

Shepard Davern Area Plan Update

Planning Commission Public Hearing Presentation

October 17, 2014

Shepard Davern Area



Initiation and process

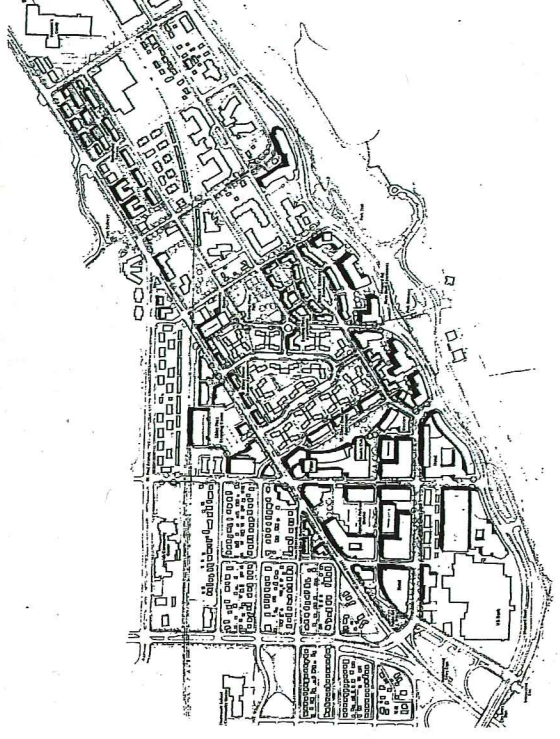
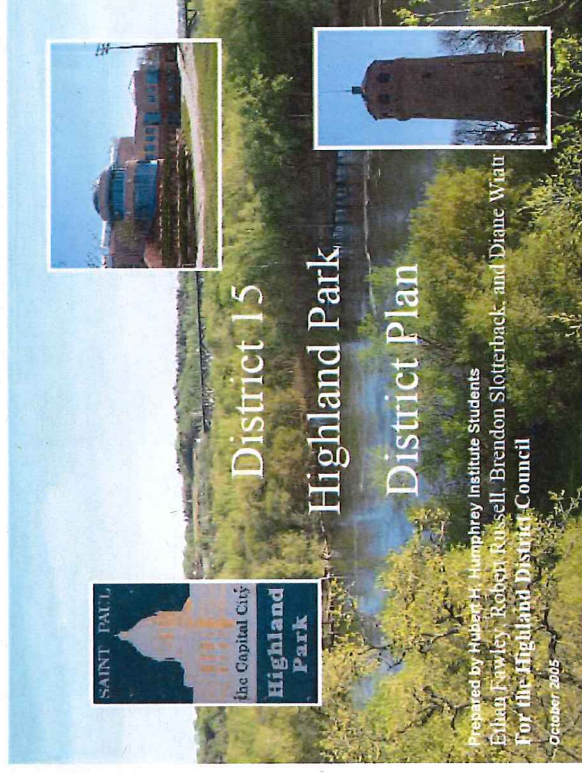
- Fall 2012: Request from Highland District Council
- Winter 2012/13: Community Task Force formed
- Spring 2013 – Summer 2014: Task Force meets
- Summer - Fall 2014: Zoning study and community meetings
- Fall 2014: Presentations to Neighborhood Planning Committee, Highland District Council and HDC Community Development Committee

Task Force Process

- 12 meetings, plus one specifically on zoning
- Topics included:
 - Land Use and Commercial Development
 - Transportation and Streetscapes
 - Housing
 - Parks and Recreation
- Starting point: SWOT analysis and policies from existing plans
- Developed strategies and identified high, medium and low priorities within each area

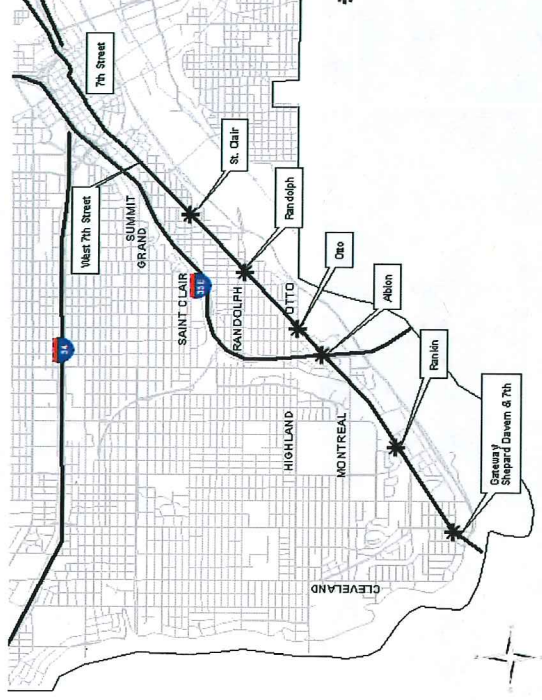
Existing Plans

- Highland Park District Plan, 2007
 - West 7th Commercial
- Shepard Davern Gateway Small Area Plan, 1999
 - Shepard Davern Commercial and Residential Overlay districts



