

Hillcrest Master Plan



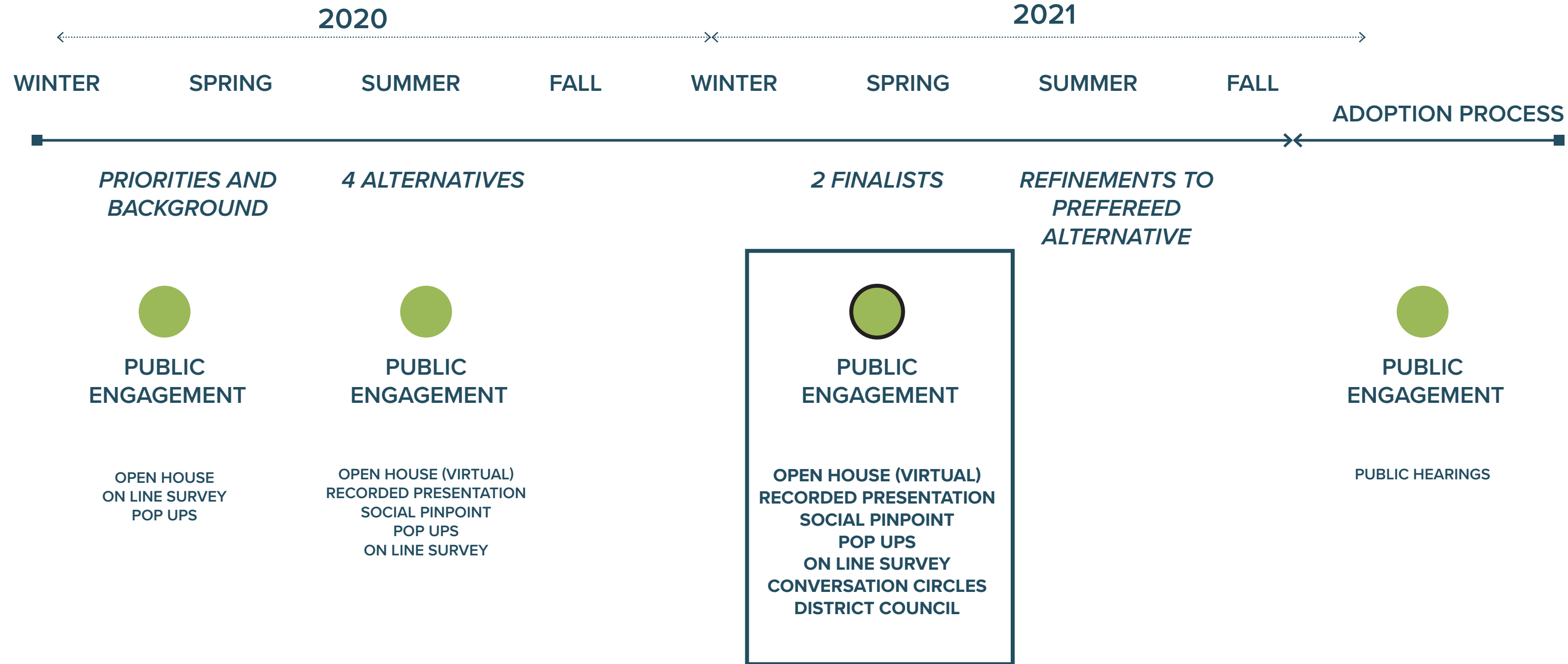
FEBRUARY CAC

FEBRUARY 12, 2021



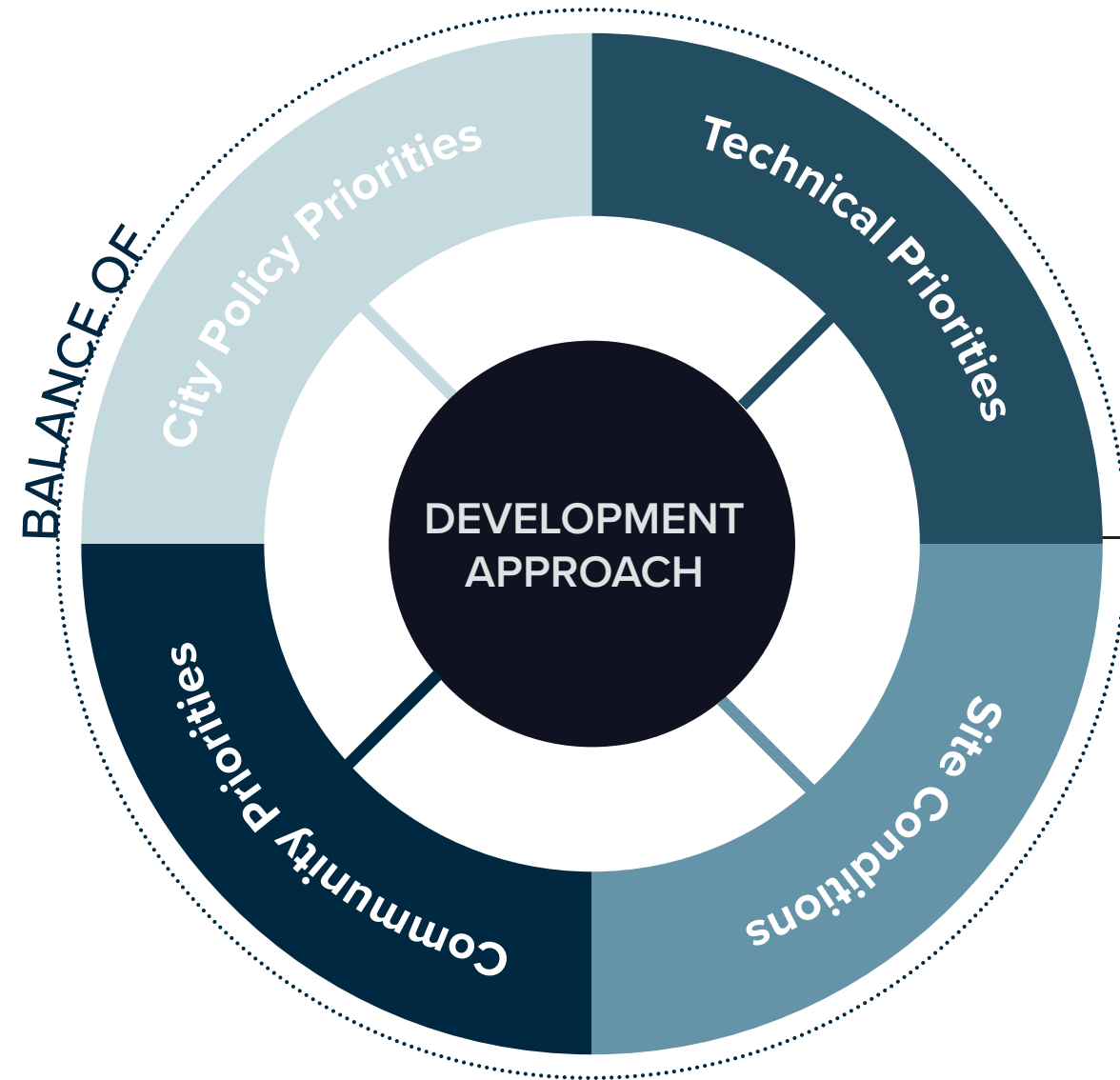
SAINT PAUL
MINNESOTA

MARCH / APRIL COMMUNITY ENGAGEMENT



WHERE WE ARE NOW :

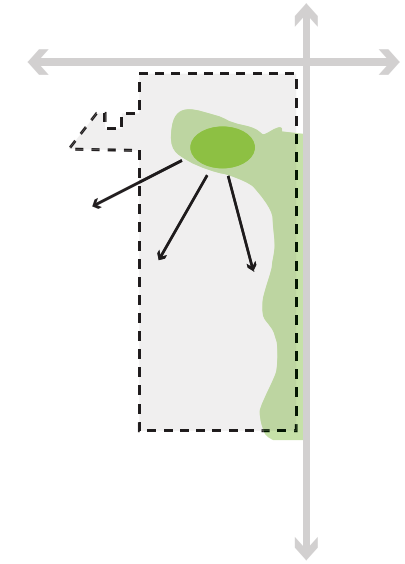
REVISED ALTERNATIVES



ALT 1

HILLTOP

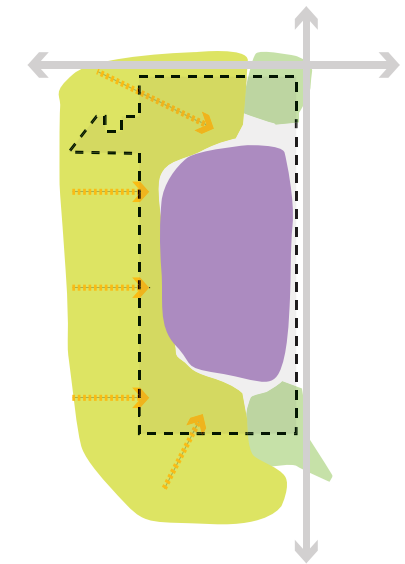
This concept preserves the site's unique topographic feature and provides an active park to its northwest. A green buffer is provided along the west edge. It provides fewer jobs and more housing units. It is projected to need more development subsidy due to the amount of open space and less-optimal industrial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



