

Hillcrest Master Plan



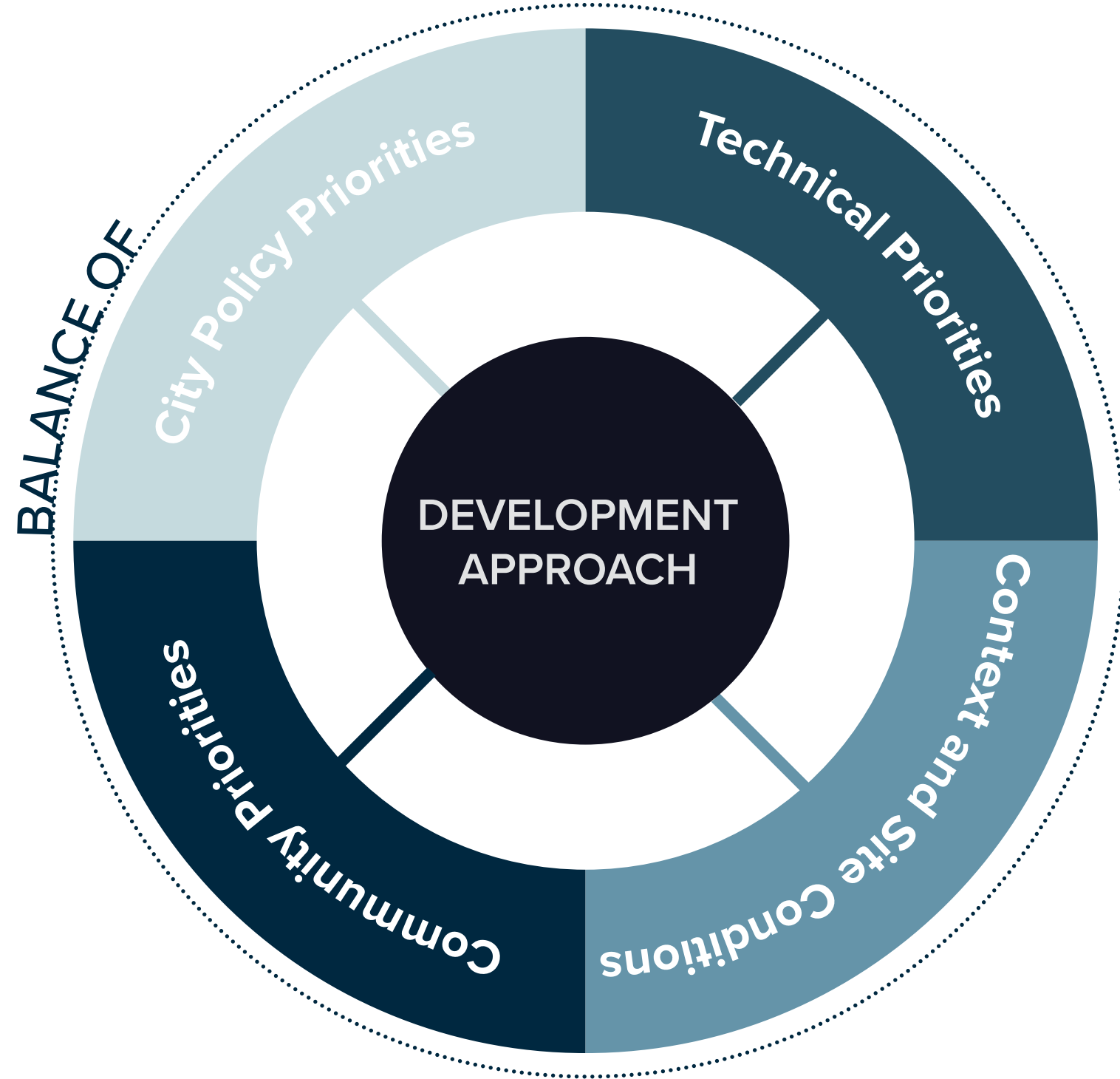
FINALIST SCENARIOS - SUMMARY BOOKLET

March 16, 2021



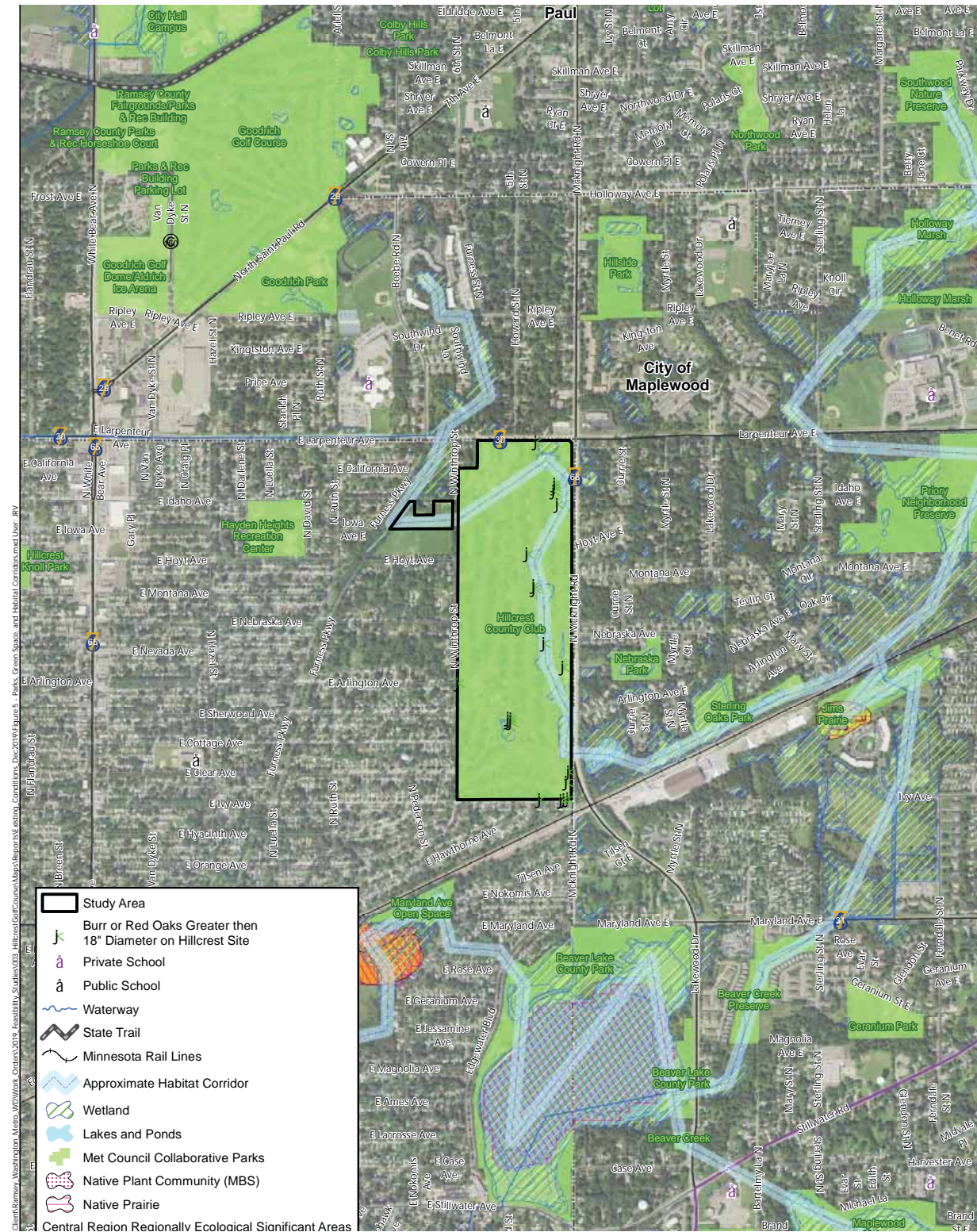
SAINT PAUL
MINNESOTA

MASTER PLANNING PROCESS

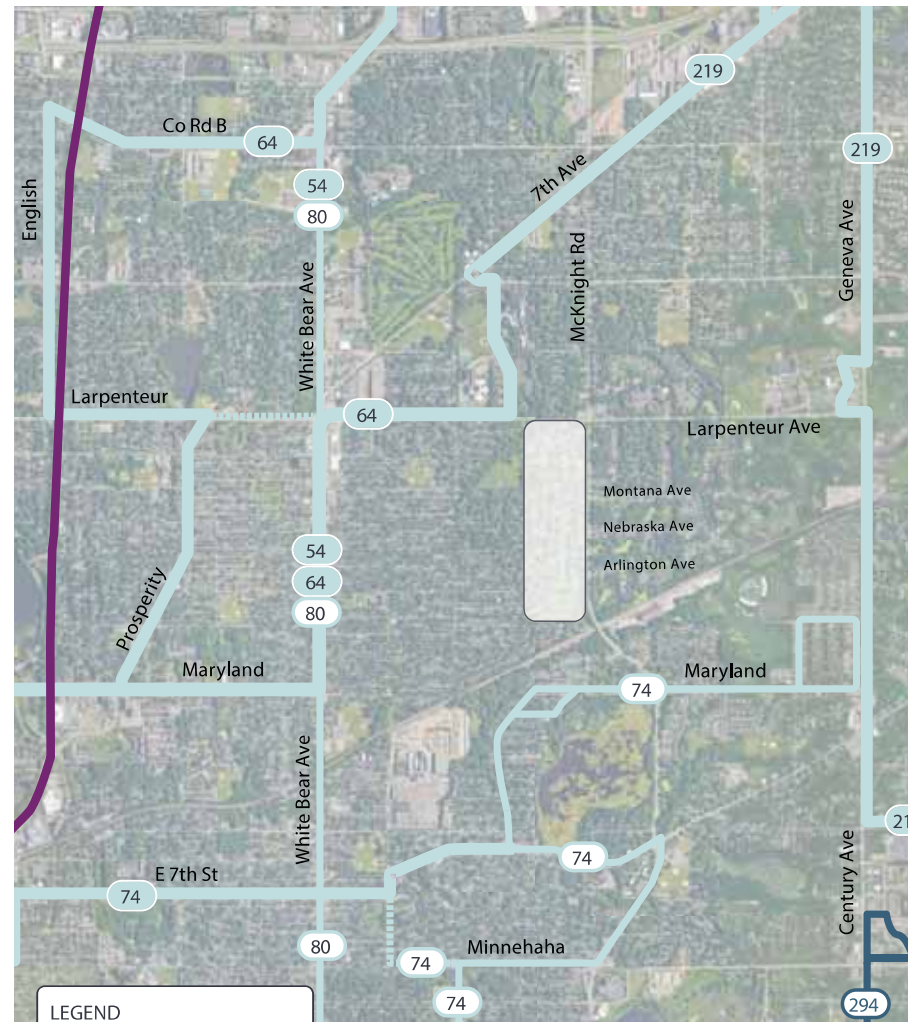


