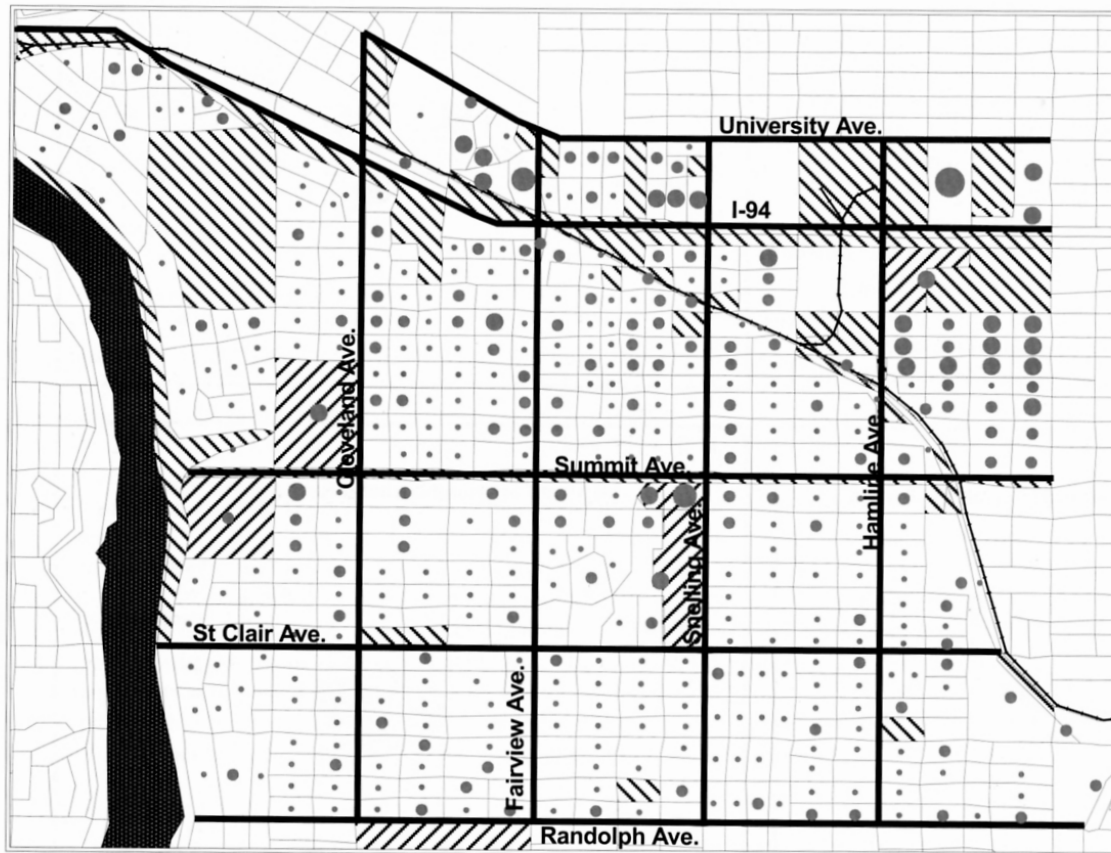


Number of Non-White Residents

2000 by Block



Number of Non-White Residents

• 1 - 7

• 8 - 27

• 28 - 77

• 78 - 157

• 158 - 1002

Residential Colleges

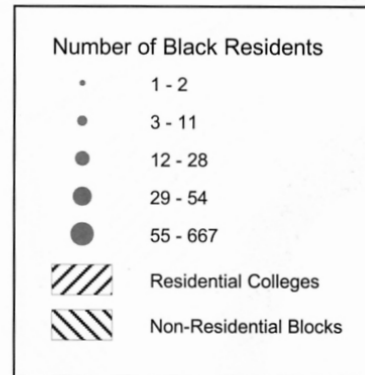
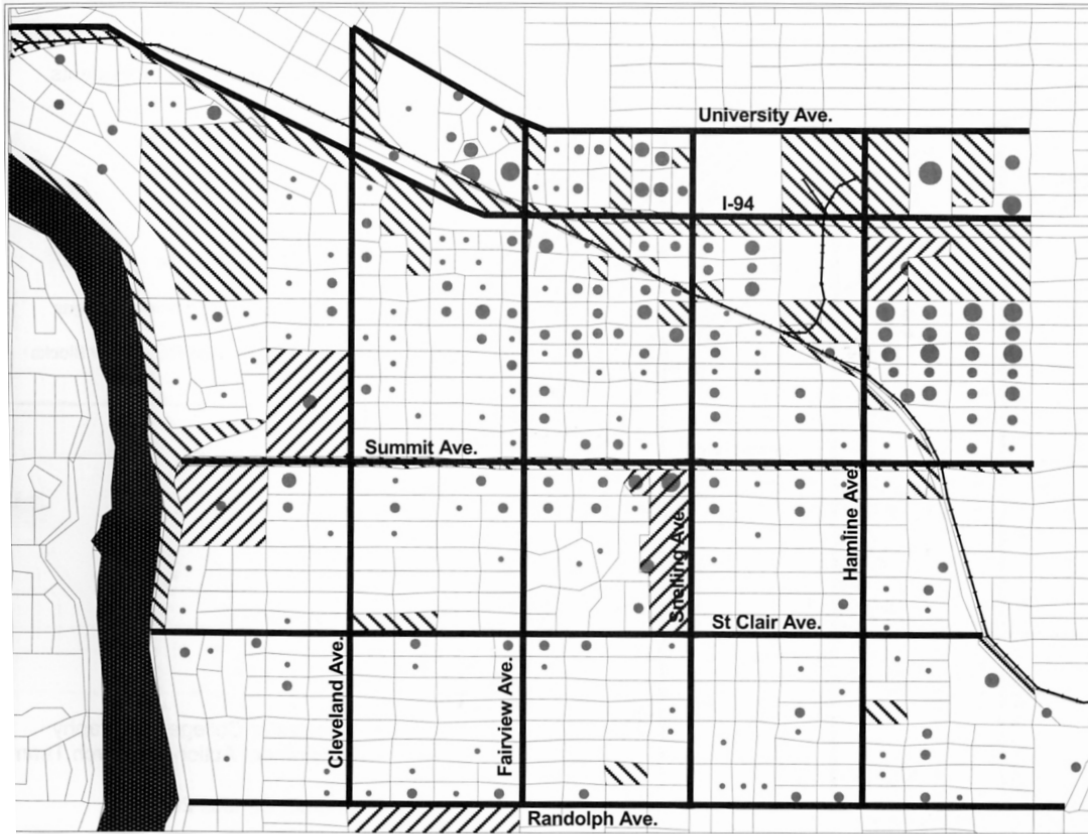
Non-Residential Blocks