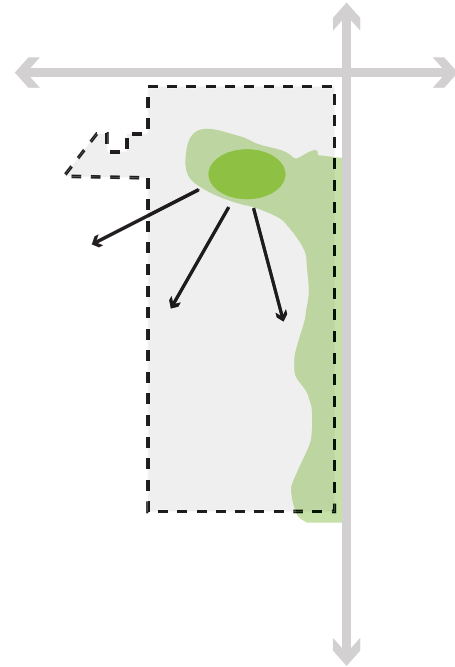
ALT 2

JOBS FOCUS

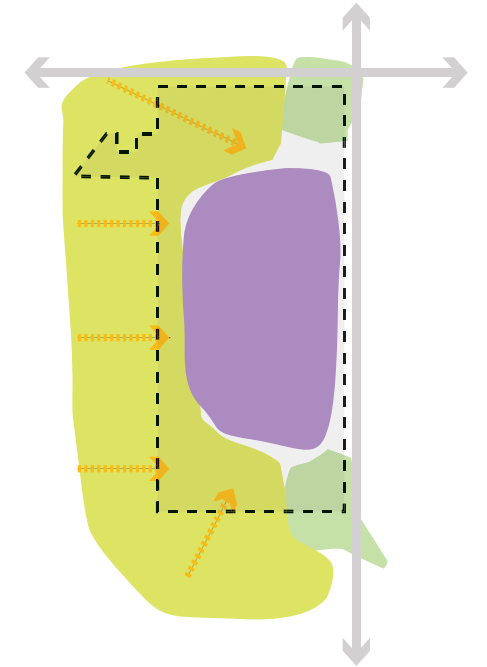
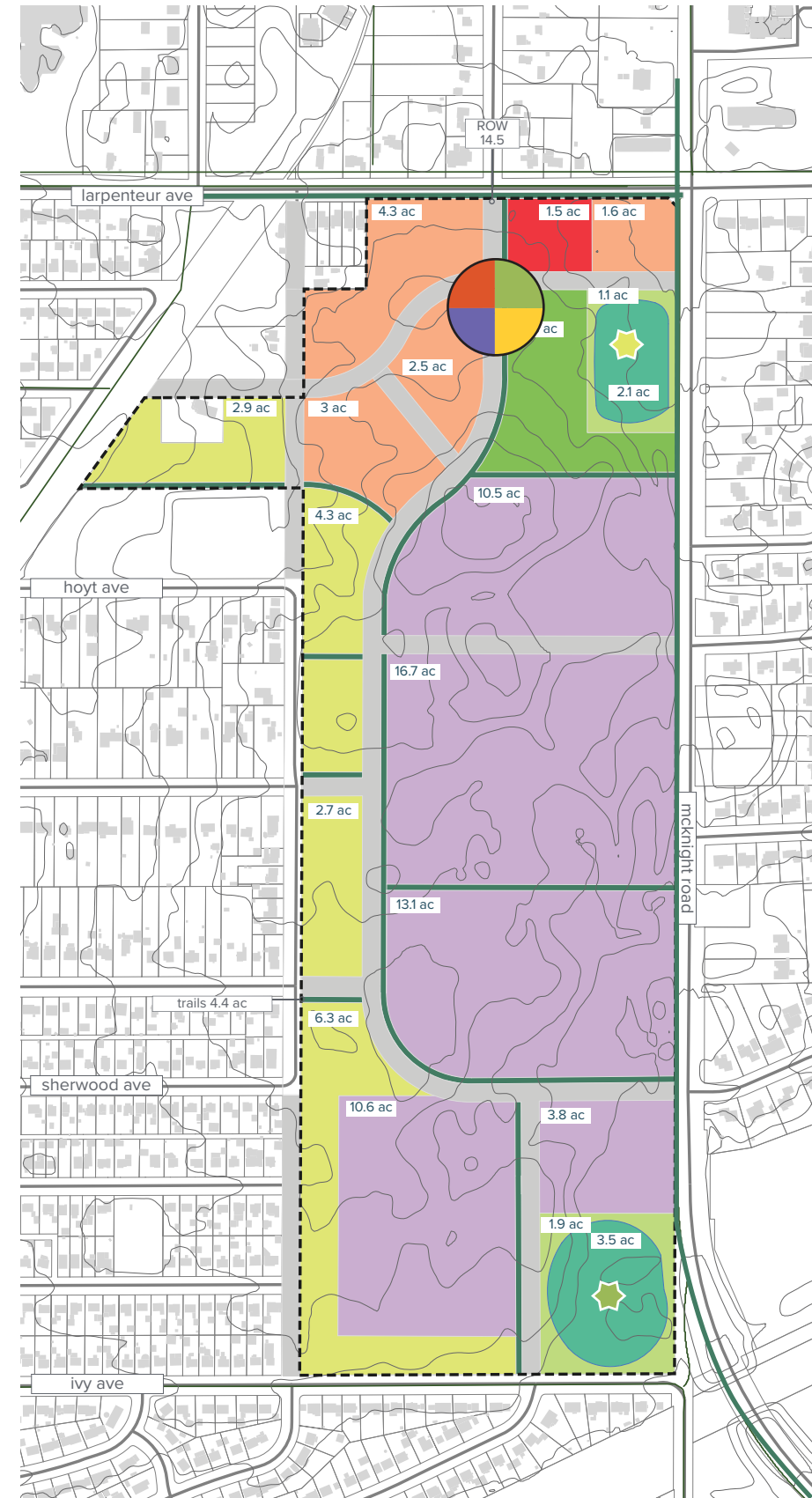
This concept provides the most jobs and an active park in the northeast, adjacent to the most ecologically significant wetland. It provides fewer housing units. It extends the street grid and residential uses from the west. It is projected to need less (or no) development subsidy due to the amount of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