SITE CONDITIONS: CONTEXT

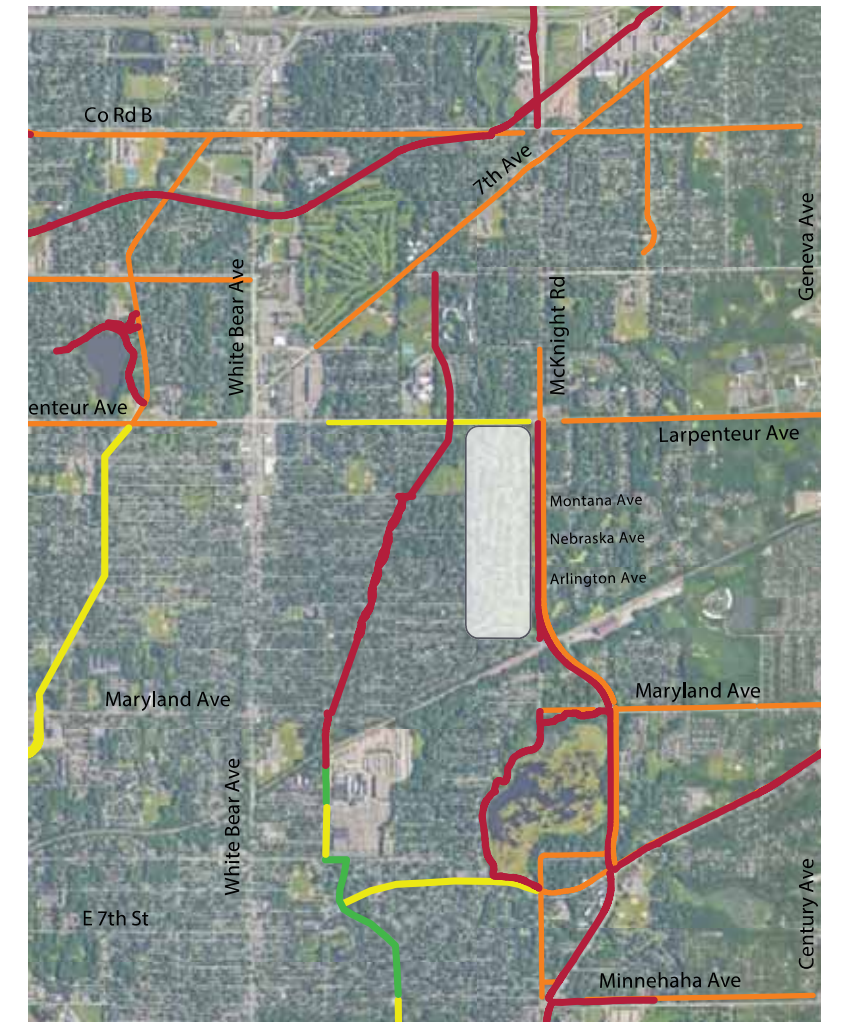
OPEN SPACE AND HABITAT



PUBLIC TRANSPORTATION



BICYCLE TRAILS



The Master Plan will support and repair the existing systems so the site is better connected to its surroundings