Macalester College Geography
Department Action Research Team

Source: Census 2000

Number of Black Residents

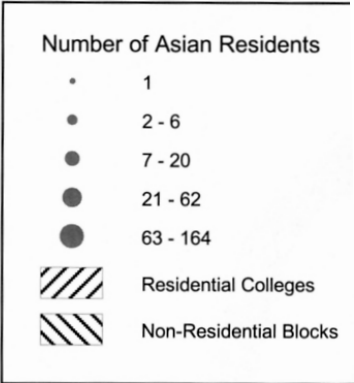
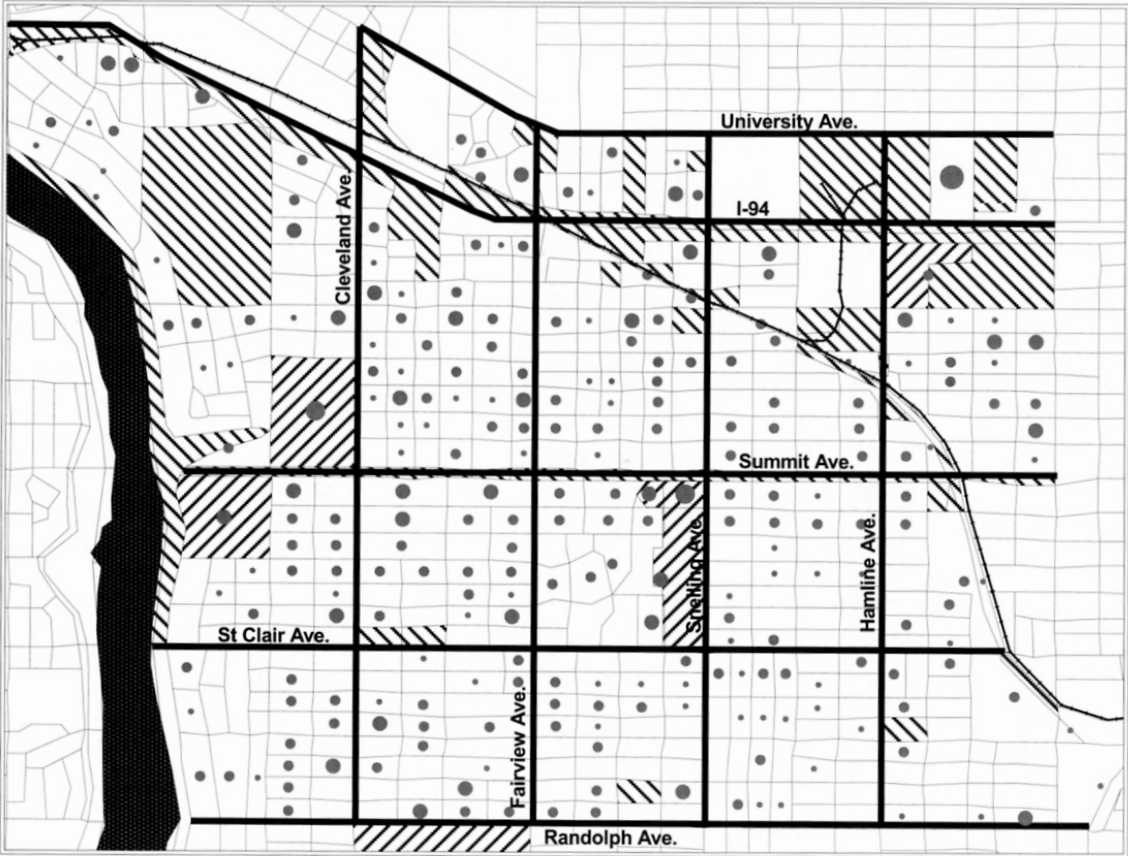
2000 by Block



Macalester College Geography
 Department Action Research Team
 Source: Census 2000