HILLTOP



JOBS FOCUS



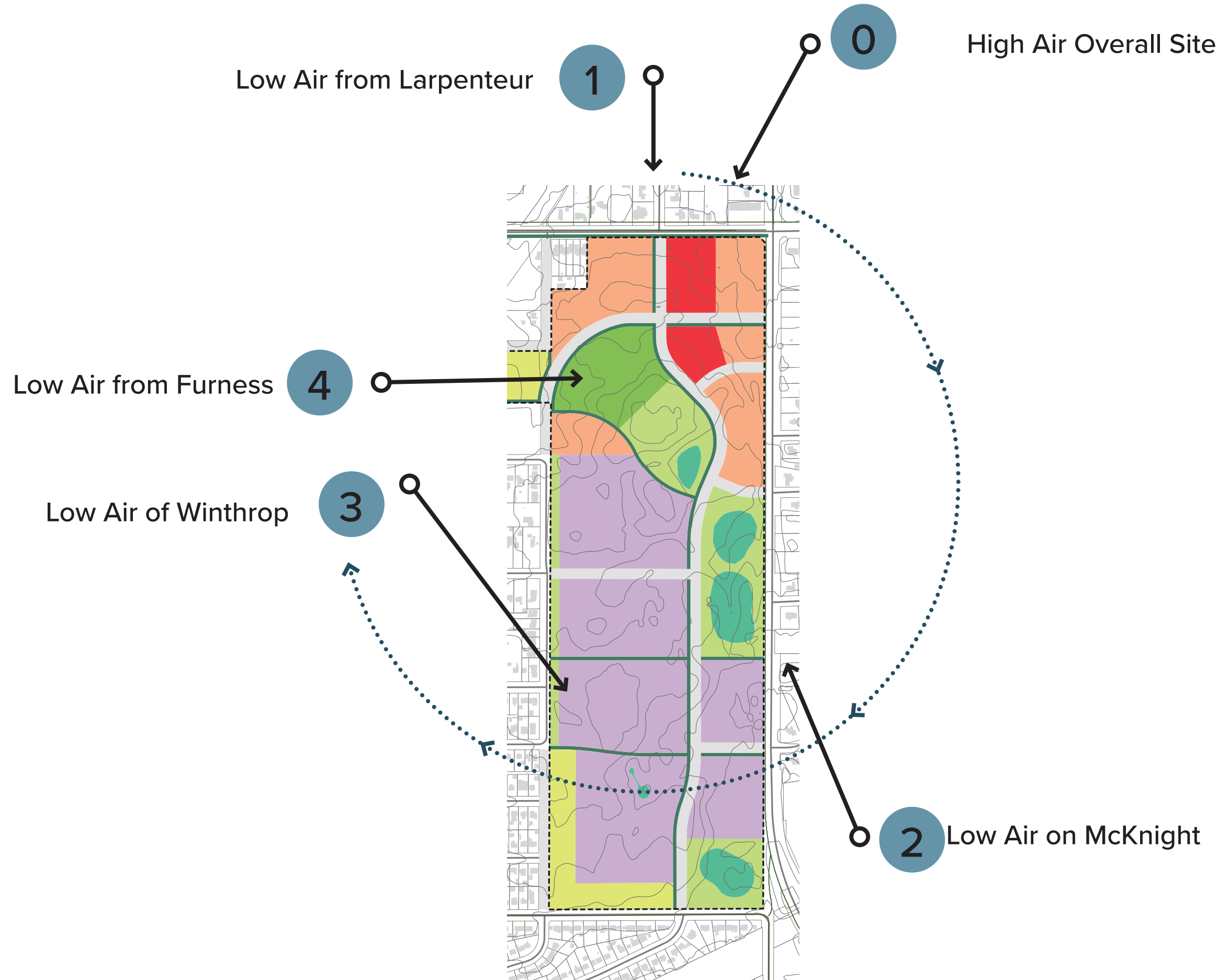
PURPOSE of 3D ILLUSTRATIONS

To help us all understand the 2 Alternatives

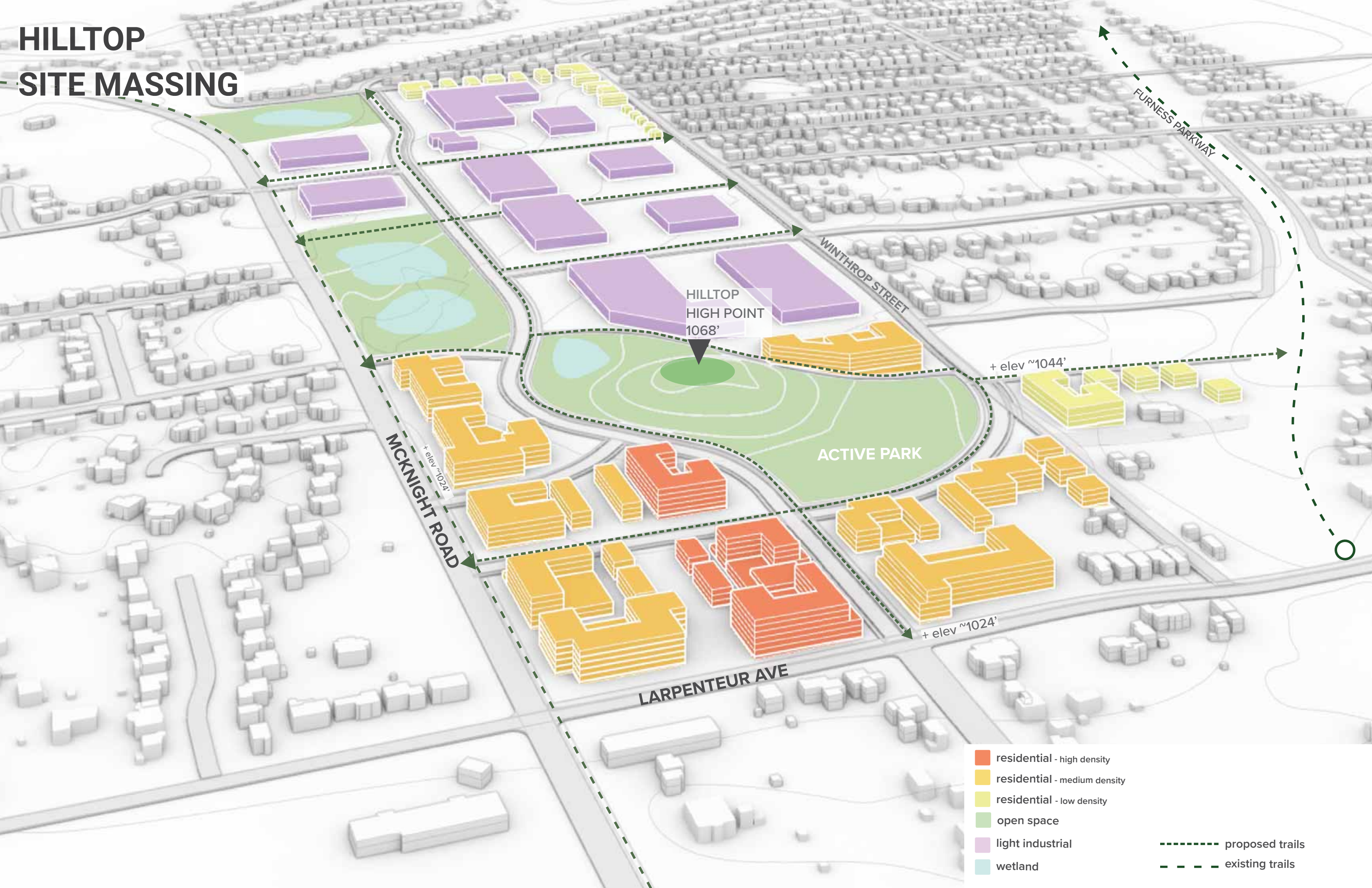
To show three dimensional arrangement and relationship of the “big things”

To show some precedent examples of what some items might look like

-  residential - high density
-  residential - medium density
-  residential - low density
