

# NEIGHBORHOOD RETAIL IN SAINT PAUL

An Introduction to  
Understanding the  
Ground Rules

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**BEFORE WE GO ANY FURTHER**



**MY DISCLAIMER...**

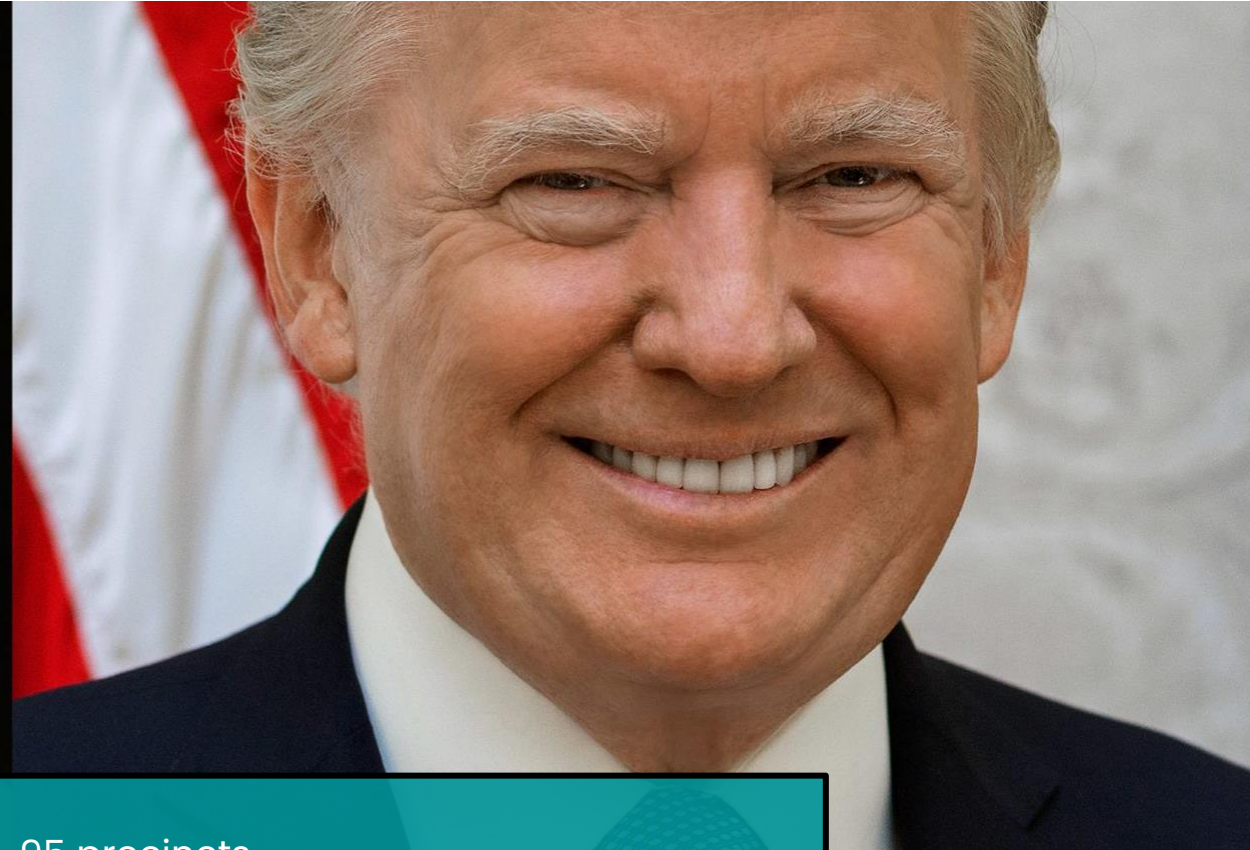
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- Remember, it was once said, "The problem with quotes on the Internet and PowerPoint presentations is that it is hard to verify their authenticity." Abraham Lincoln, 16<sup>th</sup> President of the United States.