Number of Asian Residents

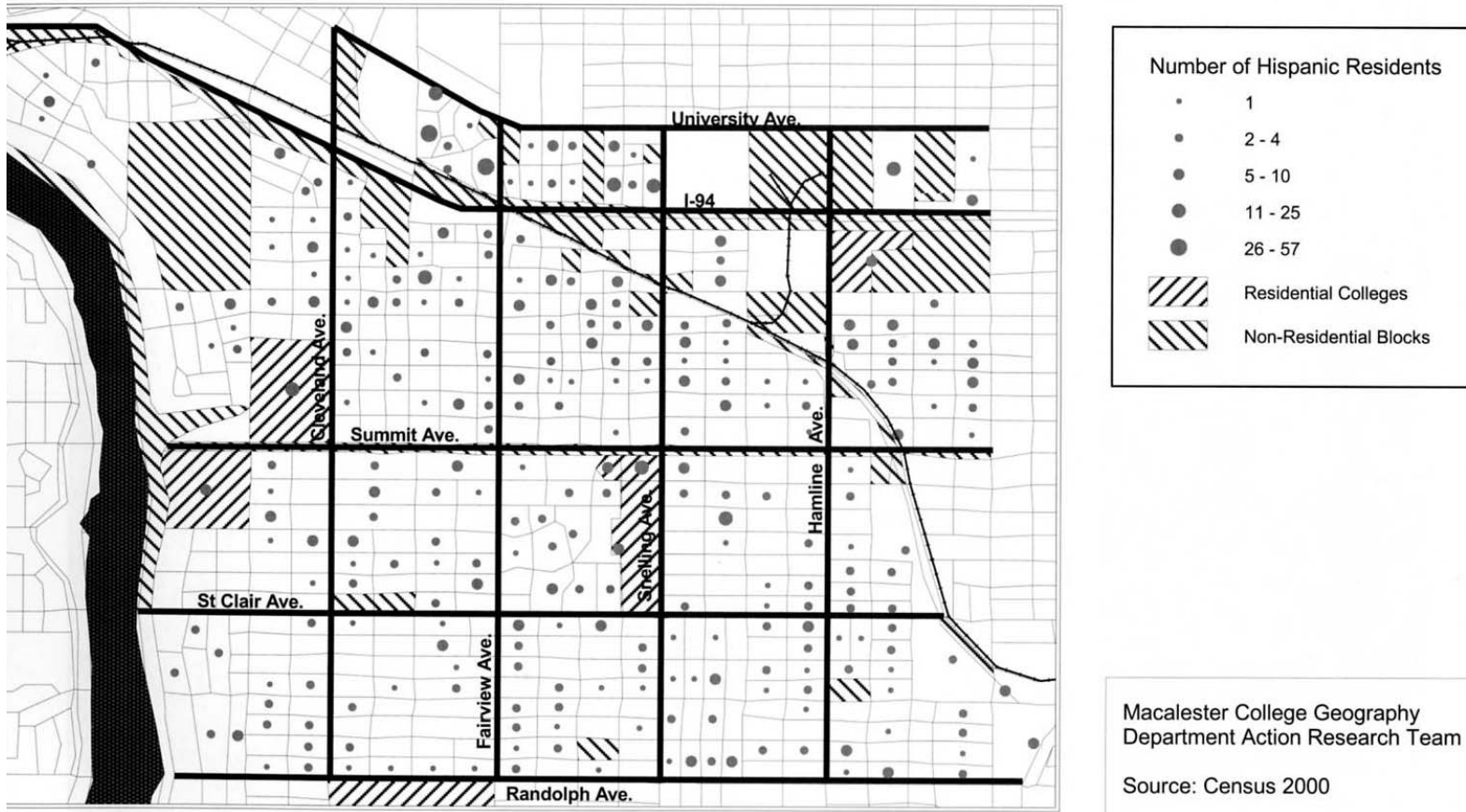
2000 by Block



Macalester College Geography
 Department Action Research Team
 Source: Census 2000

Number of Hispanic Residents

2000 by Block



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 Source: Census 2000



The Skyline Towers housing project, east of Snelling-Hamline

racial minorities, including African and Asian immigrants.

Housing

Single-family homes are the most common residential structure in the neighborhoods, particularly around the Town and Country Club Golf Course, along the river, and in Mac-Groveland south of St. Clair. However, the neighborhoods contain a mixture of other housing types as well, providing a variety of options for residents. All three neighborhoods have a substantial number of duplexes, triplexes, and converted homes interspersed with the single-family residences. The largest apartment buildings tend to locate on major streets such as Grand and Marshall, although some larger and many smaller apartment buildings are located on small residential streets.

Areas with many non-single-family residential structures correspond with high rates of renter-occupancy, suggesting that much of the rental housing available is in duplexes, triplexes, converted houses and apartment buildings rather than

single-family homes. These denser forms of housing make rent more affordable in an area of the city with relatively high property values. However, some concern has been expressed about the rate at which single-family homes are being converted to accommodate multiple households, particularly in areas with high numbers of student renters. Many of the multi-family structures in the neighborhoods do not provide off-

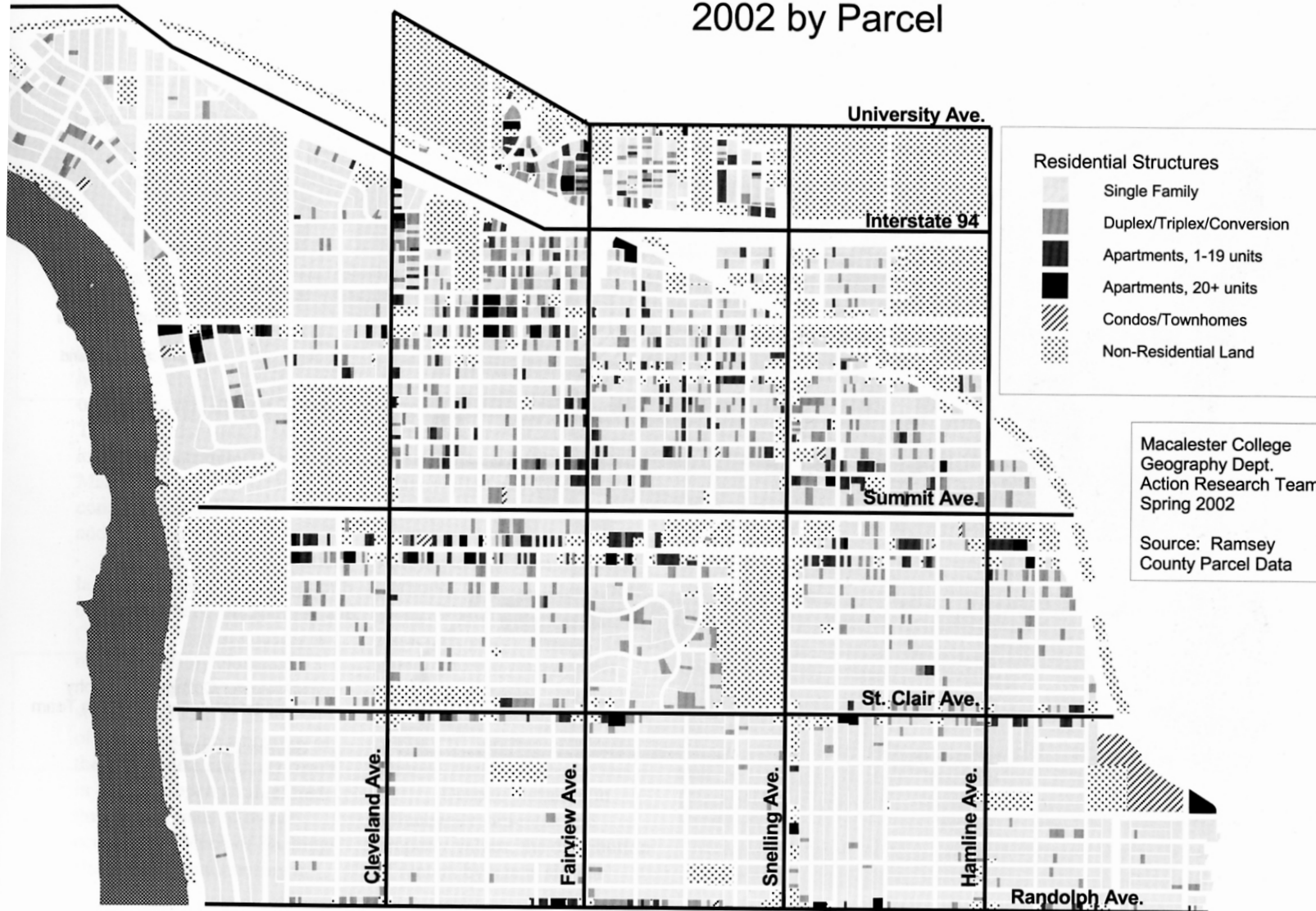
street parking, resulting in a large number of parked cars that must be accommodated on residential streets.