-  open space
-  light industrial
-  wetland



HILLTOP SITE MASSING



HILLTOP
HIGH POINT
1068'

ACTIVE PARK

MCKNIGHT ROAD
+ elev ~1024'

WINTHROP STREET

FURNESS PARKWAY

LARPENTEUR AVE

+ elev ~1044'

+ elev ~1024'

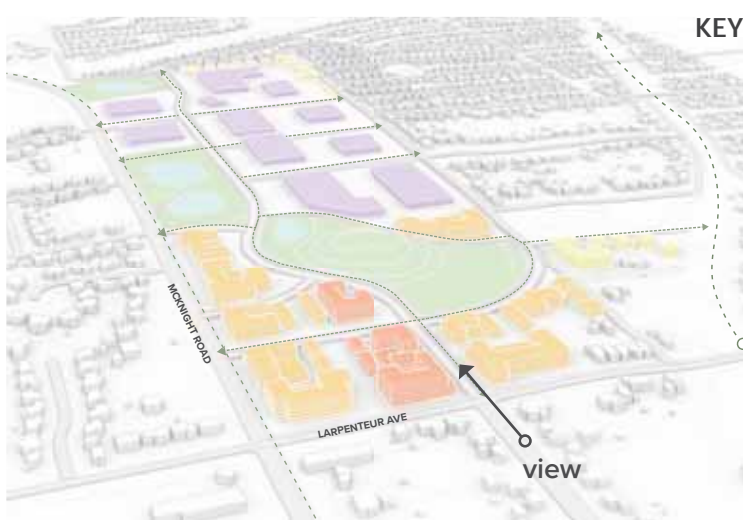
- residential - high density
- residential - medium density
- residential - low density
- open space
- light industrial
- wetland