**MUST KNOW  
THE  
GROUND RULES, ...**

**...OR YOU CAN  
GET KICKED OUT  
OF THE GAME**



## A PROGRESSIVE CITY

- 95 precincts.
- All precincts voted for Biden in 2020 vs Trump.
- Bernie Sanders won 70 in the presidential primary.
- 100 % DFL for School Board; City Council; State Legislators and Mayor

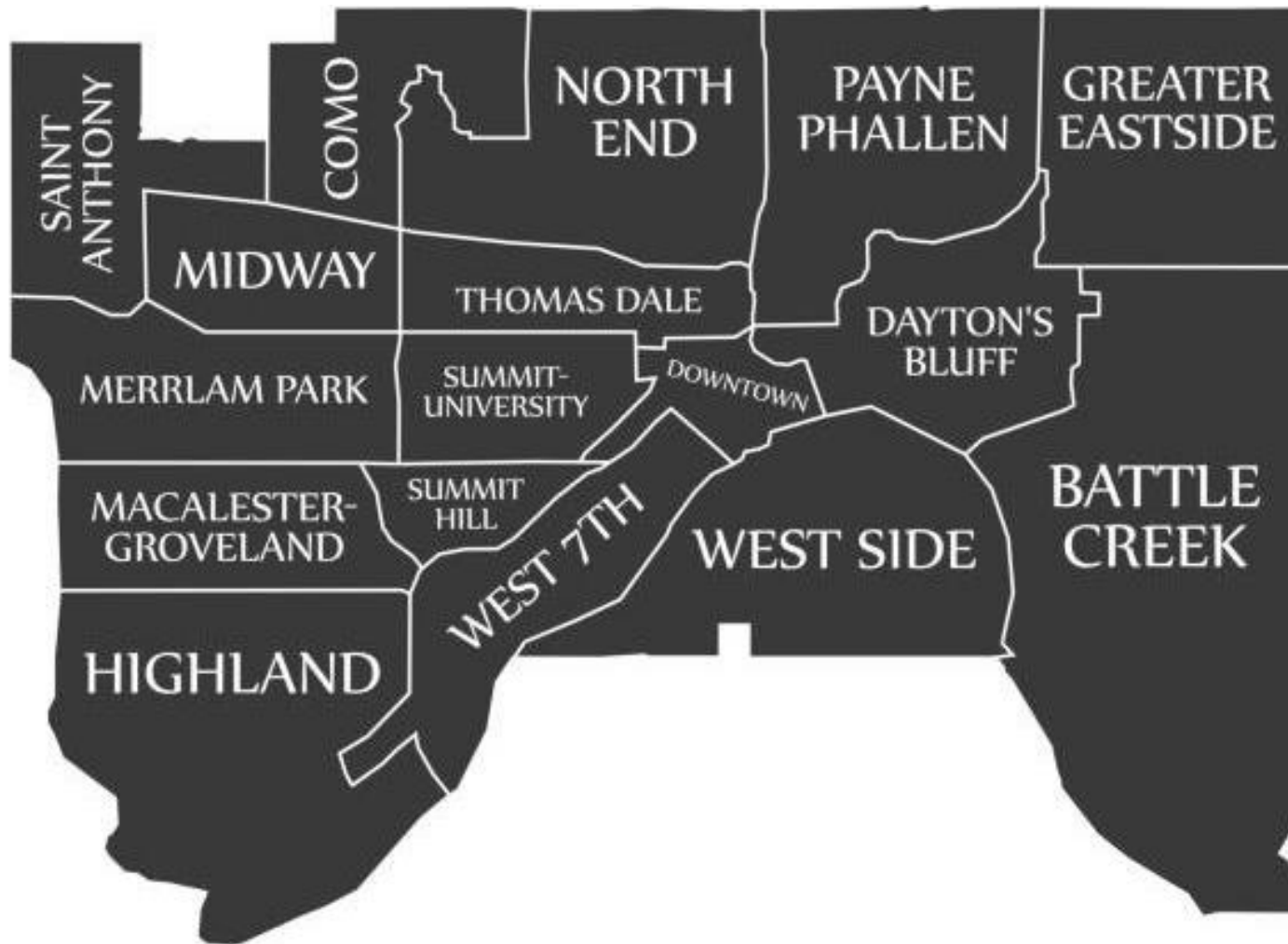
# Neighborhoods

Saint Paul is a city of strong heritage and vibrant diversity, each of its districts deeply rooted in their own traditions and flavors.

Known as the "City of Neighborhoods", there are so many diverse, charming and historic corners to be explored in Saint Paul.