SITE CONDITIONS

WETLANDS

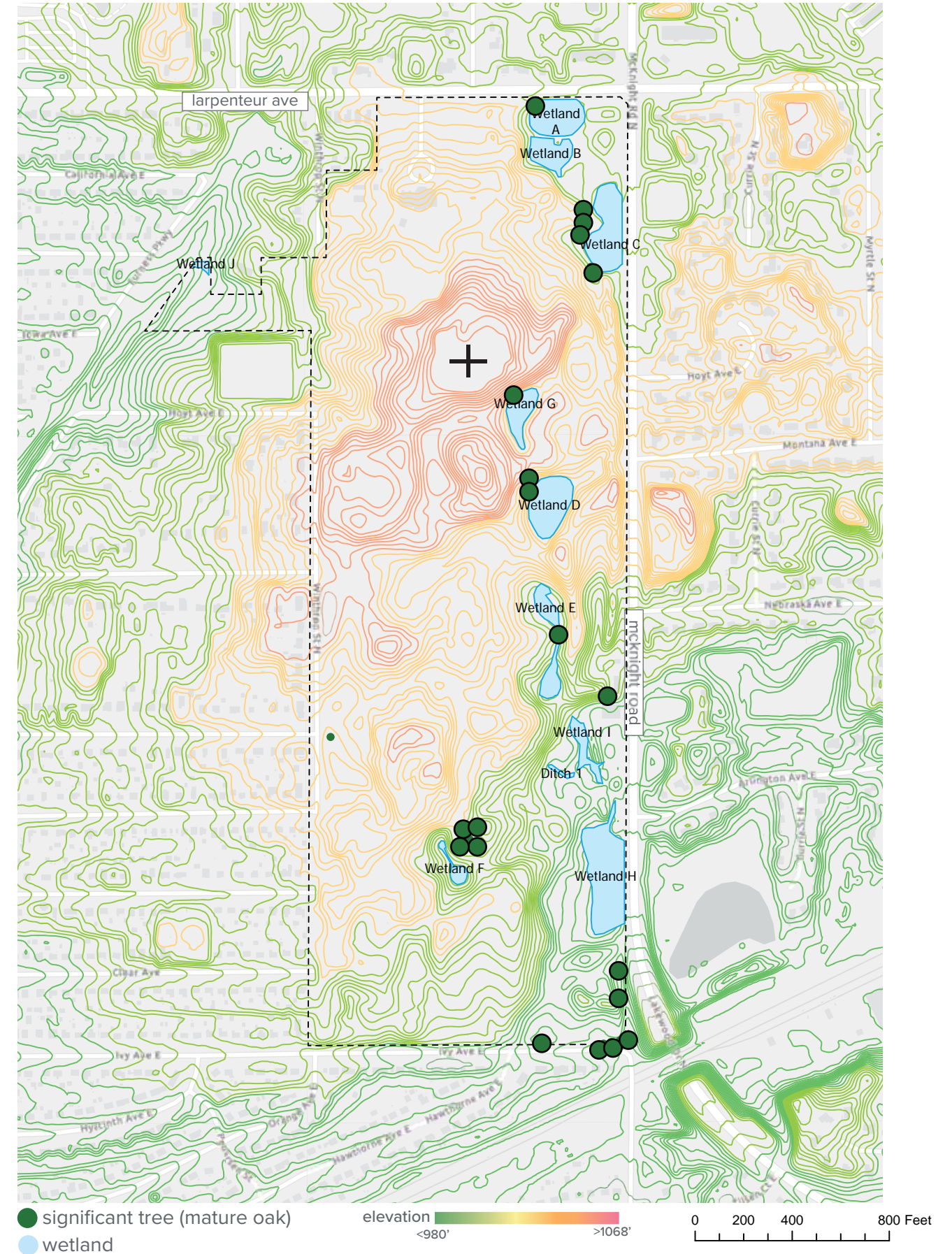
The Site has several wetlands and ponds, generally located along the site's eastern edge. They are subject to State of Minnesota and Ramsey-Washington Metro Watershed District watershed regulations.

TOPOGRAPHY

Though the site has been artificially graded as a golf course, it has always been the high point of Ramsey County - thus the name, "Hillcrest." The ridge connecting the three peaks defines water flow on the site, with 2/3rds of the site draining to the south and 1/3 draining to the north. The high point of the site is approximately 1070', the low point is approximately 990'

MATURE TREES

Trees on site consist of red and bur oaks, maple, elms and river birch trees along the edges of the site and arranged along the fairways. Many of the trees were planted for the golf course, several are over 100 years old. These trees create urban habitat, reduce urban heat island, and create a distinct character to the site.



SITE CONDITIONS

SOILS AND CONTAMINATION

Much of the soil will have to be removed due to mercury contamination. The contamination is highest in the tee boxes and greens of the golf course. Contamination was found in all but one of the wetlands. Removal of the contaminated soil will result in the loss of many trees. Soils on the southern portion of the site have a high potential for infiltration.

Areas on the map are approximate. They are subject to possible expansion based on additional investigation and confirmation sampling during clean-up.

Given the substantial contamination, environmental regulations, and ongoing threats to human health and the environment, in any scenario significant excavation and mitigation is required in all contaminated areas, including wetlands.



POLICY & TECHNICAL PRIORITIES HIGHLIGHTS



+



+



+



+/- 1000 JOBS

The Port Authority endeavors to bring approximately 1000 jobs to the site in the form of light industrial, production, and modern manufacturing.

+/- 1000 HOUSEHOLDS

Housing at Hillcrest will likely occur in a range of styles, sizes and types - including single family homes, townhouses, apartments, cooperative living arrangements - to accommodate a diverse community of residents.

20 ACRES OF PARKS, TRAILS, AND OPEN SPACE

Open space will be owned by the City and the Port and will be a combination of active park space, passive park space, ecological restoration and privately owned publicly accessible spaces.

ACTIVITY THROUGH SHARED USE

NEIGHBORHOOD NODES are compact, mixed use areas that provide shops, services, neighborhood-scale civic and institutional uses, recreational facilities and employment close to residences.

COMMUNITY PRIORITIES

5 THEMES



CONNECT

build strong connections to existing infrastructure and community systems



ACTIVATE

spark community and economic activity through innovative development



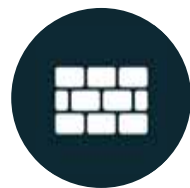
CONSERVE

conserve existing site features that celebrate the character and ecological value of the site



BLEND

thoughtfully blend the new development into the existing neighborhoods



BUILD

provide new, desired, and needed types of jobs, parks, retail and new housing through site redevelopment

20 NAMED PRIORITIES

1. New development should **respect the quiet nature** of the existing neighborhood. Whereas we recognize that new development may “open up” our neighborhood, **we value our trees, quiet streets, access to nature, and sense of neighborhood**. New development should not eliminate these qualities.
2. Neighborhoods should be **walkable with connections** to nearby parks, schools, public transportation and other amenities.
3. New development should address the **serious housing shortage** in Saint Paul.
4. New jobs on the site should be for a diverse working class, providing sustainable living wage jobs and have local hiring goals; stable jobs for skilled labor for all education levels, and not with high turnover rates.
5. Development on the site should **strengthen existing businesses** and also support the growth of small, local, and entrepreneurial businesses. This can include (but is not limited to) provisions and allowances for home (and garage) based businesses, affordable commercial workspaces, co-working and collaboration spaces, incubators/accelerators and startup retail including small shops and kiosks.
6. Any retail should be **pedestrian-accessible**, not automobile-based strip commercial. Attract distinctive **small businesses** like a coop grocery market, ice cream shop, small cafes, and entertainment venues.
7. Industrial/manufacturing building types should integrate with the neighborhood’s character and be **located on the edges** of the site near higher volume streets like Larpenteur and McKnight.
8. The site (and the area) needs better public transportation connections. Therefore, the site should be developed in a manner that enables **improved transit** and encourages the use of public transportation.
9. **Extend trails** into the site, creating a pedestrian and recreational connection that allows people from the neighborhood to access the site, public spaces, and businesses.
10. Analyze the public services that will be necessary to provide for public safety such as additional fire and police, or a new elementary school.
11. Preserve and respect the **unique topography** and features of the site and maintain healthy mature trees. The rolling hills, wetlands and trees are valuable resources that define the site, perform important ecological functions, and for many are part of childhood memories. Incorporate them into park space, gardens, wetlands and other amenities usable year-round to distinguish the site.
12. The development should have **ample green space, open space, and park space** to support the needs of the people who will be living and working there and meet the City’s green space and park requirements. These spaces should be connected to surrounding neighborhoods and Beaver Lake with multi-use trails and sidewalks.
13. The site should have **ample community spaces** for people to gather and get to know each other and break down barriers – community center, swimming pool, picnic space, splash pad and playground for young families, natural reserve for kids to explore, dog park and other public or semipublic elements that help create community. Also places for activities like community/educational gardens and a farmers market, and programming such as art in the park and community murals.
14. Design of housing should encourage **pride in one’s home** and the community. [As revised by the CAC.]
15. Housing should **emphasize an interaction** with other residents and with nature.
16. Ideally, new jobs would be “**green jobs**.”
17. Provide a **mix of housing options** on the Hillcrest site that blends into the existing community and allows people to both stay on the East Side and choose to live on the East Side. This may include smaller single family homes including two-three bedrooms for young families, cottages, twin and town homes, duplexes, live/work homes, homes that are affordable to many incomes and family types, senior options (assisted and independent living cottages), and starter homes, all with yards and green space a priority.
18. New housing should consider **emerging and existing family types** – such as multi generational, extended, and single person households, cooperative housing arrangements, and intergenerational mixes.
19. New development should help complete the Greater East Side by providing **jobs, health services, pedestrian-accessible commercial** and retail uses, and new housing that the East Side currently does not have. Retail should primarily serve the immediate area and not compete with White Bear Avenue.
20. **Limit connections to the west and south** that carry fast and high volumes of vehicular traffic. Connections into the site from the west and south should be carefully designed so as to avoid excess traffic flow through the neighborhood. Many neighborhood streets do not have sidewalks, so pedestrian safety is a priority. If traffic is increased, provide sidewalks.

