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|  | | DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT | EqualHousingLogo |
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HILLCREST REDEVELOPMENT MASTER PLAN

COMMUNITY ADVISORY COMMITTEE (CAC)

Co-chairs Anne DeJoy and Linda Martinez-Higgins

# Meeting #10 Summary

September 15, 2020, 5:30-7:00pm

via Skype

CAC members in attendance: Anne DeJoy, Linda Martinez-Higgins, Rachel Finazzo Doll, Tiffany Scott Knox, Que Vang, James Westin, Osman Egal, Jon Fure.

Others: Bill Dermody, Luis Pereira, Mike Richardson (City of Saint Paul staff); Andrew Dresdner, Mo Convery, Jeff Mandyck (City’s consultants); Kathryn Sarnecki, George Hoene, Andrea Novak (Port Authority staff) James Soltis, Tom Goodrum, Ken Larsen (Port Authority’s consultants)

## Welcome/Roll Call/Meeting Protocol

Co-Chair Linda Martinez-Higgins called the meeting to order. Bill Dermody took attendance.

## Letter from Greater East Side Community Council

Bill Dermody described the letter, which requested that master plan options without a hilltop be presented to the CAC so they can give input on it, regardless of the staff recommendation. He relayed that they will indeed accept that request and include at least one non-hilltop preserving option among the upcoming finalist scenarios.

## Pollution Update

Ken Larsen of Braun Intertec presented the latest pollution investigation results. A CAC member asked if any pollution could be left alone. Ken responded that any publicly accessible land would need to be cleaned up.

## Infrastructure Capacity Analysis

Andrew Dresdner updated the CAC on recent consultant team work on the infrastructure analyses: transportation, water, sewer, and stormwater. For transportation, they reviewed directions and quantities of estimated trips generated by the various site approaches, including accounting for trips within the site. There will be at least two full-access intersections along McKnight, one of which is close to warranting a traffic signal, and one full-access intersection along Larpenteur. There will be some increased traffic to the west-side streets that are being connected to, which is still being studied. There could also be some reduction in traffic for some mid-block locations on those streets to the west, because some trips could now go east via the new connections. For stormwater, the new development will now have to capture water and infiltrate some amount, and improve the water quality – the golf course did not have to do this. Stormwater will require about 15 to 16 acres on the site. Wetlands will require about 10 acres. It would be best if stormwater is shared and becomes an amenity, and if some open space and wetlands acreage can do “double duty” for stormwater, given the expectations for total open space acreage for the site. Bill Dermody noted that the infrastructure analyses did not find a capacity issue with any of the four approaches put out to the public. Kathryn Sarnecki noted that none of the four site approaches are fiscally viable – they are all at least $5 million short of breaking even.

## Community Engagement Summary

Bill Dermody and Andrew Dresdner presented highlights of the recent community engagement. Bill noted a few errors in the presentation slides, including the race % breakdown on Social Pinpoint (should be disregarded), the demographics slide referring to 42% BIPOC (is from popups only, not other events), and the popups slide had information that was actually from the conversation circle. He said the popups themes were actually about where the green space is – both as a buffer and an amenity, housing (both less of it and more of it desired by different people), industrial (both more and less desired by different people), and traffic increases, especially to the south and west.

A CAC member asked if we can consider changing the approach labels (“Light Touch”, etc.) to avoid biases from the public. Andrew Dresdner explained that the names are part of the story of how the four approaches were developed. Bill Dermody noted that the CAC will see updated scenarios next month, and we can give thought to the appropriate labels at that time.

A CAC member asked if the popups were well attended, and if they were demographically representative. Bill Dermody said the turnouts for three were very good – more than 20 each – and the attendees were racially representative, and age representative if you just look at ages 25+.

## Draft Housing Policy

Bill Dermody and Luis Pereira reviewed the Draft Housing Policy document. Luis noted that the goals follow the City’s 2040 Comprehensive Plan housing priorities. A CAC member asked if age-restricted cottage-style homes could be part of the picture. Luis Pereira responded that the style could be represented on the site, although it might not be age-restricted. CAC members expressed support for the policy, including that it is market-driven and not too specific, but is fairly general and helpful guidance.

Bill Dermody said they will bring early versions of the finalist scenarios to next month’s CAC meeting.

ADJOURNED at 6:40pm