

**Marie/Southview Survey
Comments**



Prepared for:
City of South St. Paul

November 12, 2013

MARIE/SOUTHVIEW SURVEY COMMENTS

1. Top 3 Priorities for Planning Process

Priority 1

- Beautification of SSP business area
- Sidewalks currently are a disaster and not ADA
- Need for more retail and small businesses
- Cost to residents/business owners
- We need businesses (stores, restaurants, etc.) to compete with other cities
- Shopping options - more than dollar store
- Hardware store
- Parking
- Fixing roads and adding businesses along Concord
- Place for teens to gather
- On-street parking
- Rental laws
- Parking
- The area on Southview Blvd between 11th Ave S & 8th Ave S needs businesses
- Keep working with rentals; demolition of decrepid buildings
- elimination of blighted properties
- Have a paint party; paint decorating structures
- Decrease low income housing
- Residential development
- SSP is a bedroom community business can't rely on income the first & second of the month.
- Improvement of vacant properties
- Focus on the small business locations - target retail where people can shop.
- It would be best to see more spaces for small businesses to give more opportunities to start off when they make it they will hopefully stay/invest in the town.
- More business options
- Clean up of vacant businesses/properties.
- Parking
- Tear down the vacant and worn out buildings.

Priority 2

- Variety of business to bring in more shoppers
- Allow businesses to make improvements
- Market city as affordable housing (compared to St. Paul) still close but small town feel
- Loss of use during construction
- We need some beautification ordinances on private residences
- Restaurants that can serve wine/beer on the hill
- Bakery
- Property aesthetics
- Renovating southview area
- Zero tolerance for crimes
- Enforce two hour parking
- Rental licenses - limit the number in that area

MARIE/SOUTHVIEW SURVEY COMMENTS

- Walking sidewalk
- Attract and retain businesses a top priority
- Help with current and new retail enterprises
- encouraging small business to occupy hill area
- Repurpose buildings
- Attract young families
- General beautification
- we need more to attract people to SSP.
- more businesses (retail & office space)
- If a run-down house is by a business - make parking.
- More business will bring more people to the area.
- Less rentals/ low income housing
- Restaurants
- Traffic at 12th & Southview

Priority 3

- Allow businesses in homes in the area
- Need for more sit down dining options
- Length of project - building portion
- We need something to draw people from outside SSP (riding stable, campgrounds, nice restaurants, etc.)
- Offices/light business for people to work on and then go out to lunch in SSP/Southview
- Fine restaurant
- Safety - personal and property
- Limiting rental housing and section 8
- Traffic safety around schools
- Create more public parking lots near business
- Employment
- More trash cans throughout city - for when I bring my dog on a walk
- Do not get caught up in antiquated ordinances. Times have changed, SSP is deteriorating and we need to adjust our sails.
- Better the communication of "what's happening" in town. Young families are not informed, encouraged, uninvolved
- beautify area with good lighting and landscaping
- Example hat trick liquors - paint hockey sticks on it
- Parking
- more parking
- Think about other businesses, not just concord.
- Allow restaurants to have alcohol, but limit times they can serve. Stop serving at 9 pm or 10 pm. This would hopefully prevent all the after hour noise of a bar open until 2 am or 3 am.
- Parking areas. Only a few, poorly placed lots.