- proposed trails
- existing trails

HILLTOP

VIEW FROM LARPEN TEUR AVENUE LOOKING SOUTH

what could mid density residential look like?



HILLTOP

VIEW FROM MCKNIGHT STREET LOOKING NORTH/NORTHWEST



what could this light industrial look like?

BEACON'S BLUFF, SAINT PAUL

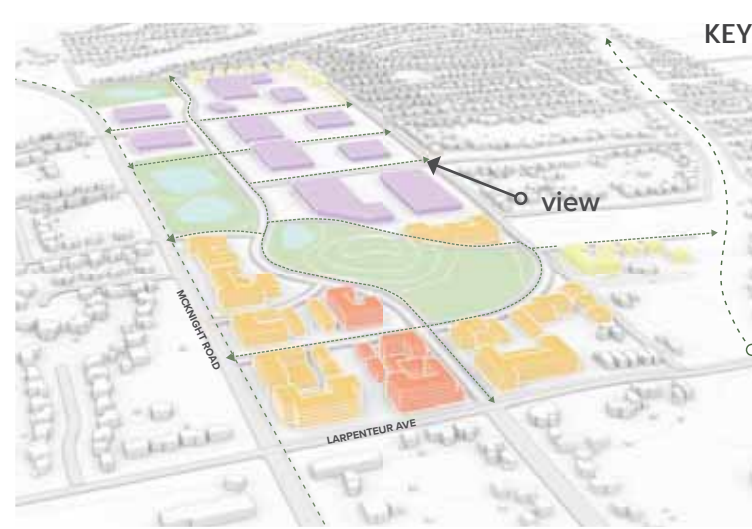


HILLTOP

VIEW FROM WINTHROP STREET LOOKING SOUTH/SOUTHEAST



what could this light industrial look like?