TENSIONS AND CHALLENGES

CONNECTIVITY (CITY POLICY) VS TRAFFIC TO WEST AND SOUTH

ECONOMIC VS ECOLOGICAL VALUE OF MCKNIGHT FRONTAGE

EXISTING TOPOGRAPHY VS ECONOMIC VIABILITY (NEED FOR
“PAD READY” SITES)

CREATING A STRONG SENSE OF PLACE

SENSE OF PLACE FOR LONG TERM COMPETITIVENESS

CHARACTER / IDENTITY



WHERE WE WERE : INITIAL ALTERNATIVES

Gentle Interventions

Significant Interventions



Light Touch Approach



Conservation Approach



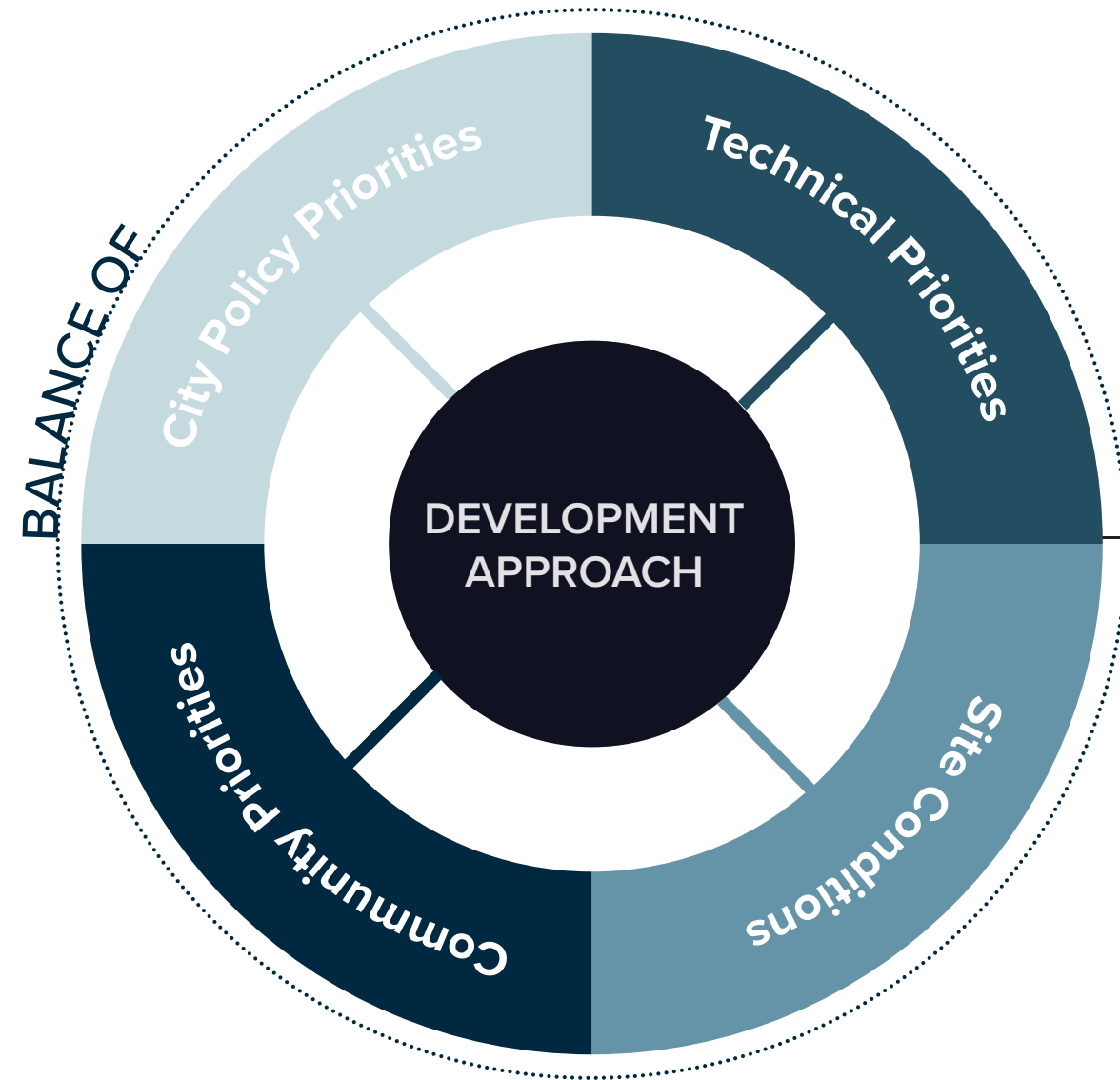
Re-Shape Approach



Sculpt Approach

WHERE WE ARE NOW :

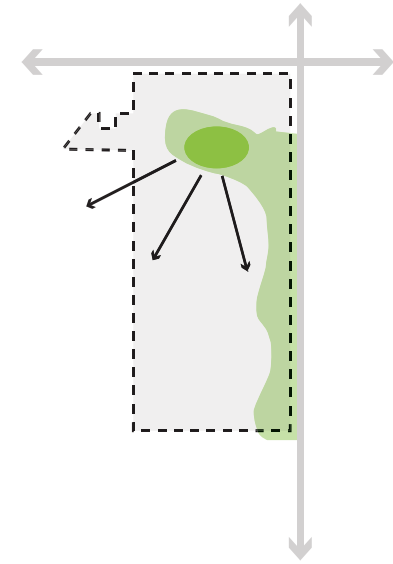
REVISED ALTERNATIVES



ALT 1

HILLTOP

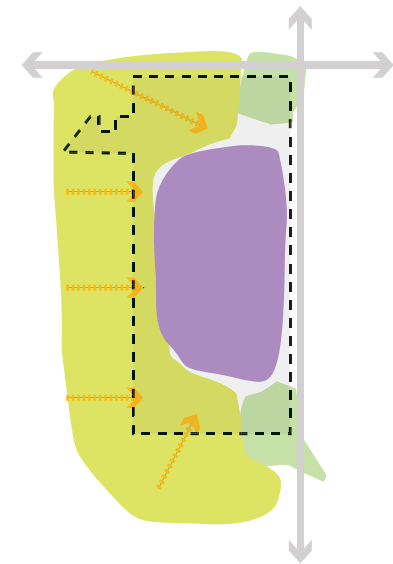
This concept preserves the site's unique topographic feature and provides an active park to its northwest. A green buffer is provided along the west edge. It provides fewer jobs and more housing units. It is projected to need more development subsidy due to the amount of open space and less-optimal industrial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