MARIE/SOUTHVIEW SURVEY COMMENTS

2. Vision for the Future

- Future: A safe attractive place for shopping and socializing; Preserve and enhance: those who have businesses that they keep attractive, cared for, encourage growth; Remove and minimize: Unused and rundown businesses or homes.
- Bunny's and Big Jakes - gone 2. Add entrance on SV to Dr. Z's building and put small businesses in there 3. Make T intersection at 7th and Marie a beautiful entrance to the area 4. Do the same at 21st and SV 5. Redesign store fronts 6. Same style lighting on front of building
- As a 40 something that moved here 11 years ago because of affordability of housing, proximity to highway and downtown St. Paul and relatively safe area, I would like to see more opportunities to support the smaller businesses. I like having Knowlans, Black Sheep for coffee. It would be nice to have something like a wine bar with light food options. A gift store (items similar in nature/scope to Gertons gift section) A Patina or Bibelot would be ideal!!
- More vibrant; more neighborhood nights out; I think the age and history of the city can be preserved while updating to the 21st Century; In the future, more businesses will bring more people, more money and better relationships; Everyone's a winner!
- Less crime and more pride in the city and in taking care of private residences; community gatherings or projects. Maybe a community garden or city center; nicer restaurants and shops. Something to bring people into our city; less of a smell from the meat packing plants, grain elevators, etc.; remove places like the tobacco shop. Keep places like Black Sheep.
- If you google "Niagara on the Lake" you can see what a beautiful city it is and all they did to make it such. The city is very good about sweeping and washing the streets. However, we live across the street from an apartment building. When the streets are cleaned, their cars all lined up in front of our home so most of the time I have to clean the street in front of our own home.
- I would love for this area to be as warm and welcoming as the people of SSP. Working at the library, I have come to be familiar with so many SSP residents, and I would love for other people outside this community to know that too. I would also like to see improved crosswalks/parking to improve pedestrian safety in this area.
- This area could better utilize Concord as an "Uptown" type of area with parks/bars/restaurants and shopping. By renovating Southview and focusing on crime prevention (severe crackdown), we could improve the overall image of the city by beautifying the "heart" of it. By limiting rental housing or heavily regulating housing regulations for rentals (property upkeep and tenant behavior) we will keep the neighborhoods clean and free of crime.

MARIE/SOUTHVIEW SURVEY COMMENTS

- Compatible neighborhood businesses with compatible architecture, nice sidewalks and safe parking areas. It would be nice to park at one end and walk to a restaurant, park and antique shop - the old "downtown" atmosphere with good lighting, benches and green space amenities.
- The history of the city should be preserved. Revitalize the area/businesses on top of the hill. What are the city's plans for the area?
- I know Bunny's was a "monument" in this town but maybe that kind of service that SSP Automotive had should be relegated to somewhere other than the main street. I think a nice bar and grill on the main street would be great - not just a bar like Big John's. I was a homeowner in this town and am now a renter that works for a landlord. The rental laws and what people can get by with are ridiculous! There are a few sore spots in this neighborhood.
- Safe neighborhood. Want to stay here. Raise my kids here.
- Take demographic into account, but do not sell SSP short. Nice businesses like cafes, a deli, wine bar, hardware store, etc. would be a welcome change. Chain businesses with established brands would also help generate tax revenue. Focus on our proximity to downtown St. Paul. SSP has the geographic advantage of being a first ring suburb. People shop and dine in IGH and WSP because there aren't enough options in SSP. Create opportunities for businesses and offer attractive incentives - we are not in a position to turn them away or worse... drive existing businesses out (Saks off Fifth, for example...which is now a vacant lot and eyesore).
- By generating excitement for the potential of the neighborhood, residents and businesses may buy in. A "rising tide" raises all ships! But people don't want to go looking for information. They need to trip over it. We don't shop in SSP much because they do not have the items I look for. Groceries - Knowlans only for 1 - 2 items, not every week \$; Pro Pharmacy - only for prescriptions; T & T - breakfast or lunch 2 - 3 times weekly; Black Sheep - 1 - 2 monthly; What else is there; school offices - not necessary; Gasoline weekly; bank/insurance/dr/dentist/chiro - not my agents; B & G crossing \$\$ not right size or style (remainder illegible)
- Needs to be like a walk through type neighborhood. A place where people can back and walk store to store. Look clean and fresh so people want to come.
- Public space/parks: Do an interesting story with pictures on plaques about Armour, place it in a park and have Armour and Company pay for it! If pots with flowers or seasonal decorations are hard to maintain, get city or flowers group to maintain them. Get more people on the street, encourage walking. Have good lighting. Take each section of the area, stand back and look at it. How can it be better or improved?
- Row houses/condos on 7th Ave. north of Marie (preferably row houses) 2. Focus on business area with both retail, office, include eatery 3. Eliminate blighted properties - encourage new development