Occupancy trends in the area vary by neighborhood. Snelling-Hamline has a renter-owner distribution similar to that of St. Paul as a whole, with 42% renters and 56% owners. In contrast, slightly over half of the housing in Merriam Park is renter-occupied, putting it well above the city average of 44%.



A row of single-family homes on Ashland Ave. in Merriam Park

Residential Structures 2002 by Parcel

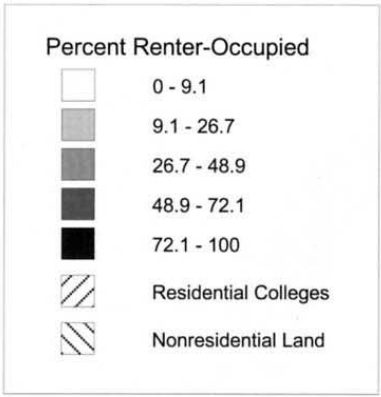
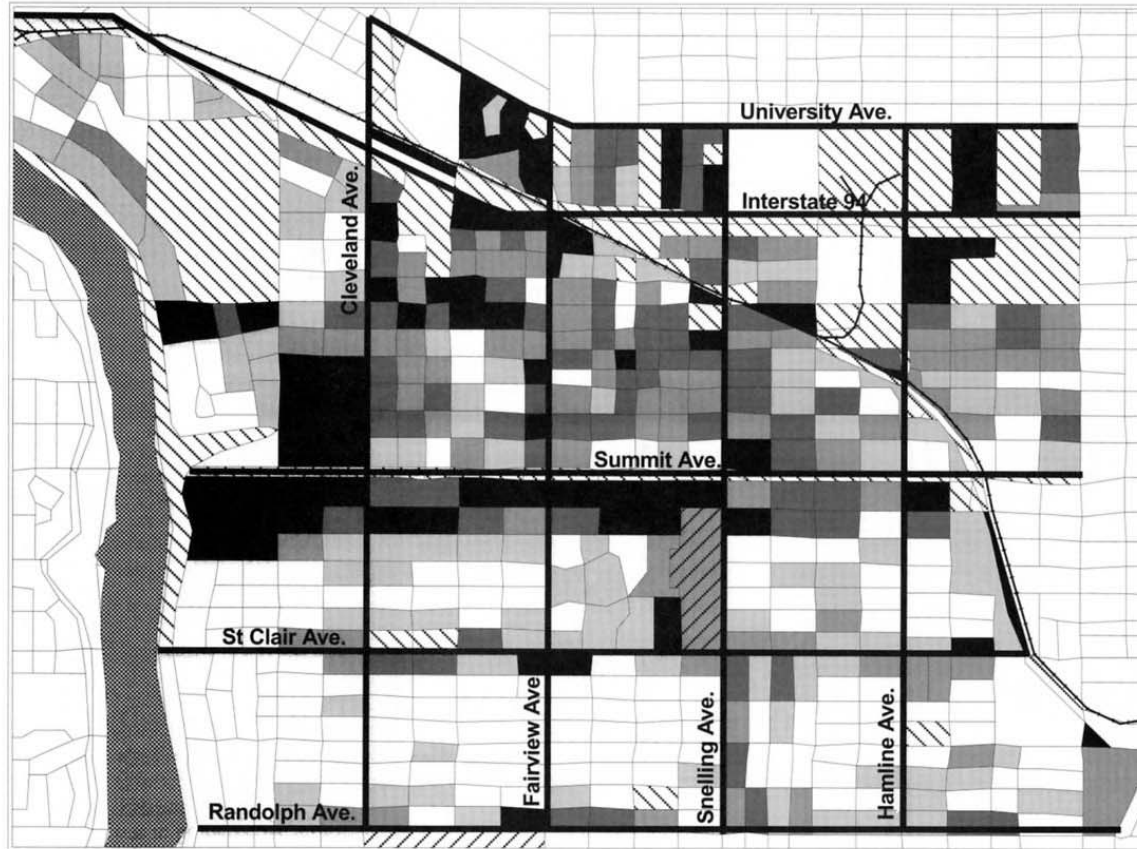


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Spring 2002

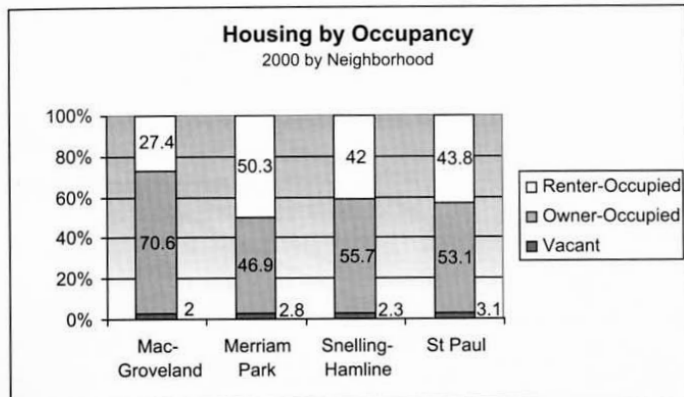
Source: Ramsey
County Parcel Data

Renter-Occupied Housing

2000 by Block



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 Department Action Research Team
 Source: Census 2000



On the other end of the scale is Mac-Groveland, with an owner-occupancy rate of over 70%. Thus rental housing is very unevenly distributed in the Macalester area, with most concentrated in Merriam Park and Snelling-Hamline.