Land Uses and How They Can Contribute to a Better Community



Jobs in the Neighborhood
Living Wages
Stable Employers
Expanded Tax Base

Housing Choice
Senior Housing
Extended Family Housing
Cooperative Housing

Recreation and Exercise
Access to Nature
Relaxation

Day Care
Restaurant
Gathering

Celebrating
Food Trucks
Identity/Character

HILLTOP



CONCEPT

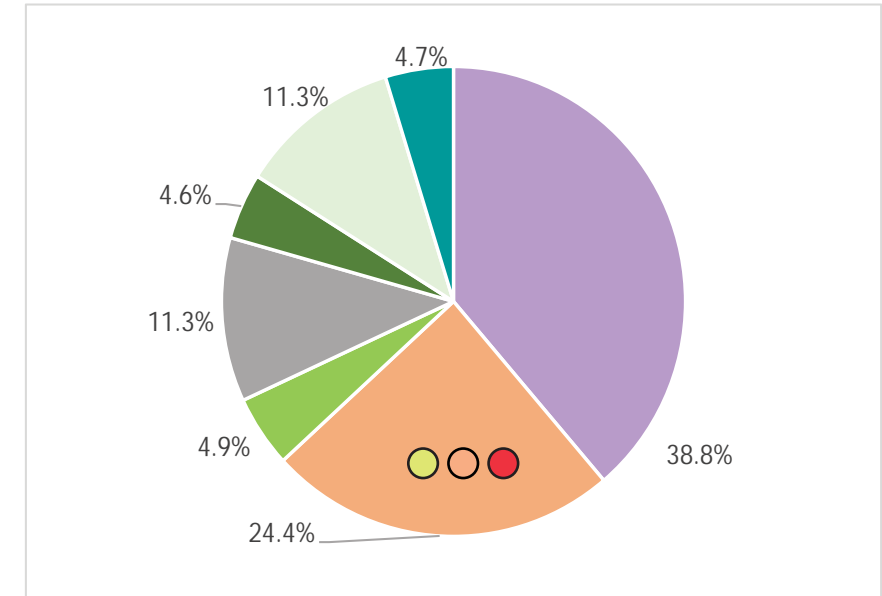
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- Project Parcel Boundary
- Existing Right-of-Way
- Existing or planned trail
- Neighborhood Node
- ★ Wetland area shifted adjacent to existing locations
- ★ Wetland Area increased
- ★ Proposed New Wetland
- ▲ North

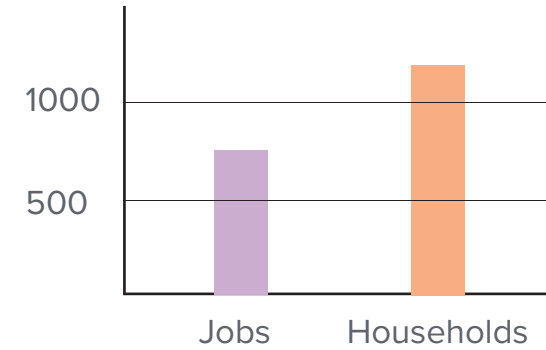
LAND USE AREAS (ACRES)

Industrial	45 ac.
Housing	28 ac.
ROW	13.4 ac.
Trails	5.2 ac.
Passive Open Space	13.2 ac.
Wetlands*	5.56 ac.
Active Park	5.7 ac.

LAND USE AREAS (BY %)



JOBS/HOUSING



WETLANDS

CONSERVED IN PLACE IMPACTED, MITIGATED ON SITE

.72 **4.84**

TOTAL: 5.56 acres

Note: Wetland boundaries from 9/2020 delineation confirmation. Areas do not include required buffers.

OPEN SPACE TYPES

ACTIVE PASSIVE WETLANDS

5.7 **13.2** **5.56**

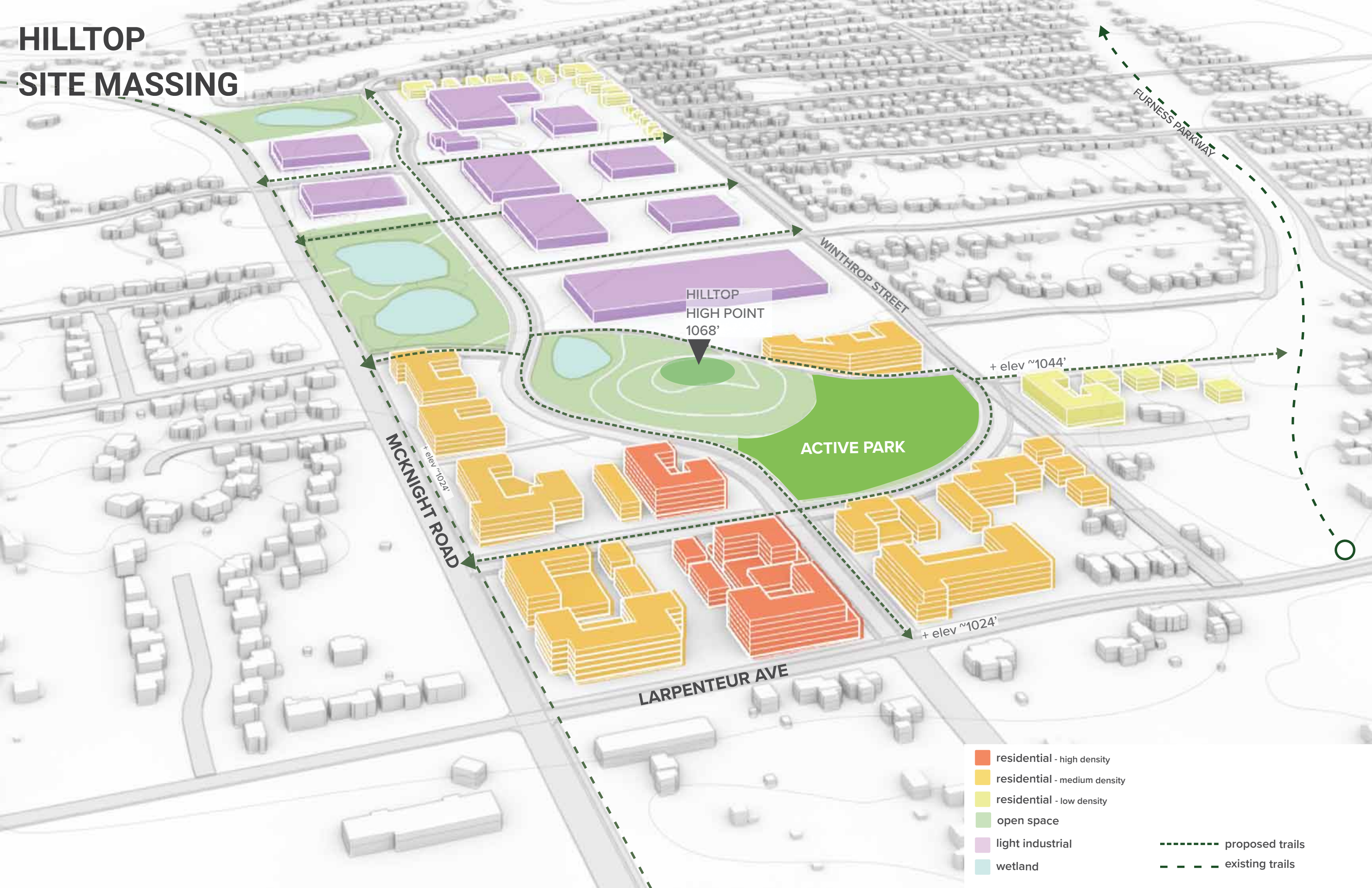
TOTAL: 24.46 acres

LOW DENSITY MED DENSITY HIGH DENSITY

163 **598** **425**

TOTAL: 1186 units

HILLTOP SITE MASSING



MCKNIGHT ROAD
+ elev ~1024'

LARPENTEUR AVE

WINTHROP STREET

FURNESS PARKWAY

HILLTOP
HIGH POINT
1068'

ACTIVE PARK

+ elev ~1044'

+ elev ~1024'