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- Get the brick Armour arch moved to a street or park in our area, place flowers around it - get a plaque with history and dates. Get some large cows (fiberglass) maybe, paint, then have a contest and place them all over the area (this was done in DT Chicago in 2000). Put hoof and horn prints all over town on the sidewalk. I just want to live in a pretty area. It will attract visitors and money.
- Remove Bunny's, Pizza place; create walkable retail with street benches & sidewalk dining area; congregate parking area (public); better pedestrian level street lights; create nodes - too spread out
- City Council - City Planner need to step into the present, visit other communities of same size, updated web site - very outdated; check out Woodbury out door mall Excelsior & Grand - St Louis Park, Grand Ave - St Paul, MN
- Should be the hub of this community; General beautification could help distinguish this area from others; More visible foot patrol from SSP PD in this area.
- We need to tear down the old, empty buildings and get some new business in town. We need to get or attract new family in town.
- I foresee an influx of younger families into this neighborhood. Developing retail space for private investment will help grow the area & keep SSP dollars in SSP. More space for small children will encourage more money to be invested in SSP. More green space will encourage a more fostering feel to the neighborhood.
- If a person has never run a business before (has a spot), they should talk to business owners. with the automotive & Big John's gone, build brick buildings (retail on bottom & housing on top), parking in the back. We need people to remember we are there, and not just residential area.
- Sidewalks wide enough for two people to walk side by side (Southview Blvd.) 2. Buildings with small spaces for more small businesses/offices bring more people to the area. Not necessary to have all retail offices would help too.
- Corridor needs updating to attract and compete with surrounding areas, but still have the heart of So. St. Paul.

MARIE/SOUTHVIEW SURVEY COMMENTS

3. Why do you shop elsewhere?

- bulk purchases - Sam's Club, restaurants not available in SSP, variety (MOA)
- not available and selection - knowlans tries
- better selection and not far from my building
- they don't have the stores that I need
- restaurant selection
- large retailers for cheapest price
- There are very few take out restaurants, no hardware stores and limited retail
- variety and selection
- more options
- clothing, furniture, hardware/house improvement
- more upscale restaurants, shops, specialty shops, variety
- More options for retail and food
- don't have a selection, no hardware for instance
- work, shopping, visiting friends in the area
- more retail businesses (not office spots)
- parking, not enough variety/options
- not enough options
- Retail is better; restaurants are better; *more selection
- price - one stop shops; walmart, great clips, cub, rainbow
- Cub Foods - don't have that in SSP
- nothing to shop at
- support small business man
- Different options than what is in SSP
- variety

4. Traits that are liked about the neighborhood

- small town feeling
- friendly store owners
- Proximity/grouped together
- Pro
- local owners
- locally owned
- convenience
- small town feel
- convenient location
- City Hall landscaping
- walkable
- convenience
- convenient
- our business
- potential
- local owners
- small town feel
- knowlans convenience
- n/a
- supporting small business
- small town feel

MARIE/SOUTHVIEW SURVEY COMMENTS

- personal attn
- personally know owners and workers
- helpful owners and employees
- has essentials
- library
- contribute to community
- improvements recently made to 12 and southview
- parking usually easy
- Christmas decor
- friendly
- hometown bus.
- businesses that look nice
- decent traffic but not enough stopping at businesses
- small town feel
- bus line
- school dist location
- City Christmas decorations
- everybody knows your name
- friendly/prompt service
- hair dresser
- Park - playground
- our building size

5. Traits that are disliked about the neighborhood

- for the most part, it is shut down at night, no night life
- tobacco stores
- vacant buildings
- no hardware store
- deteriorating buildings
- vacant office spaces
- lack of variety
- unsightly/delapidated bldgs
- All blacktop along southview
- not enough variety
- some closed businesses; looking very run down
- parking
- parking (lack of)
- amount little/none
- small selection/don't have what I need
- nothing to attract people here
- old and worn out/empty
- selection
- lack of care of city plantings (hedges by 820 SV and center bank)
- stores that overdo signs
- dirty/damaged buildings
- no bakery
- not pedestrian friendly
- run down buildings/vacant buildings
- lighting on blvd
- Bad appearance of some bldgs, shops, signs