Merriam Park is particularly rich in rental housing north of Summit between Snelling and Cleveland. Rental housing is most noticeably clustered northeast of St. Thomas, where student renters dominate. West of Cleveland, the amenities of the golf course and river result in higher property values and thus higher rates of owner-occupancy. Much of Snelling-Hamline's rental housing is

located on its border with Merriam Park. In Mac-Groveland, owner-occupancy is particularly prevalent along the Mississippi and south of St. Clair, while Grand Avenue is dominated by rental housing and comprises most of the rental housing available in the neighborhood. The rental housing along Grand is a mixture of attractive, pricey apartments catering to the young career crowd and less well-maintained apartments housing a significant number of Macalester and St. Thomas students.

Despite variation in homeownership rates and property values, the distribution of renters by age is similar

across the three neighborhoods. All three neighborhoods have a large proportion of young renters in the 15-24 and 25-34 age categories, and renters aged 15-24 make up between 10% (Mac-Groveland) and 17% (Merriam Park) of total households. As a percentage of total households, renters aged 15-24 are well represented in Merriam Park, particularly east and northeast of St. Thomas, and along Grand Avenue. In Snelling-Hamline, the two apartment buildings on Portland

Avenue at Saratoga and Albert streets, where significant numbers of Macalester students live, show up strongly on the map, as does the block including 1515 Selby. Other young renters live in scattered dwellings in Merriam Park directly north of campus. While not all young renters are students, many are either current students or recent graduates of area colleges.

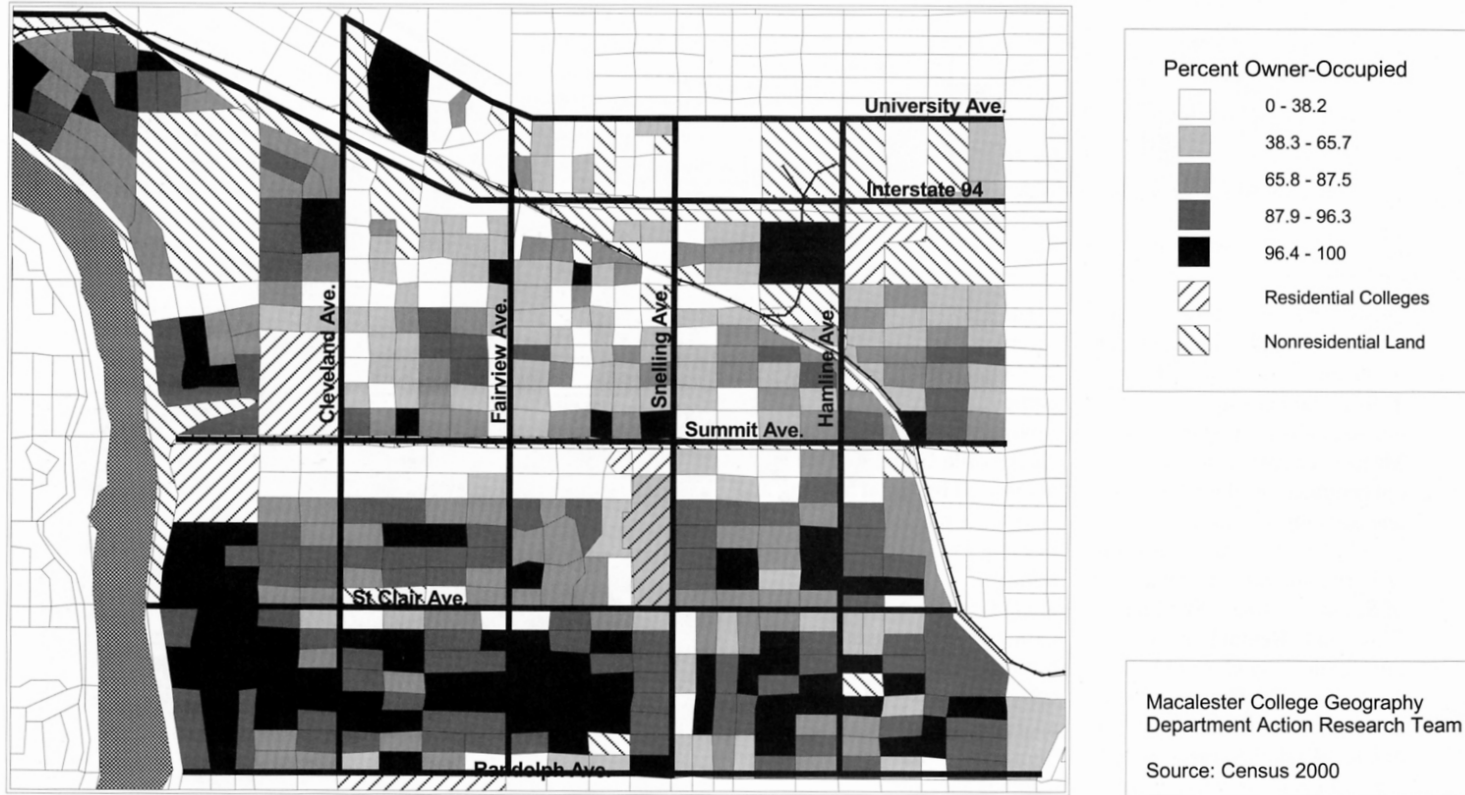
Vacancy rates are low in all three neighborhoods, but are relatively higher in Merriam Park than in the other two



New elderly housing being constructed on University Ave. in northern Merriam Park