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

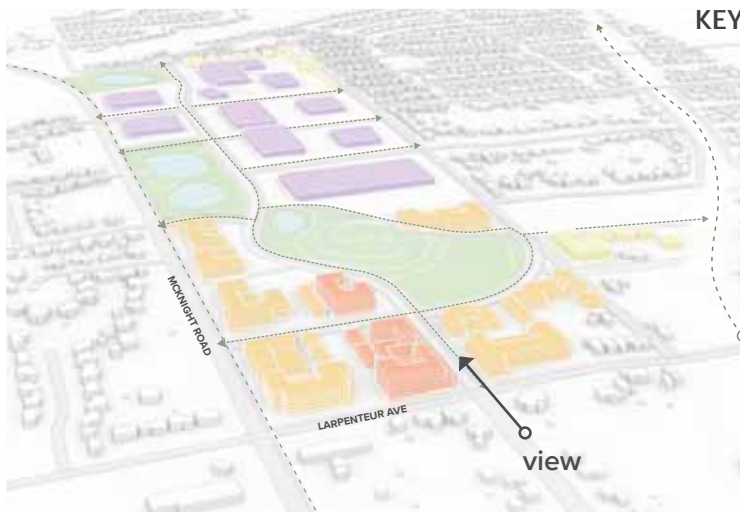
- proposed trails
- existing trails

HILLTOP

VIEW FROM LARPENTEUR 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

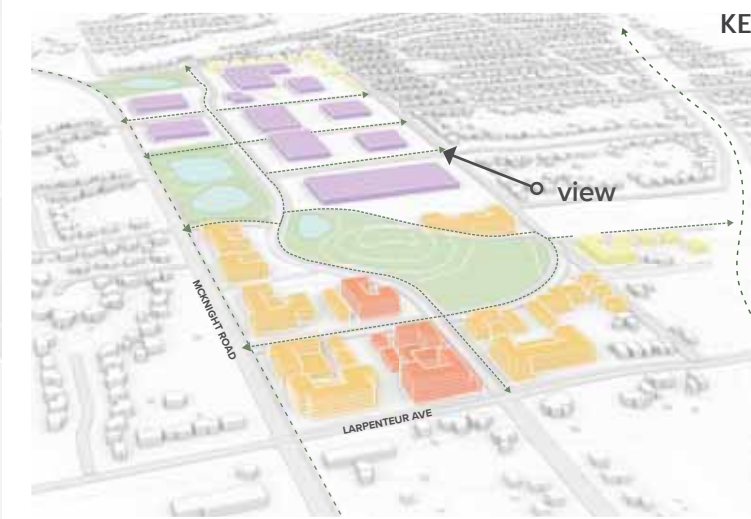


HILLTOP

VIEW FROM WINTHROP STREET LOOKING SOUTH/SOUTHEAST

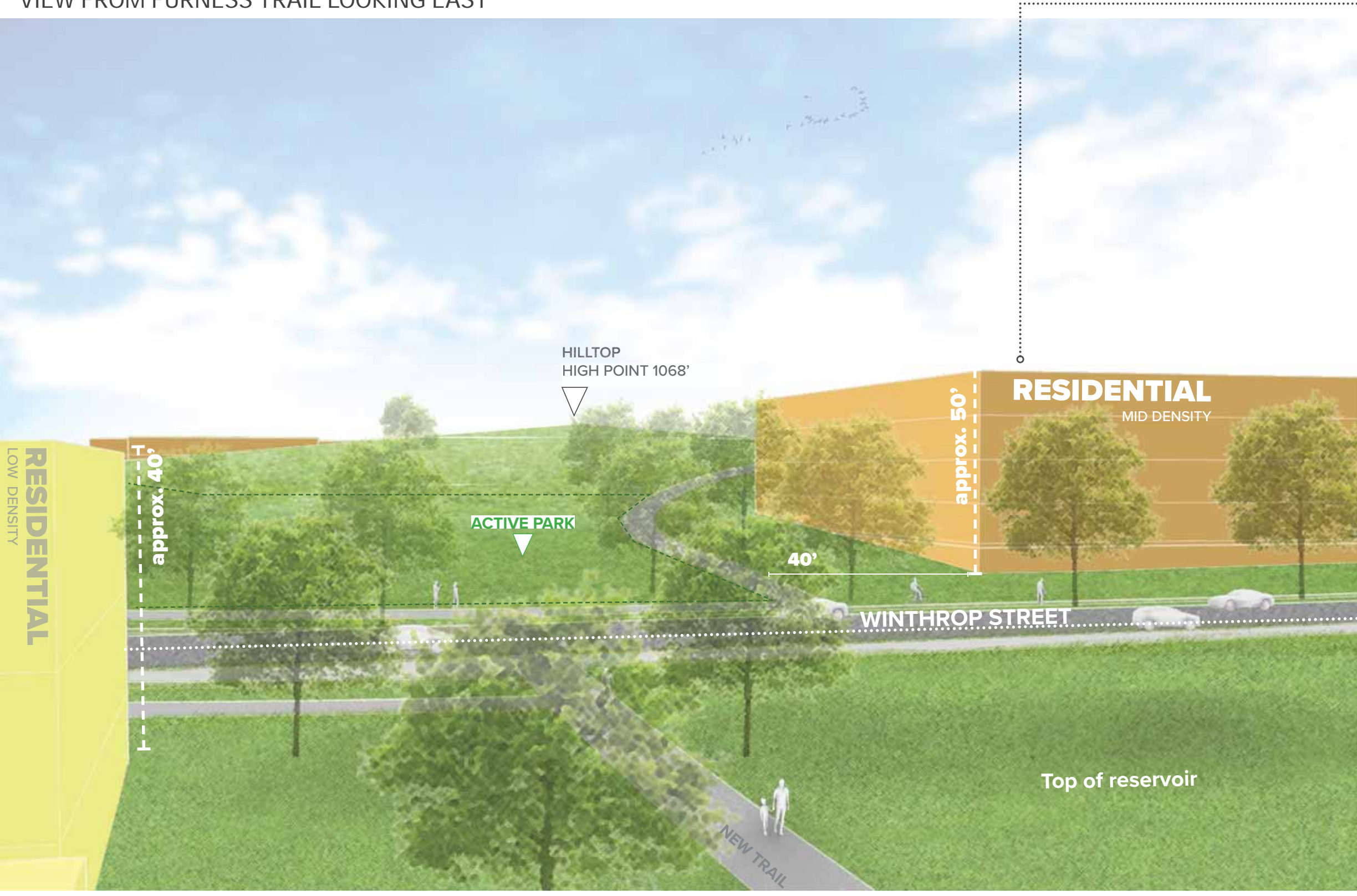


what could this light industrial look like?