MARIE/SOUTHVIEW SURVEY COMMENTS

- parking
- limited locations for retail
- sidewalks not wide enough for 2 people
- parking in the street w/ little kids
- difficulty attracting new business to my building because community isn't "vibrant"
- sidewalks and alley by the dental place on marie
- fine restaurant
- Where does one go to sit and visit
- Curbs and vegetation not maintained
- people know we are there or they don't drive to our area
- not everyone has a business sign, areas look vacant

6. Types of businesses you would like to see in the corridor

- Bakers Square type sit down
- health food bar/store
- vehicle repair
- hardware store
- family dining
- bakery retail
- restaurant thate serves alcohol
- unique card/book/gift shop
- dry cleaner
- Great restaurant - no chain
- fast food
- health food store or Coop
- sports bar (little more upscale)
- clothing, boutique shop, antique and vintage shops
- small retail (1,000 sq ft spaces)
- bar & restaurant
- restaurants - a restaurant (Applebees) that celebrates the traditions & history of whatever city they're in, would be welcome.
- do no shop SSP, I shop in Inver Grove. they have Cub, Walmart, Walgreen's, McDonald's; all the big retailers!
- coffee shop
- shoe store
- current/trendy businesses
- evening meal establishment
- restaurants
- Insurance Agency
- Chipolte type fast food
- obesity clinic/MD
- restaurants
- bakery
- coffee shops
- additional take-out/delivery restaurant
- unique small restaurants/food/coffee shops
- bakery
- Bakery and coffee shop`
- hardware store
- hardware store

MARIE/SOUTHVIEW SURVEY COMMENTS

- flower shop, artist spot
- small offices (multiple offices in one building)
- Retail - clothing & sporting goods
- book store
- store clothing
- higher class businesses
- retail
- Retail Outlets
- Hallmark type
- move allom app to Marie or SV
- quick food options like leeann chin/chipotle not mcdonalds
- hardware store
- Any reason to come shop, its a pasttime
- Specialty shops like "Mendota Heights" to be able to go walking and shopping ie. even a shoe maker
- more upscale restaurant
- businesses that compliment ours and the coffee shop
- promote the town more (city needs a marketing plan)
- office space - something need to support these restaurants during the weekdays
- Bon Ton
- art, music, food
- Daycare Center

7. Primary destinations

- business, chiropractor, DQ, Pharmacy, Dry Goods, Snyders (gone now - I go up to Robert St), Church
- Pro Pharmacy, Knowlans, City Hall
- 1115 Southview Blvd, T & T Galley, Kaposia Store
- Grocery store, drug store, dollar store, library, city hall, cemetery, parks, gas station, high school, church, relatives
- Pro Pharmacy, Community Center, Maple Tree Day School, Kaposia Convenience Center
- Eating
- Work, school events, visit friends homes
- Knowlans, Kaposia Mobil, Central Bank, Grace Lutheran Church, Hat Trick liquors
- Pro Pharmacy, Knowlans, T & T Galley
- Gas station (Kaposia mobil), Knowlans foods
- Drug store, gas station, Knowlans grocery, Liquor - Hatrick, Office (workplace), dentist, hair salon, Black Sheep, Wongs, Sunlight, bank
- Pro Pharmacy, Black Sheep, Library, History Museum, Post Office, Knowlans
- SV Shopping Center, Kaposia, Pro Pharmacy, DQ
- Kaposia, Knowlands, Rondon & Assoc., Dr. Spray (dentist), Dollar store, State Farm Ins., Sams
- all
- exercise
- Kaposia, T&T
- Kaposia, T&T, Knowlans, dollar store, coffee shop
- work, other businesses, friends' homes
- home, business, schools (Lincoln & high school)
- our business, knowlans, angelos, and family dollar
- Central Square, Secondary Building Parent
- work

