



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

To: Planning Commission

From: Neighborhood Planning Committee

Date: May 19, 2016

Re: District 14 Macalester-Groveland Community Plan

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

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

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

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

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

The Neighborhood Planning Committee reviewed the draft including these modifications at their August 12, 2015 meeting and recommended that the Planning Commission release the plan for public review and hold a public hearing.

Public Testimony

A public hearing was held on October 2, 2015 to hear comments regarding a draft of the District 14 Macalester-Groveland Community Plan Update. The following is a summary of testimony and comments received.

Community Council

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

Staff received one letter in support of the Plan (Attachment 5), particularly the housing chapter, which includes language to initiate a study looking at the preservation of existing single family homes over tearing down and rebuilding on a site (H2.3). The concern from the resident is that the neighborhood is losing small, reasonably priced housing stock that will be vital to an increasingly large older population. The resident cites and includes a letter to the Metropolitan Council regarding this issue.

Committee/Commission Input

Heritage Preservation Commission (HPC)

The HPC reviewed the plan during their September 10, 2015 meeting and adopted Resolution 15-MACGROV in response (Attachment 4). In general, The HPC stated that the plan “address[es] historic preservation in a consistent manner that supports the general strategies and objectives within the Comprehensive Plan.” HPC acknowledged the historic context studies that included District 14, as well as specified designated Saint Paul Heritage Preservation Sites and properties listed on the National Register of Historic Places. The HPC suggested a number of minor changes and/or additions to the plan, including the addition of a map and list of designated and surveyed properties, a list of context studies, and two modifications to language.

Transportation Committee

The Transportation Committee reviewed the plan for their April 18, 2016 meeting and recommended a change to item T3.2b relating to a citywide bicycle plan. They felt that the language should reflect the adoption of a citywide bicycle plan by changing the emphasis from development of a plan to implementation. The language was modified in consultation with District 14 staff.

The Neighborhood Planning Committee reviewed the Plan again on November 4, 2015, considering public and HPC comment, gave comments to staff, and requested to see the plan prior to returning it to the full Planning Commission. The Neighborhood Planning Committee concurred with both the HPC's recommendations, with the exception of HPC recommended modification to LU3.3 and adding a strategy regarding the order of strategy implementation. They felt that the intent of both the MGCC and the HPC were met with the existing language. To address the order of implementation, they modified the Historic Preservation timeframe column.

Since the November 4 meeting, recommended edits were made and District 14 staff assisted in modifying the Plan to use the template the Planning Commission has recommended for district plans. These edits to the Plan are summarized in Attachment 2. The majority of the changes are in the form of context maps, photographs, and appendices that do not change the intent of the Plan. The Neighborhood Planning Committee reviewed the final draft, including recommendations from the Transportation Committee at their May 18, 2016 meeting.

Committee Recommendation

The Neighborhood Planning Committee recommends that the Planning Commission approve the draft resolution recommending approval of the District 14 Macalester-Groveland Community Plan, as amended, and forward it to the Mayor and City Council for their consideration.

Attachments:

1. Macalester-Groveland Community Plan
2. Changes to Plan since November 2015 NPC Meeting
3. Transportation Committee Staff Report & Vote
4. HPC Resolution and Staff Report
5. Public Hearing Testimony