**SAINT PAUL'S HISTORY & MYSTERY** Discover our fascinating past through remarkable Victorian architecture, impressive museums, tours, & more! Continue reading to see all there is to explore on your next visit. [GO TO BLOG](#)



- **Saint Paul has 17 District Councils and the Capitol Area Architectural & Planning Board**
- **They are non-profit agencies that provide residents an opportunity to become involved in City Planning**



# COMMUNITY STRATEGY

Community Engagement is crucial!  
City is driven by community activism  
Must not be an afterthought!

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## PASSIONATE

Important to know the groups involved  
Understand that the timeframe may be longer  
“Under the radar” groups

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## “SECRET HANDSHAKES?”

Are the rumors true?

# YES!



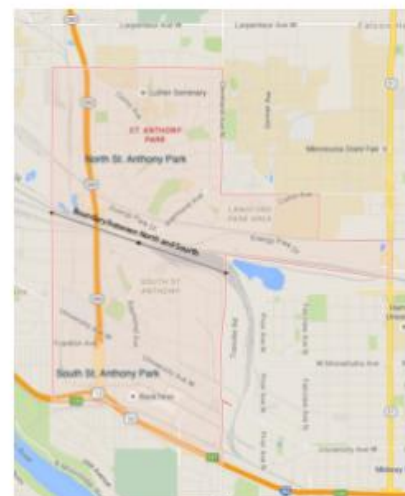
# Land Use Committee

Home / [Land Use Committee](#)

The Land Use Committee interacts with developers in the community first. Developers present their proposed projects to the Land Use Committee for an initial community weigh-in before the process continues. Land Use looks at sustainability and affordability as major factors when reviewing projects. Are you a developer interested on getting on the agenda? [Contact us](#).

**The Land Use Committee meets every first Thursday of the month at 7:00 pm via Zoom.** These meetings are open to the public.

If you would like to propose an agenda item for the Land Use Committee to discuss, please email [kathryn@sapcc.org](mailto:kathryn@sapcc.org) two weeks prior to the meeting. Community members, businesses and others requesting or responding to a variance are encouraged to reach out and share their thoughts



# PLANNED VS. ORGANIC GROWTH



## Highland Bridge

- Private transaction
- Many years of neighborhood planning
- TIF for infrastructure and affordable housing



## Hillcrest/The Heights

- SPPA & City cooperation
- On market for +/- 18 months
- Bond proceeds used for acquisition



## "Superblock" (Allianz Field)

- 25 acres
- No TIF
- Little, if any, activity



## Grand Avenue

- Affluent neighborhood
- Historic and charming
- Showing some signs of wear





## RETAIL STRENGTHS

- Population over 300,000
- Density strong in many areas
- Walkable
- Attractions
- Vibrant & robust neighborhoods
- Legacy restaurants
- Locally-owned businesses