HILLTOP

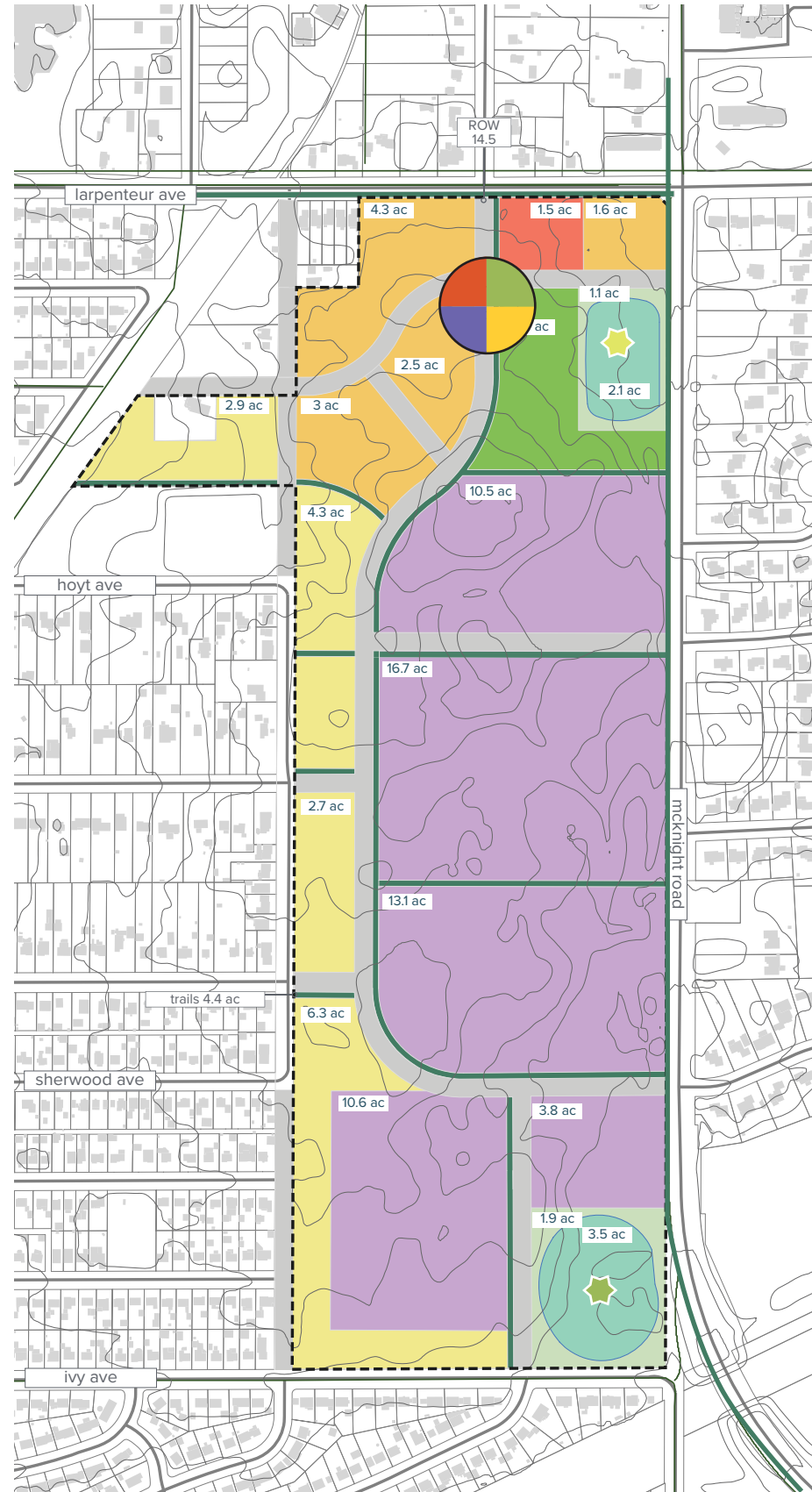
VIEW FROM FURNESS TRAIL LOOKING EAST



what could mid density residential look like?



JOBS FOCUS



CONCEPT

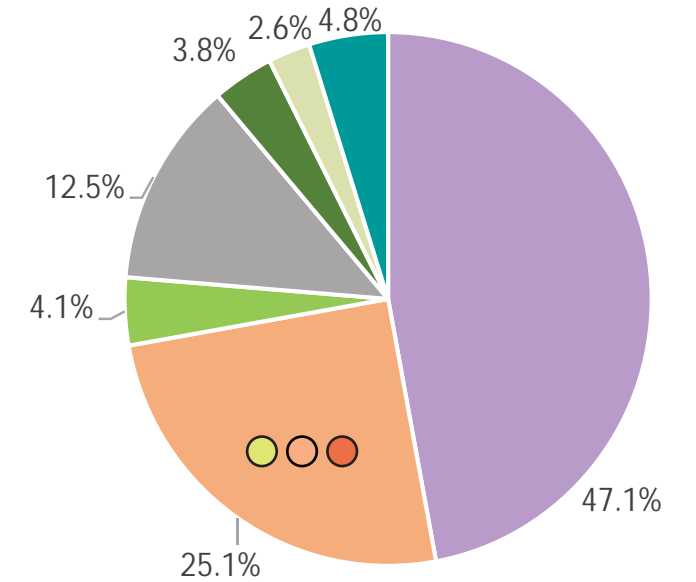
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- Project Parcel Boundary
- Existing Right-of-Way
- Existing or planned trail
- Neighborhood Node
- ★ Wetland Area increased
- ★ Proposed Wetland
- ▲ North

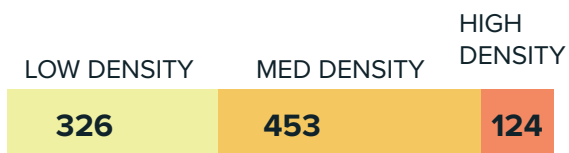
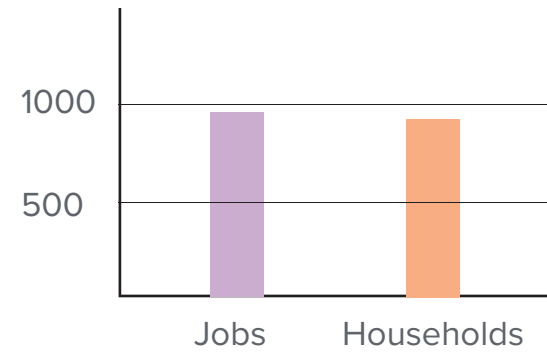
LAND USE AREAS (ACRES)

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 %)

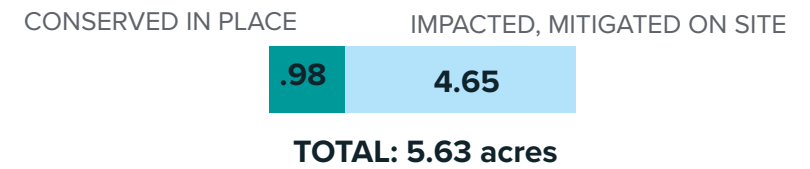


JOBS/HOUSING



TOTAL: 903 units

WETLANDS



Note: Wetland boundaries from 9/2020 delineation confirmation. Areas do not include required buffers.

OPEN SPACE TYPES



TOTAL: 13.4 acres

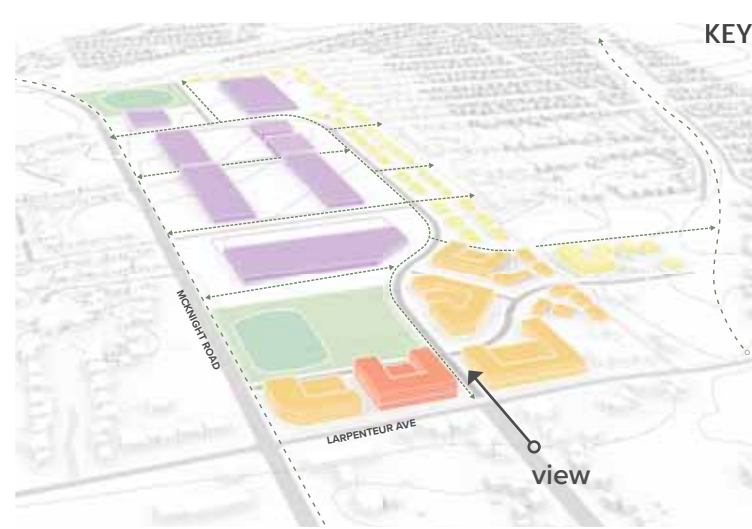
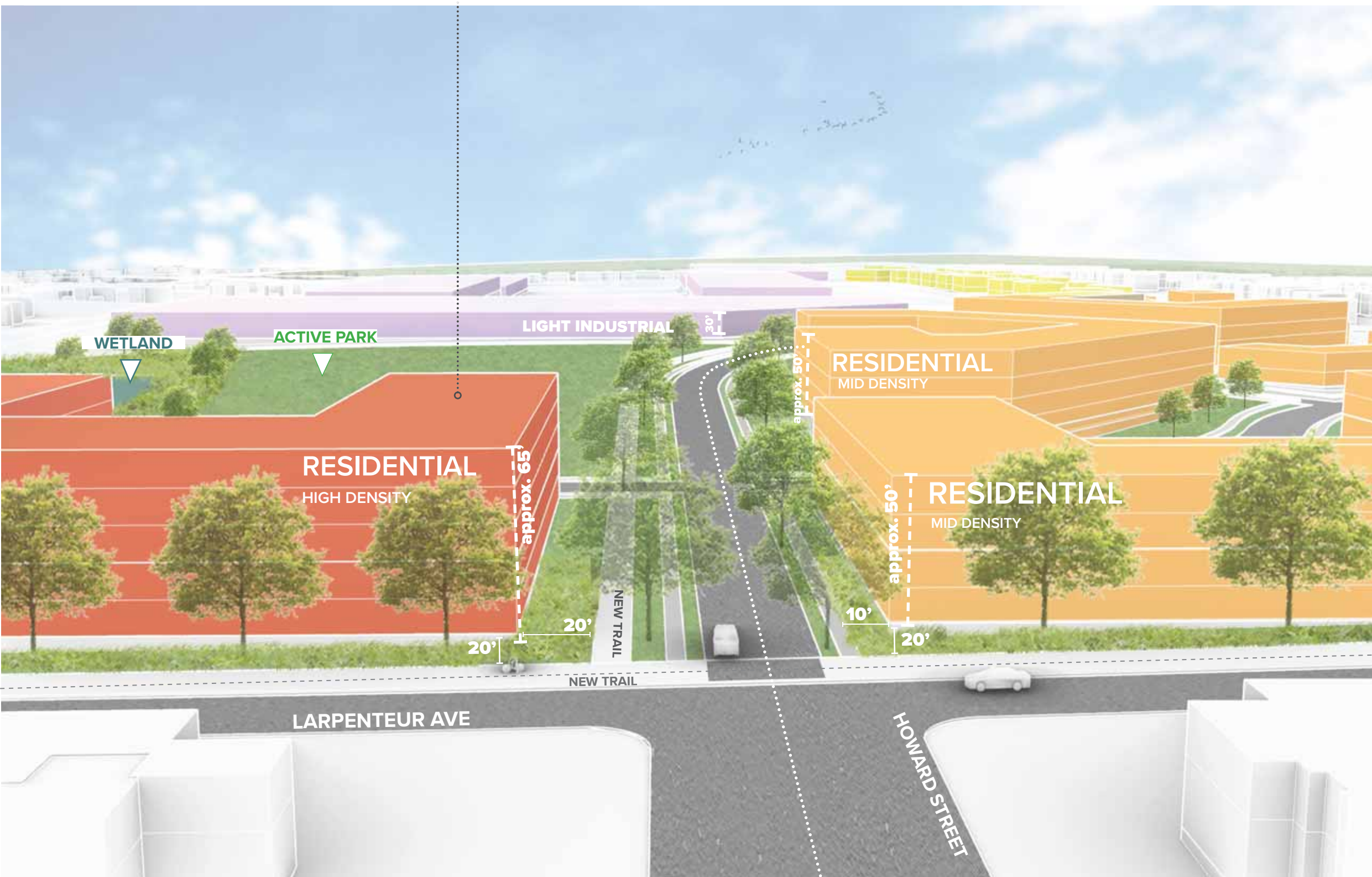
JOBS FOCUS SITE MASSING



