



CITY OF SAINT PAUL
Melvin Carter, Mayor

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TRANSPORTATION COMMITTEE OF THE PLANNING COMMISSION

Monday, February 22, 2020, 4:30 p.m. – 6:00 p.m.
Remote meeting

1. Hillcrest Master Plan transportation analysis – Brandon Bourdon (Kimley-Horn) 45 minutes

NOTE TO COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC: The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission and its Committees to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Transportation Committee to be present at the regular location, and all members of the Transportation Committee will attend this meeting by telephone or other electronic means.

It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in the 13th Floor Conference Room in City Hall Annex at 25 W. 4th Street in the City of Saint Paul.

Members of the public may monitor this meeting remotely the following ways:

Join on your computer or mobile app (in Microsoft Teams)

[Click here to join the meeting](#)

Or call in (audio only)

(612) 315-7905, Phone Conference ID: 983 253 837#

Any presentation slides will be posted (as PDFs) to bit.ly/StPaulTC prior to the meeting.

Upcoming Transportation Committee Meetings

- March 8
- March 22

Meetings are open to the public. The Chair may allow five minutes for informal public comment (from non-committee members) at the beginning of each agenda as needed. Additional time may be allocated for comments or further discussion at the discretion of the Chair. Meetings may be cancelled if there is not a quorum expected, or if there are no agenda items. For additional information on the Transportation Committee of the Planning Commission, please visit our website at bit.ly/StPaulTC or contact Bill Dermody at Bill.Dermody@ci.stpaul.mn.us or 651-266-6617.

Transportation Committee Staff Report for Plans and Policies

Committee date: February 22, 2021

Plan Name/Policy Name: Hillcrest Master Plan- Transportation Analysis

Contact: Bill Dermody 651-266-6617 bill.dermody@ci.stpaul.mn.us

Plan/Policy Webpage: www.stpaul.gov/hillcrest

Description: Transportation analysis of two finalist scenarios for the City-led master plan to guide redevelopment of 112-acre former golf course

General Timeline: March-April 2021 Community engagement

Q2-Q3 2021	Typical ROW sections designed, staff review
Q4 2021	Planning Commission public hearing on master plan
Q1 2022	City Council approves master plan
Q1 2022	AUAR released for comment
2023-2032	Estimated development timeframe

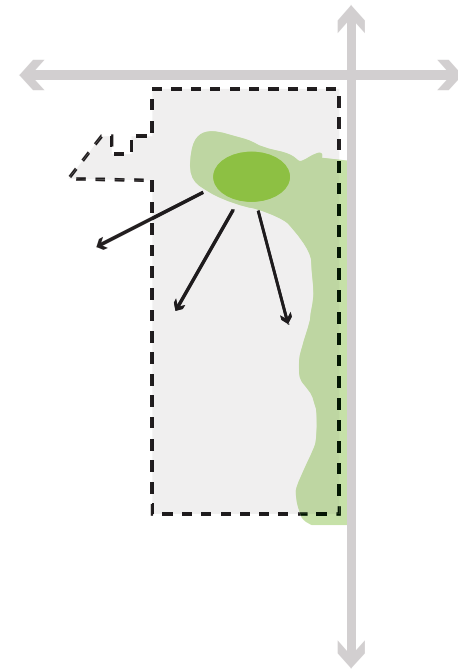
Public Hearing Date & Location: Q4 2021 at Planning Commission, Q1 2022 at City Council

Transportation Committee Role:

☐ Inform scope & approach ☒ Review draft ☐ Make recommendation

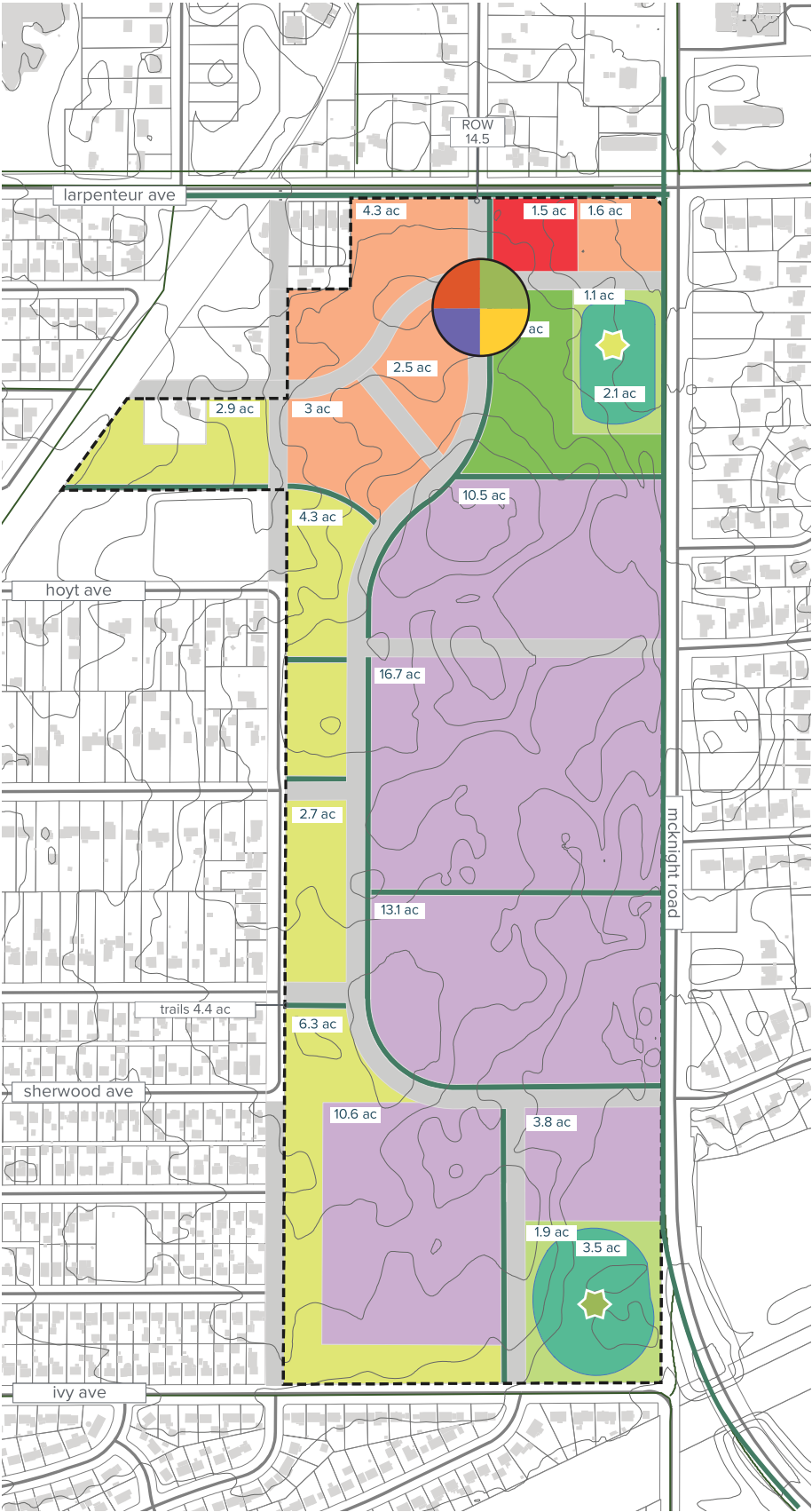
Explanation Provide feedback on transportation analysis results and potential impact on transportation network/forthcoming ROW design

This concept preserves the site's unique topographic feature and provides an active park to its northwest. A green buffer is provided along the west edge. It provides fewer jobs and more housing units. It is projected to need more development subsidy due to the amount of open space and less-optimal industrial placement for market viability. It removes the most ecologically significant wetland



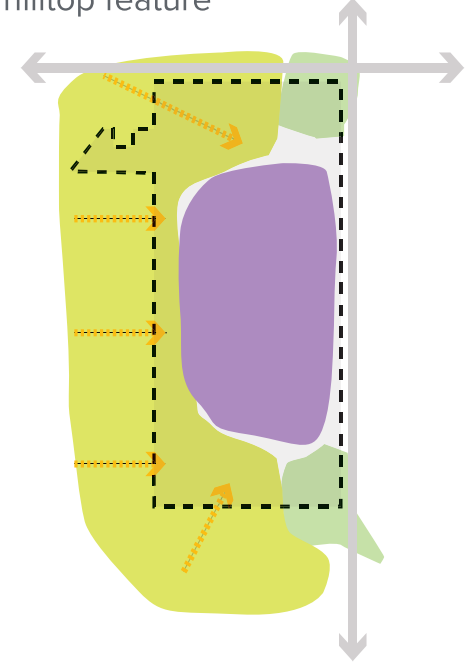
- SAINT PAUL**
-
- MINNESOTA**

JOBS FOCUS



CONCEPT

This concept provides the most jobs and an active park in the northeast, adjacent to the most ecologically significant wetland. It provides fewer housing units. It extends the street grid and residential uses from the west. It is projected to need less (or no) development subsidy due to the amount of open space and more-optimal industrial placement for market viability. It removes the hilltop feature