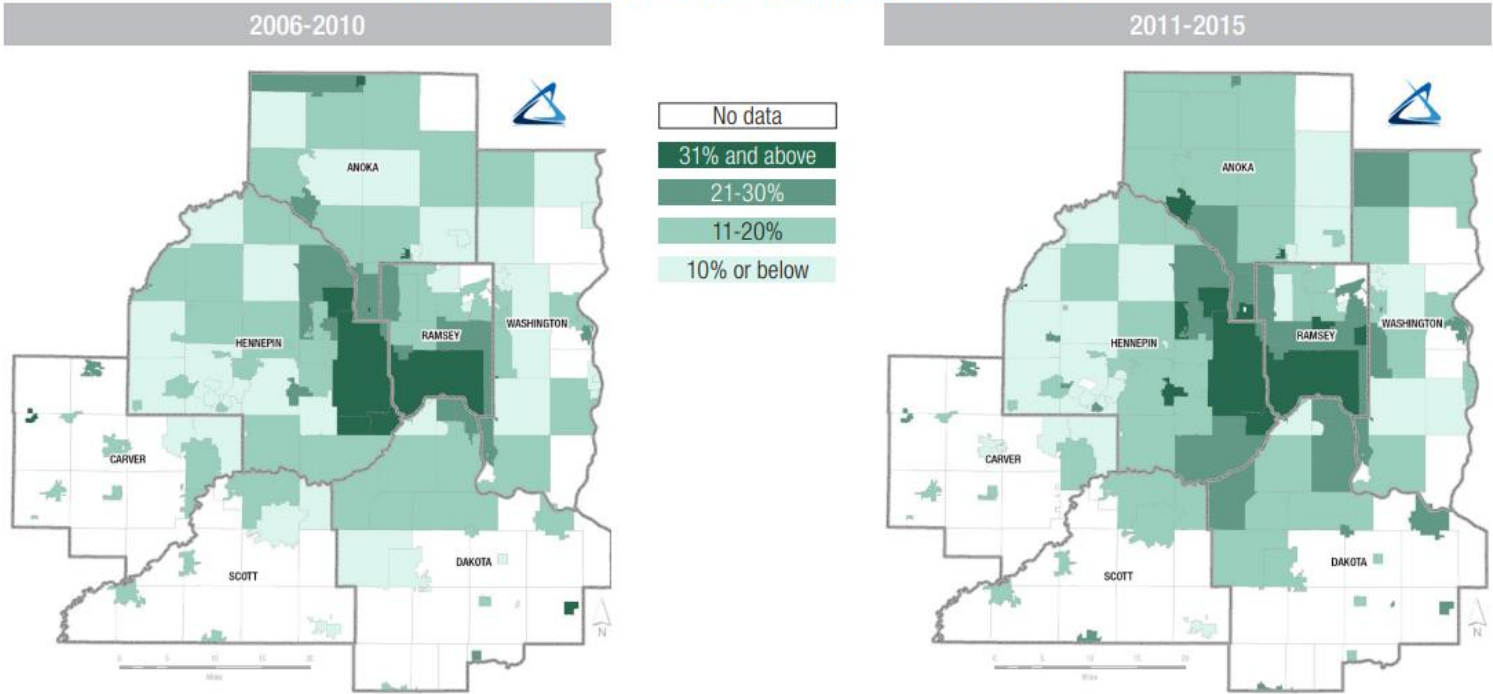
# RETAIL WEAKNESS

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- Neighborhoods not the same
- Sales tax initiatives
- Approvals can lag
- Unpredictable, at times
- City Council election
- Residential Rent Control
- Changing demographics & poverty

several cities experienced double-digit increases in the share of residents in poverty, including Spring Lake Park (+11.5%), Hopkins (+11.3%), Columbia Heights (+10.4%), Anoka (+10.3%), and North Saint Paul (+10.0%).<sup>1</sup> Yet other cities saw sizeable declines in their share of residents in poverty over this time period, such as Carver (-11.2%), Arden Hills (-6.2%), and Oak Grove (-6%). In 2011-2015, the cities with the highest shares of residents in poverty were Saint Paul (40.8%), Brooklyn Center (39.5%), Columbia Heights (39.1%), Minneapolis (37.9%), and Anoka (37.3%). It's clear that even in the post-recession years, poverty is present, spreading, and in some cases deepening, in cities across the Twin Cities region.

FIGURE 3. SHARE OF POPULATION IN POVERTY BY CITY



Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2006-2010 and 2011-2015.  
Note: Only incorporated places, as defined by the U.S. Census Bureau [\[LINK\]](#), are mapped in Figure 3 (plus Fort Snelling, which we added separately.)

In conclusion...

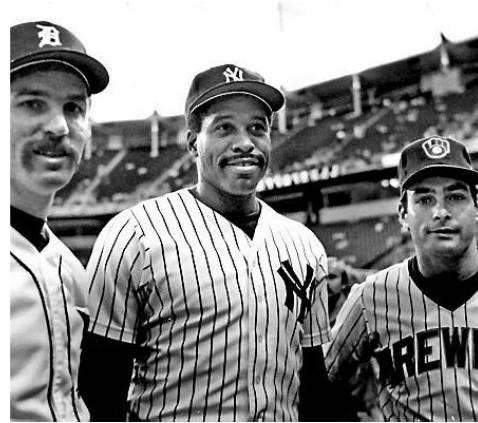


...balance is key.



# Finally...

- Saint Paul loves its sports
- I just liked these pictures
- No other reason



JACK CARLSON



STEVE CARLSON



JEFF CARLSON