Other relevant plans

- Fort Road Development Plan
 - Emerged from Riverview Corridor Study
- Great River Passage Plan
 - Parks system plan



SWOT

Strengths

- Public transit and regional access
- Multi-family and mixed tenure housing
- Diversity of community
- Neighborhood identity
- Parks, trails, and river

Weaknesses

- Speeds and volumes of traffic on West 7th
- Poor sidewalks and streetscapes
- Difficulty getting to Crosby Park and trails
- Aging buildings
- Vacant commercial spaces
- Crime

Opportunities

- Development and redevelopment potential
- Need for neighborhood-serving businesses
- Improving sidewalks, slowing traffic, and increasing access to parks
- Create a neighborhood-serving park in close proximity to the multi-family housing in the area

Threats

- Lack of support for the plan and no implementation
- Crime in the neighborhood
- Both West 7th and Shepard Road are neighborhood barriers

Plan Update: High Priorities

Land Use

- Attract neighborhood-serving businesses
- Address property crime issues and other safety concerns



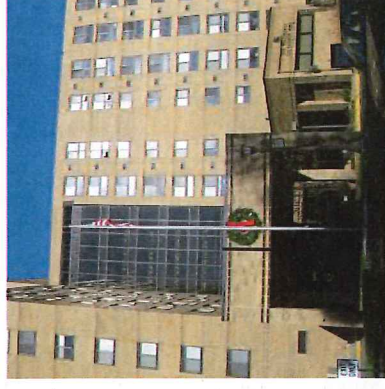
Parks and Recreation

- Build a new neighborhood park between West 7th and Shepard Road, near Sibley Manor
- Improve the accessibility of bike trails and Crosby Farm Park south of Shepard Road
- Improve the appearance of the parkland along West 7th and Saint Paul Avenue

Plan Update: High Priorities

Housing

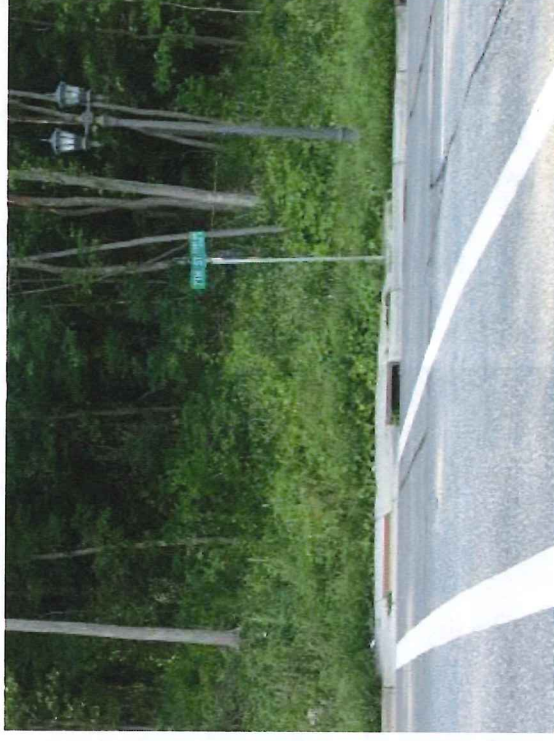
- Support a better balance of housing types
- Retain contiguous areas of existing single family housing
- Create new block clubs
- Raise the awareness of social services and other resources available for housing rehabilitation
- Identify problem properties and work with landlords for improvements



Plan Update: High Priorities

Transportation

- Improve alternative transportation options, particularly walkability
- Slow the traffic coming off the Hwy 5 bridge onto West 7th
- Improve the bus stops along West 7th
- Actively engage neighbors in a study of trail potential for the Canadian-Pacific rail spur



Two documents

Shepard Davern Area

Plan: a chapter of the Highland District plan

- Proposed as an amendment to the Saint Paul Comprehensive Plan
- Allows decertification of the Shepard Davern Plan (1999)
- Replaces "West 7th Commercial District" chapter in the Highland District Plan

Highland District Plan Summary Update

- An amendment to the Saint Paul Comprehensive Plan
- Proposed update reflects shifts in neighborhood priorities and changes to the area since the original summary was adopted

Public Hearing on the S-D Plan

Comments being accepted by email, mail and Open Saint Paul until October 20, 2014.

Received to date: 4 emails; 1 letter and 1 resolution from the HDC; 0 Open Saint Paul Comments

Michelle Beaulieu, City Planner
25 West 4th Street, Ste 1300
Saint Paul, MN 55102
651-266-6620

Michelle.Beaulieu@ci.stpaul.mn.us