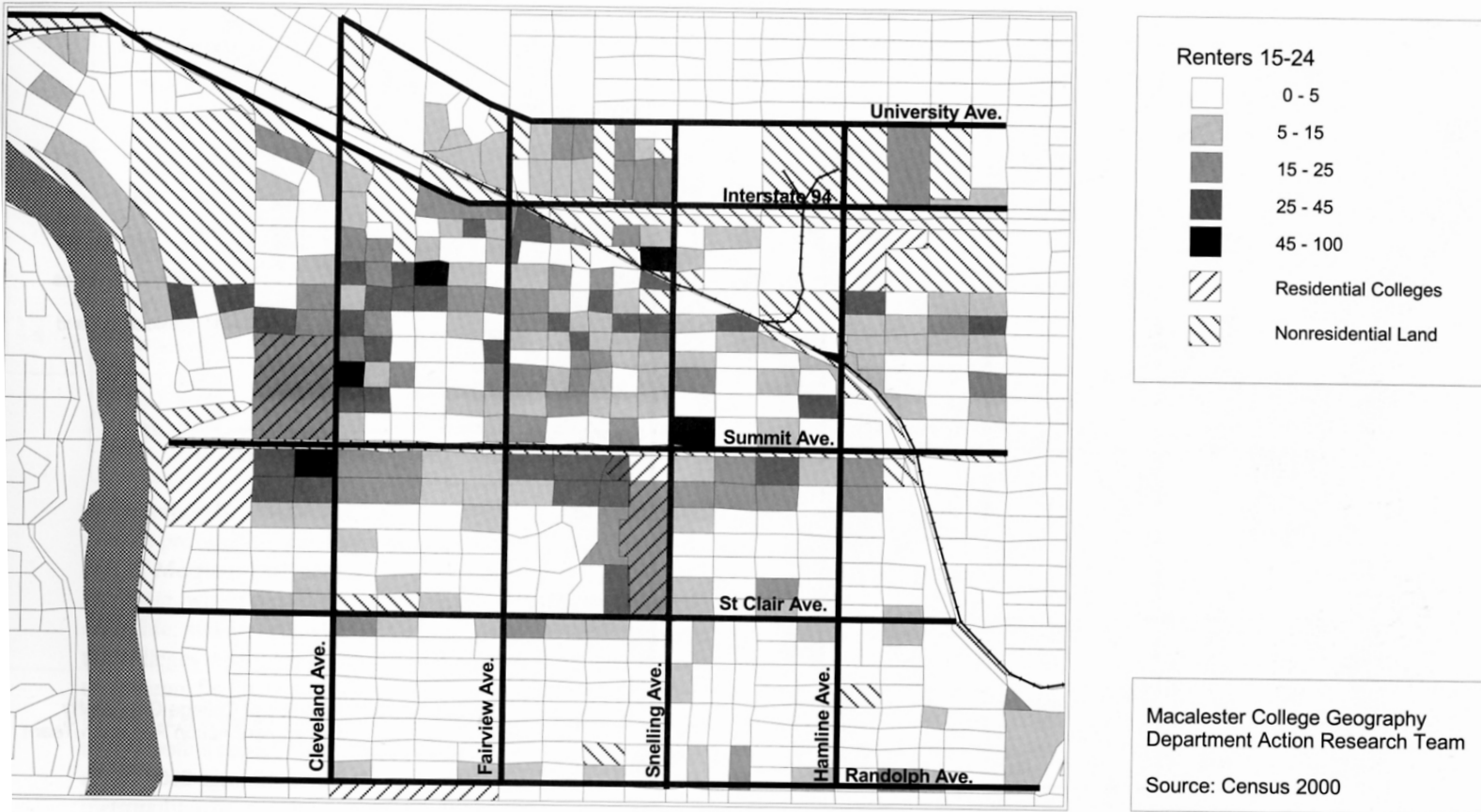
Owner-Occupied Housing

2000 by Block



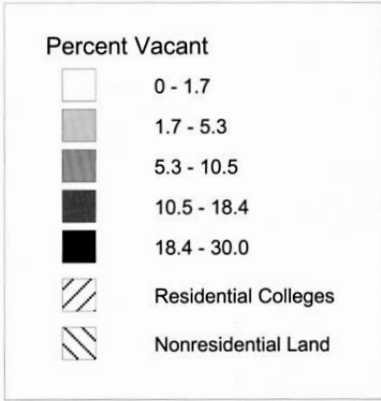
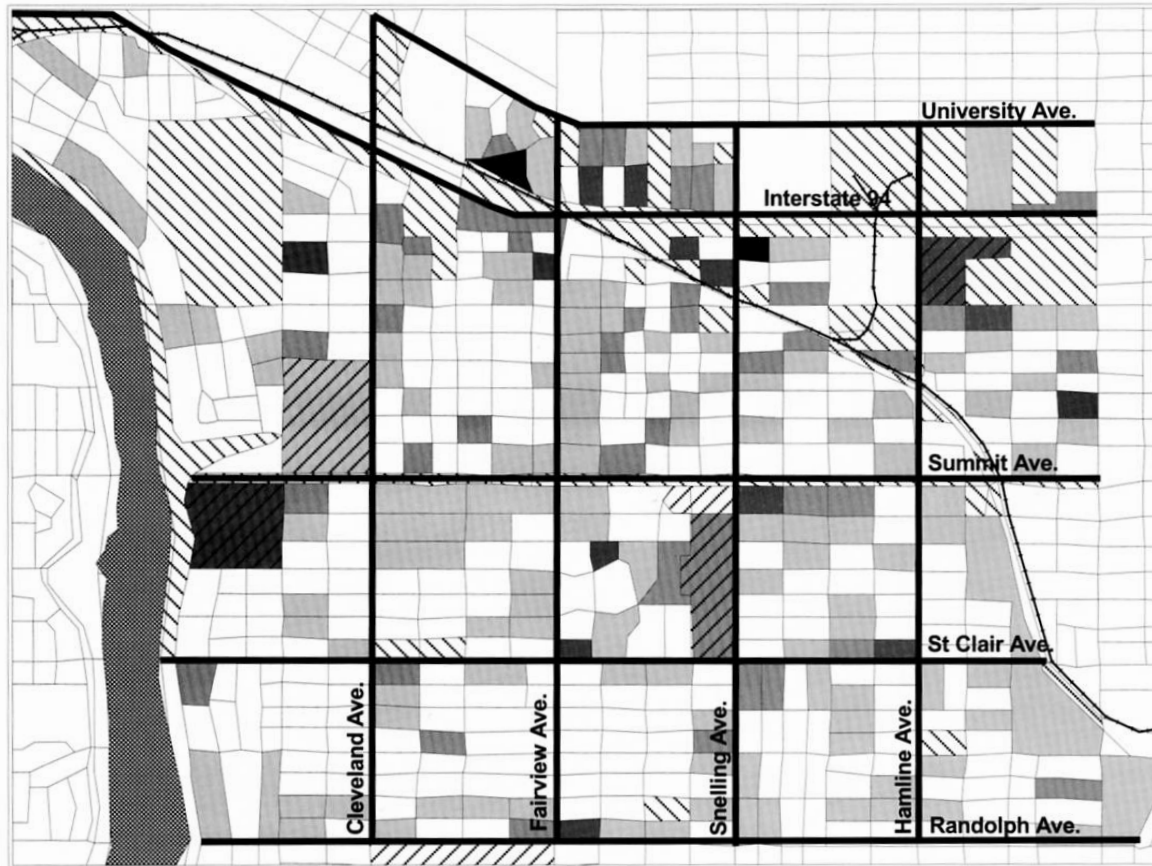
Renters Aged 15-24 as a Percentage of Households