HILLTOP

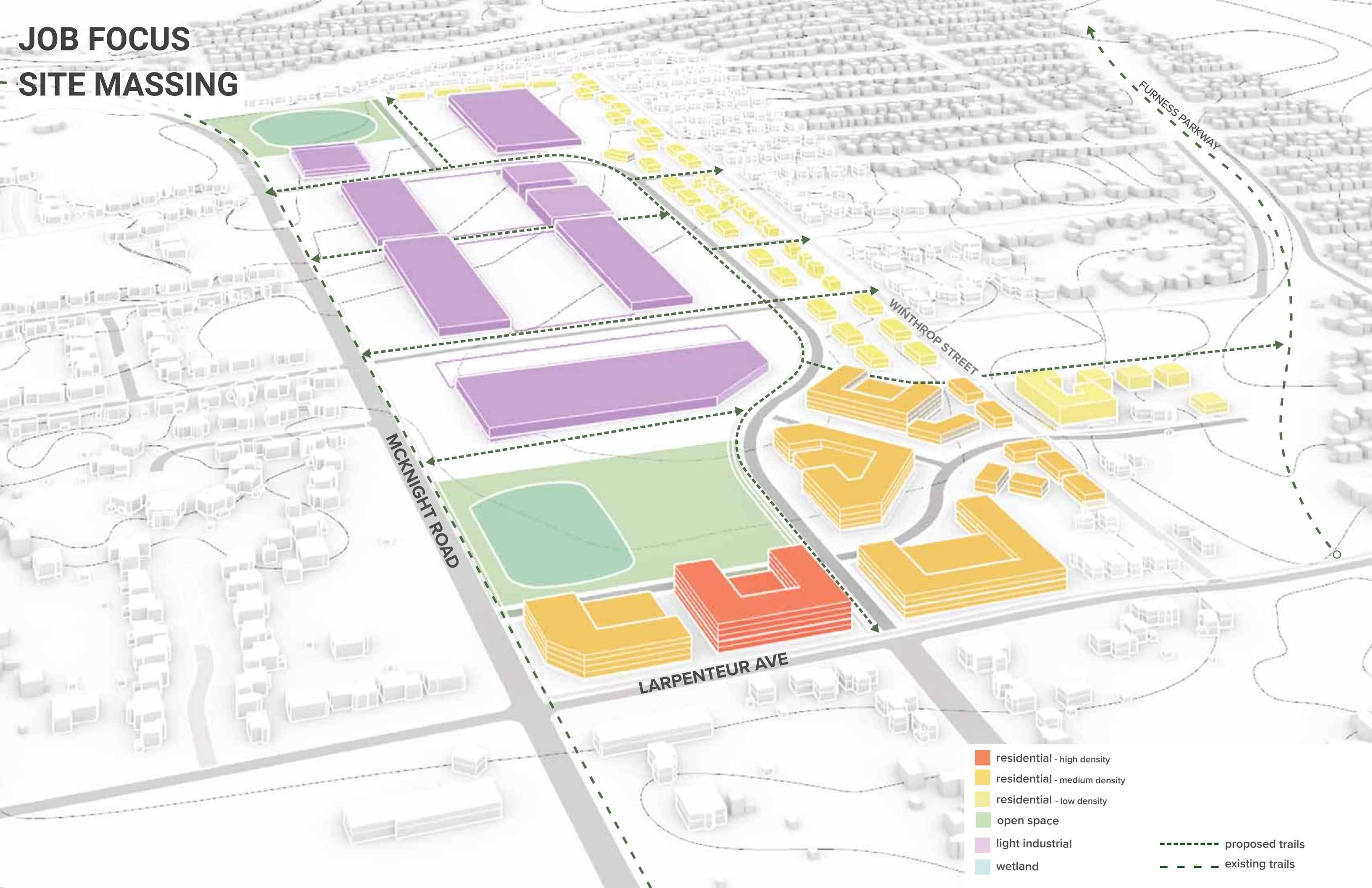
VIEW FROM FURNESS TRAIL LOOKING EAST



what could mid density residential look like?



JOB FOCUS SITE MASSING

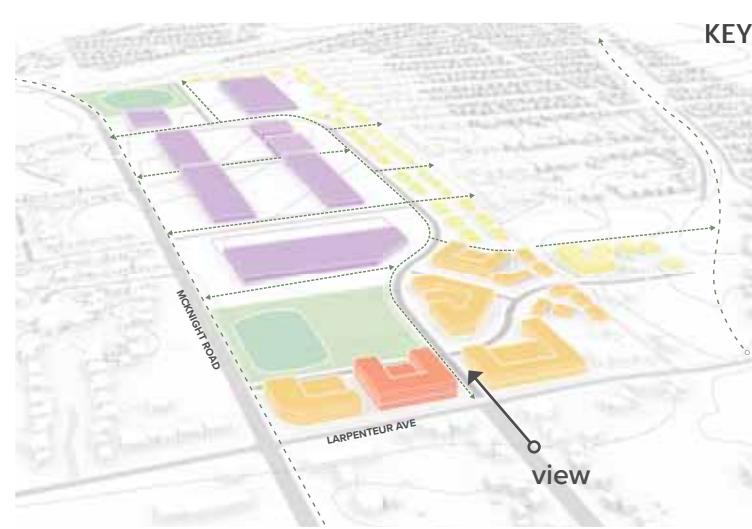
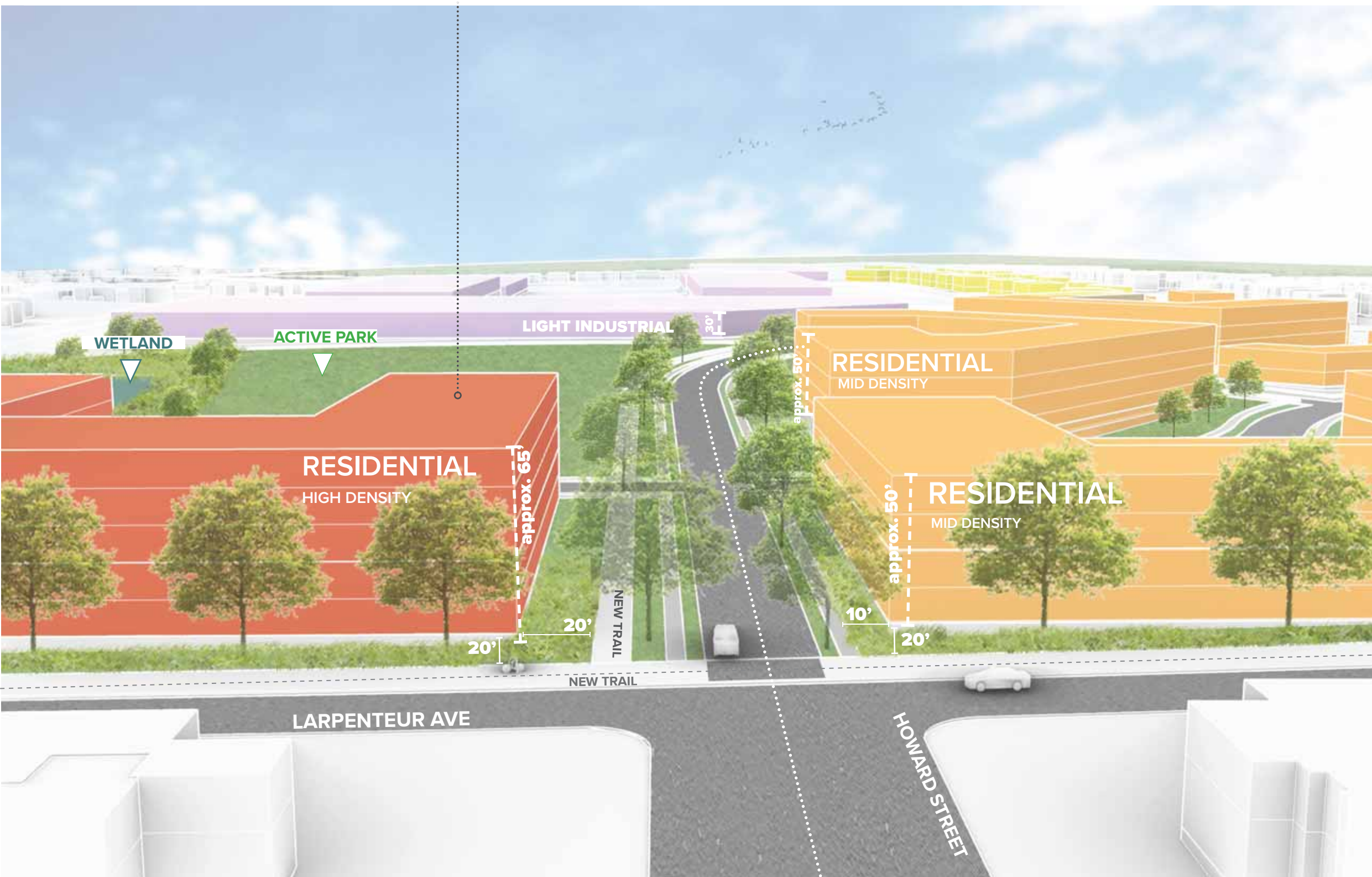


