in child care center for pre-schoolers (District Council)
27. Work with the Grand Avenue Business Association and other commercial organizations to reduce litter by providing trash and recycling containers in community commercial clusters (District Council)
28. Support and work with area businesses on local events such as Grand Old Day (District Council)
29. Help youth learn employment skills through participation in the Job Connection program (District Council)
30. Support Parks and Recreation Department and Mississippi River clean-up efforts
31. Promote tree planting and stump removal on public and private properties
32. Promote responsible low-input lawn and garden care on residential, commercial, institutional and public properties
33. Explore opportunities for commercial fix-up programs (District Council)

Planning Commission Findings

The Planning Commission finds that *The Macalester-Groveland Community Plan* is consistent with the *Saint Paul Comprehensive Plan* and other adopted City Policies.

Planning Process

The Macalester-Groveland Community Council began the process of evaluating and modifying its Long Range Plan in June, 1998. Over the next 22 months, members of the Long Range Planning committee worked with area residents, business leaders, a developer, and other community council committees to develop a draft revised plan. The draft plan was adopted in March, 2000 pending community comments and review by city staff. The draft plan was introduced to the community at the MGCC 2000 Annual Meeting. The new plan was included on MGCC's website (www.macgrove.org) and dozens of comments were received.

In January and February of 2001, the Long Range Planning Committee worked with PED staff to further review the draft plan. The revised draft plan was brought back to the Community Council's Board of Directors which unanimously approved it on March 8, 2001.