2000 by Block

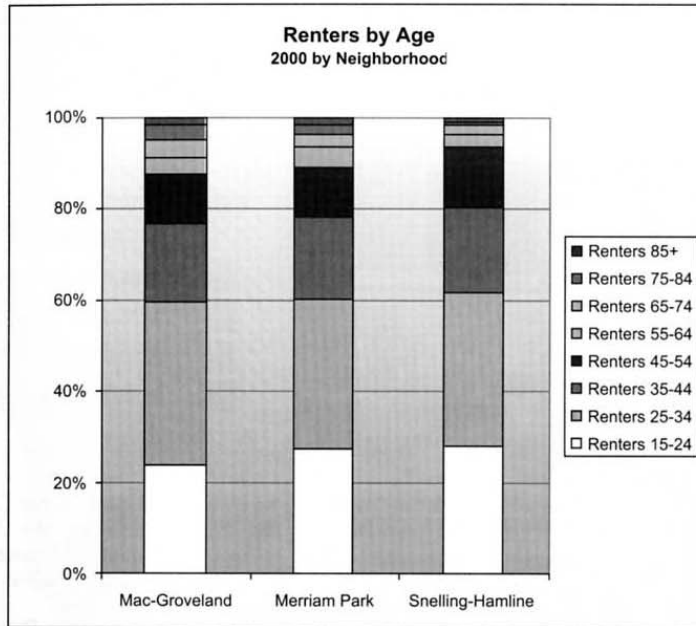


Vacant Housing

2000 by Block



Macalester College Geography
 Department Action Research Team
 Source: Census 2000



neighborhoods. Vacant housing is most prevalent in the northern part of Merriam Park near the interstate, where housing is less desirable, and associated with the colleges where the number of students fluctuates from year to year. Low vacancy rates reflect both a recent tightening of the housing market in the metropolitan area and the desirability of the neighborhoods in question.

The most highly valued properties in the neighborhoods are commercial, industrial and institutional buildings. The highest residential property values are seen near the river, lining Summit Avenue, in Tangletown directly west of Macalester where large numbers of faculty live, and near the golf course. Clearly, high property values are tied to amenities, be they physical (such as the

Mississippi River) or cultural (such as the college and its faculty). In areas of high property values, homeownership rates are high and rental housing tends to be scarce. Going north of campus past Summit, property values begin to decrease, and by Selby, they are relatively low. Unlike the higher-valued areas, these areas of lower property values provide homes to a substantial number of Macalester students.