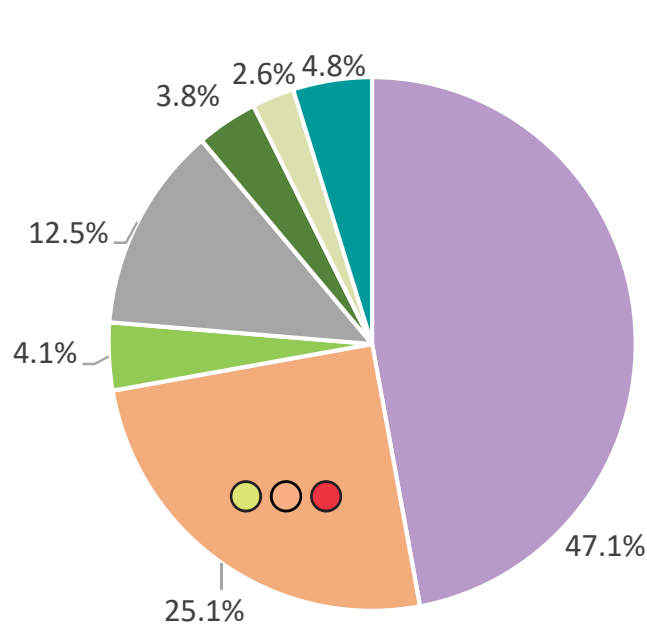


- Project Parcel Boundary
- Existing Right-of-Way
- Existing or planned trail
- Neighborhood Node
- ★ Wetland Area increased
- ★ Proposed Wetland
- ▲ North

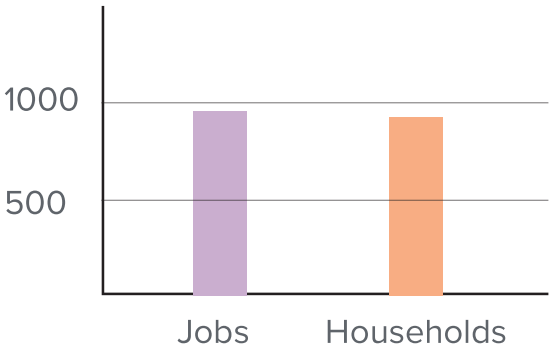
LAND USE AREAS (ACRES)

Industrial	54.75 ac.
Housing	29.2 ac.
ROW	14.53 ac.
Trails	4.38 ac.
Passive Open Space	3 ac.
Wetlands*	5.63 ac.
Active Park	4.77 ac.

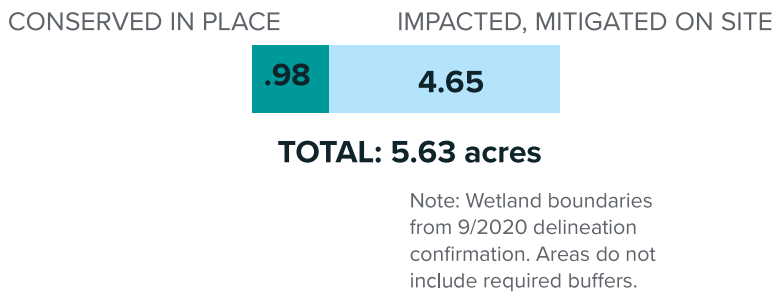
LAND USE AREAS (BY %)



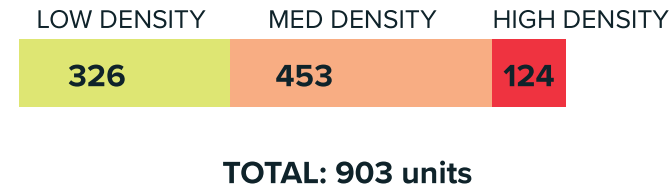
JOBS/HOUSING



WETLANDS



HOUSING TYPES



OPEN SPACE TYPES