- residential - high density
- residential - medium density
- residential - low density
- open space
- light industrial
- wetland
- proposed trails
- existing trails

JOB FOCUS

VIEW FROM LARPENTEUR AVENUE LOOKING SOUTH

what could high density residential look like?

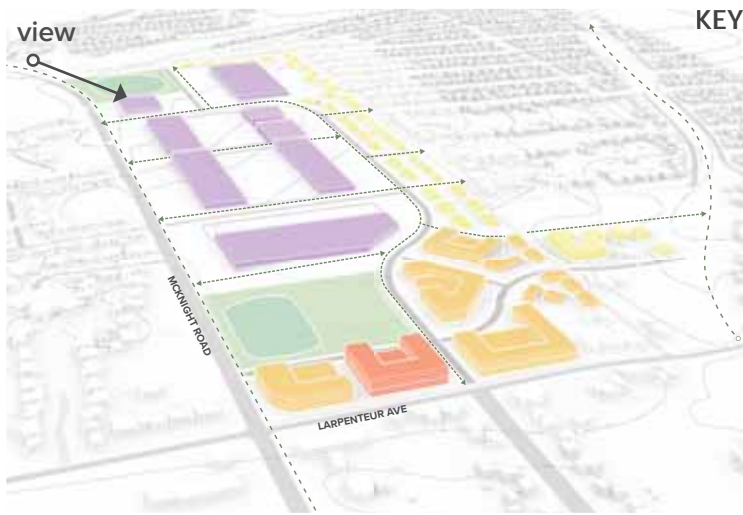


JOB FOCUS

VIEW FROM MCKNIGHT STREET LOOKING NORTH/NORTHWEST



what could this industrial look like?

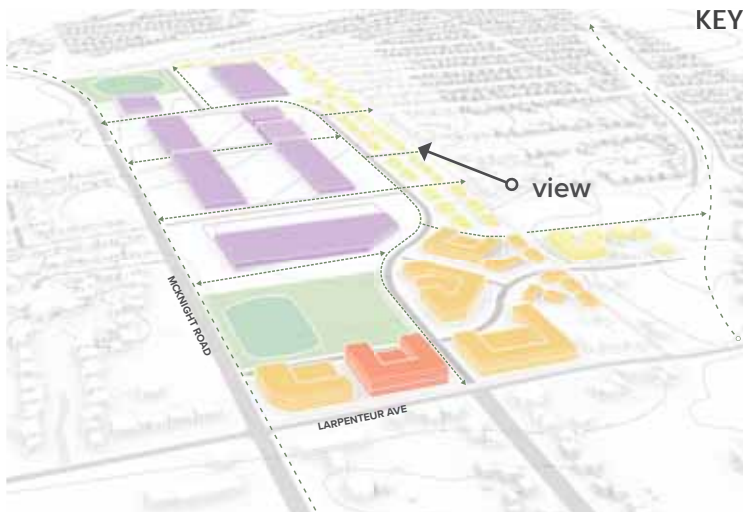


JOB FOCUS

VIEW FROM WINTHROP STREET LOOKING SOUTH/SOUTHEAST



what could this low density residential look like?



JOB FOCUS

VIEW FROM FURNESS TRAIL LOOKING EAST



what could this residential look like?