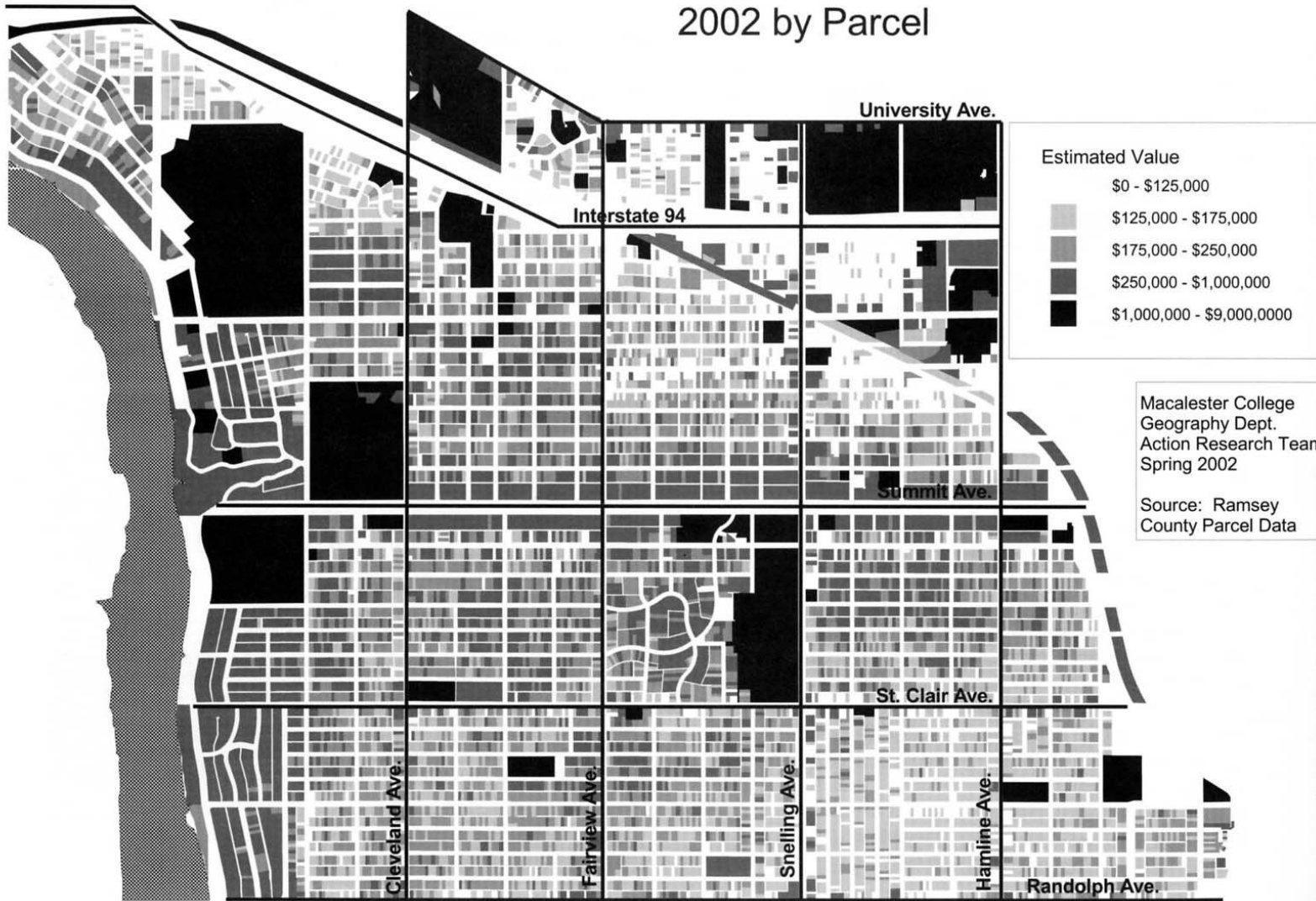
Land Use

Land use in the neighborhoods is primarily residential, with some small commercial buildings along arterial streets like Snelling, Grand, Marshall, and St. Clair. Businesses along Snelling tend to be more auto-oriented while Grand has a large number of specialty shops. A small commercial cluster around Macalester serves the needs of both the students and the neighborhoods. The

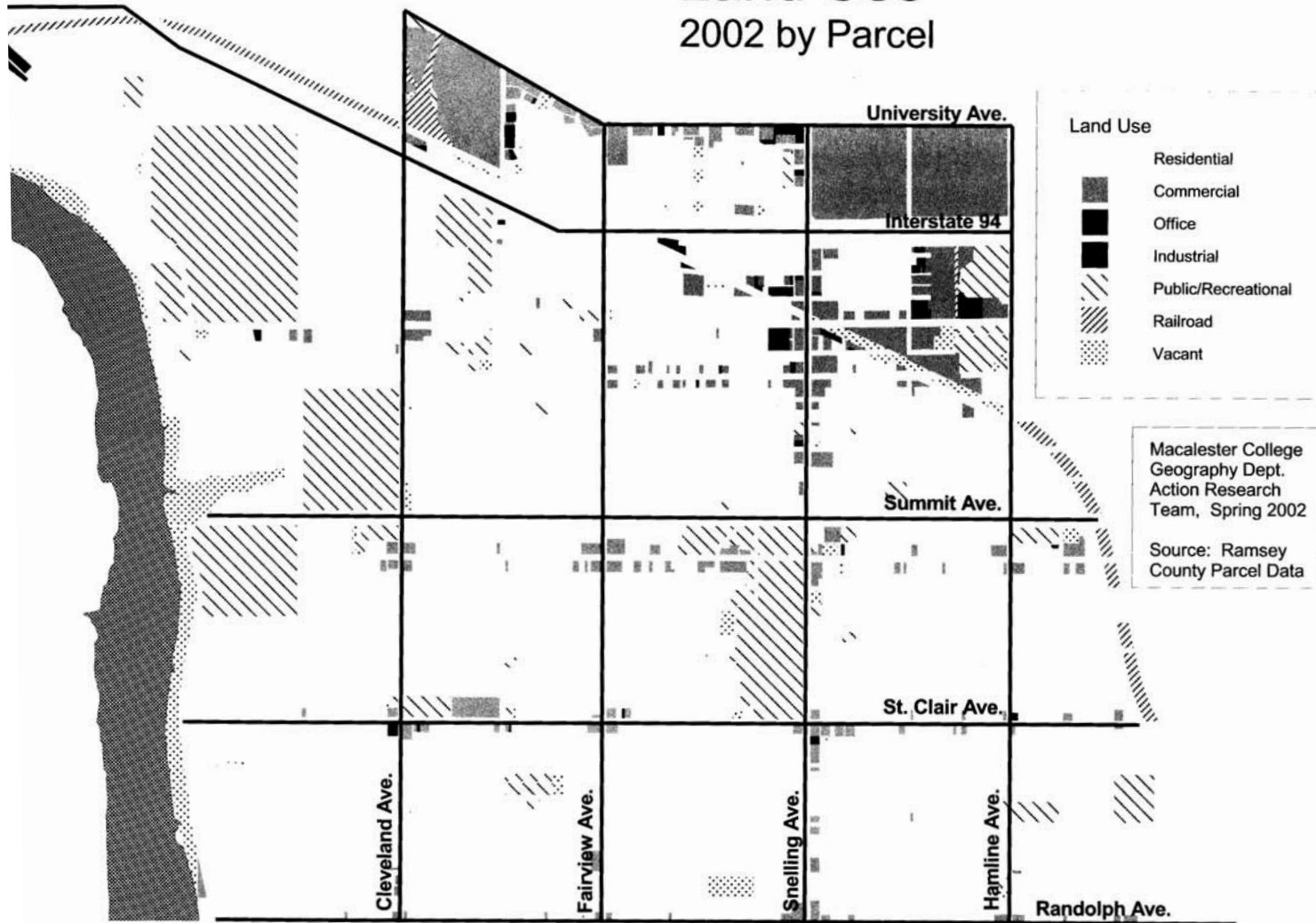


A high-valued residential property in Tangletown

Estimated Property Values 2002 by Parcel



Land Use 2002 by Parcel



railroad and Interstate 94 form a boundary between these quiet residential areas with their generally neighborhood-oriented businesses and the auto-oriented strip developments at Midway, where large commercial and industrial land uses dominate. Public and semi-public lands include colleges, churches and the golf course, with Summit Avenue offering additional recreational opportunities.

There is very little vacant land in the neighborhoods, and the land classified

as vacant along the Mississippi River is used for recreational purposes. This limits the potential housing supply: any new housing created in the neighborhoods must take the place of already existing structures.



O'Gara's pub at Snelling and Selby, an example of a small, neighborhood-oriented business