MARIE/SOUTHVIEW SURVEY COMMENTS

- Community Center, Kaposia Conv. Store, Knowlans, Black Sheep, City Hall

8. Walking obstacles

- No sidewalks beyond Marie and Southview small business area
- The sidewalks were built to be pretty, not practical. They are hard to shovel and sweep. They tilt - they are not ADA compliant. There were never built with scooters and wheelchairs in mind.
- No
- Need good lighted street, need neighborhood watch signs all over the city, The entrances of South St. Paul are really bad. Gives a bad impression of our whole city.
- No
- unleashed dogs
- No. I live off of 23rd and there is a sidewalk all the way down Southview - I just choose to drive
- Live on north end of SSP
- No
- The brick surface on So. View sidewalk is too uneven, causing stumbling
- I am afraid of crime - get more homeowners
- No just my sorry ass knees
- no
- no
- no
- no
- No. Great area to walk, no sidewalks down 21st to there from Wentworth
- no - sidewalks seem adequate
- the brick sidewalk with obstructions (cement, bushes, tree grates, sidewalk not wide enough in some areas on Southview.
- There isn't many businesses to walk to; there are many office spaces, not retail storefronts
- some of the sidewalks end and then start again a block away
- Sidewalks on West Marie; Street lights

9. Bicycling obstacles

- NA
- NA
- No
- No
- No
- None, don't bicycle
- No
- NA
- I don't bicycle
- Poor bicycle lanes/areas, sidewalks are poor
- no
- No
- n/a
- Traffic, layout of businesses
- no
- n/a (laziness)

10. Transit obstacles

- I use my car - our area has no or little shelter for waiting for a bus
- NA

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- No
- No
- No
- None, do not use transit system
- No
- NA

11. Areas that feel unsafe

- There aren't any unsafe areas, but neighborhood watch signs would be good
- I feel safe most of the time in this neighborhood
- Dollar Store - clientele
- Anything below 4th Avenue is out of the question
- The further west from 9th Avenue I get the more "on alert" I become. Maybe from past incidences in the neighborhood - same with 2nd and 3rd Avenue.
- Brick sidewalks on southview
- We should have a neighborhood watch
- NA
- crime - crime is down played in SSP
- n/a
- area south of central square - lots of loitering - may not be a threat at all, though.
- When we have people slam or try to break our storefront windows. kids walking around in groups. in the evening there the town turns into a ghost town.
- I don't feel unsafe in SSP

12. Multimodal connectivity needs

- There is bus service if I used it. Cross walks are available, but cars don't observe the stopping law. I usually wait until someone stops, but then the traffic coming from the other direction doesn't stop.
- Bus - ok, Pedestrian - ok, Bicycle - ok, the plows go too fast on Southview Blvd
- Seems adequate, but I don't use on a regular basis
- No opinion - drive only, seems adequate
- No opinion
- I's not the connectivity or convenience that are of my concern, but only walk - where would one walk from to - if at Black Sheep, where would I walk to - there is no retail gift, clothing, book, or assorted browsing store to walk to. You end up @ T & T - not start there. Bank is not on SV or Marie.
- I think it's good never use public transit
- Adequate
- Fine
- See above and below
- to[o] many elec wheel chairs on sidewalks & streets
- The corridor is great, but the adjacent areas in the North side of town are not well connected.
- bus - could be better
- looks good!
- n/a

MARIE/SOUTHVIEW SURVEY COMMENTS

13. Multimodal improvement suggestions

- More stop lights with walk signs
- Study traffic patters - eliminate left turns during certain hours 2. Marie and 7th stop sign or lack of is confusing 3. Design a HS traffic pattern to eliminate back up on Marie
- Not at this time
- No
- No
- Travel wise you're fine - everyone goes by car - thi is no longer a walking town - stores complained about bicycles & skate boards and now its no customers.
- No
- Take out or smooth over bricked sidewalks
- Neighborhood street parties
- Redo both SVB and Marie while using "complete streets" criteria. Bus pull off areas, bike lane, remove street parking
- to[o] much low income housing; intergrade - biking paths from St Paul via River
- bike lanes, landscaping, signage for buses and bikes
- more routes?
- Noisy bus braking (whistling sound) on the corner of 7th Ave and Southview. I don't know what is causing this noise. I have contacted Bus (Metro Transit) and they inspected brakes, but don't think they actually tested brakes while driving. Noise issue continues with most buses at that corner. Not sure what to do.

14. What are the main reasons you go to other shopping areas instead of within the neighborhood?

- bulk purchases - Sam's Club, restaurants not available in SSP, variety (MOA)
- not available and selection - knowlans tries
- better selection and not far from my building
- they don't have the stores that I need
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