

Macalester-Groveland Neighborhood

City of Saint Paul, MN District 14



Revised Comprehensive (Community) Plan
July 2001



Macalester-Groveland Community Council

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.

What is a Comprehensive Plan?

The Comprehensive Plan of the Macalester-Groveland neighborhood is meant to serve as a blueprint to guide future development and/or community improvements in our area.

Groups which actively use the Macalester-Groveland Comprehensive Plan include:

- Macalester-Groveland Community Council
- Saint Paul Planning Commission
- Saint Paul City Council
- Area residents
- Business owners
- Institutions
- Potential developers

History of the Comprehensive Plan

The most current copy of a Comprehensive Plan for the Macalester-Groveland area that is part of the official records of neighborhood and city organizations was completed in May of 1979. The document has stood virtually unchanged for the past twenty-one years.

In May of 1998, it was recommended that the Macalester-Groveland Community Council board of directors work to update this document, taking into account several changes that have occurred in our neighborhood (and our city) over the past several years. This recommendation came after the board learned that the Metropolitan Council and the City of Saint Paul were both working to establish long-range comprehensive plans through the year 2020.

The task of creating a revised copy of the Comprehensive Plan ultimately became the responsibility of the Long Range Planning Committee, and this group has met every month for the past two years to prepare this document for public review.

Components of the Comprehensive Plan

The proposed update to the Comprehensive Plan for the Macalester-Groveland neighborhood of Saint Paul consists of nine (9) major areas of focus. Each area includes a vision statement, as well as a summary of the major recommendations being made on behalf of area residents, business owners, institutions and the Macalester-Groveland Community Council.

The nine major areas of focus are as follows:

- Land Use
- Public Utilities
- Public Safety
- Housing
- Urban Design
- Environment
- Transportation
- Social / Recreational
- Economic Development



Macalester-Groveland
Community Council

Recommendations

Land Use

Recommendations

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

Recommendations

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, while maintaining the single family character of the district.
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.



Transportation

Recommendations

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

Recommendations

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

Recommendations

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 new and 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

Recommendations

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 equipment in district parks and play areas is not obsolete and meets current safety standards.
56. Preserve the Mississippi River and Summit Avenue center islands as park land.
57. Support the development of additional bicycle paths.



Public Safety

Recommendations

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

Recommendations

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 storm sewers.
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

Recommendations

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 Snelling Business Association municipal parking lot on Grand Avenue, just east of Snelling 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.