JOBS FOCUS

VIEW FROM LARPENTEUR AVENUE LOOKING SOUTH

what could high density residential look like?

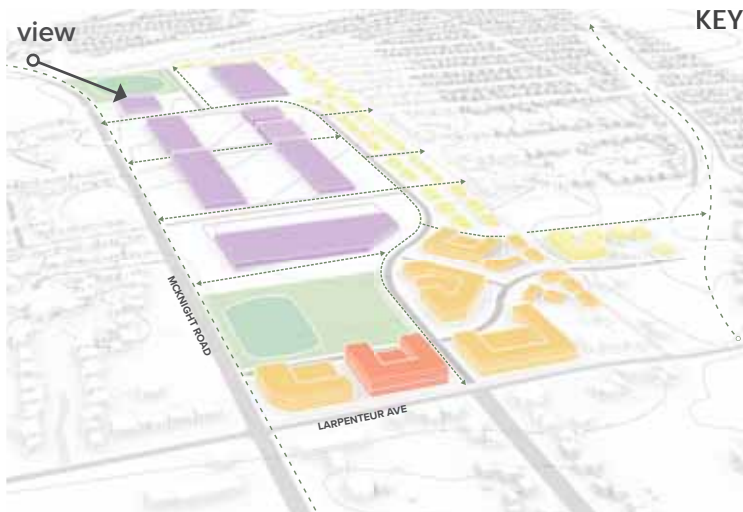


JOBS FOCUS

VIEW FROM MCKNIGHT STREET LOOKING NORTH/NORTHWEST



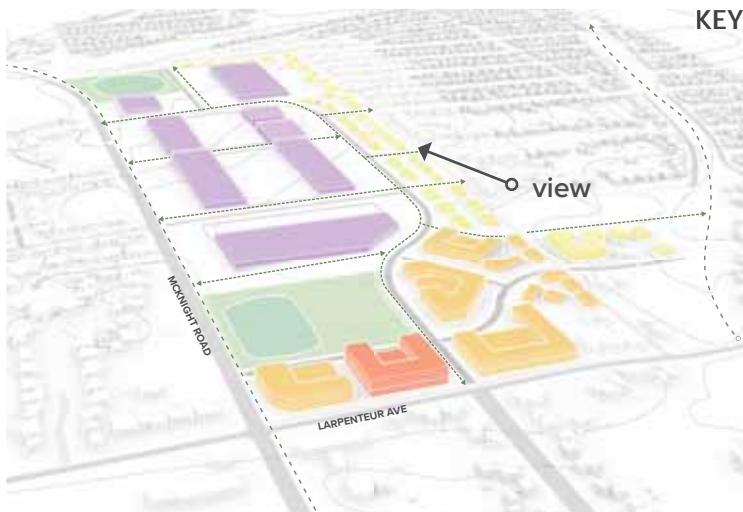
what could this industrial look like?



JOBS FOCUS

VIEW FROM WINTHROP STREET LOOKING SOUTH/SOUTHEAST

what could this low density residential look like?

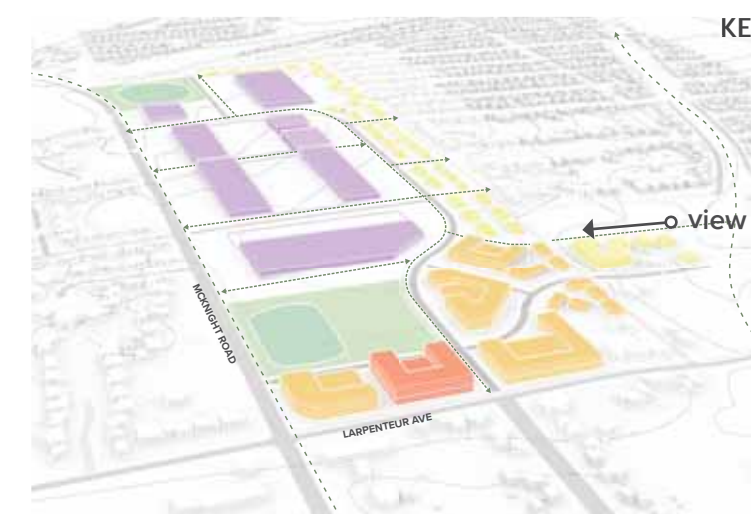


JOBS FOCUS

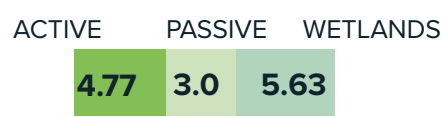
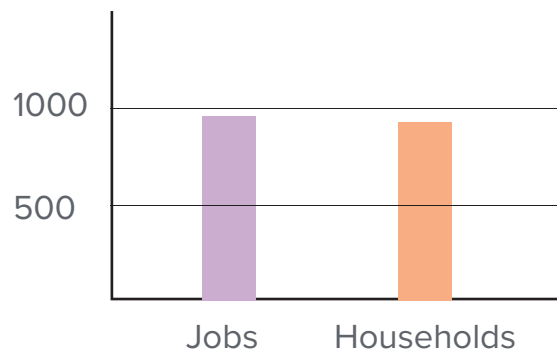
VIEW FROM FURNESS TRAIL LOOKING EAST



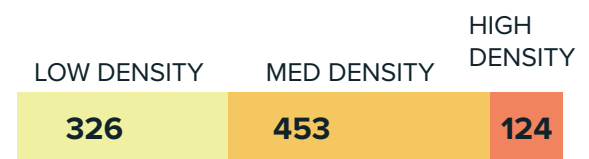
what could this residential look like?



JOBS FOCUS SITE MASSING

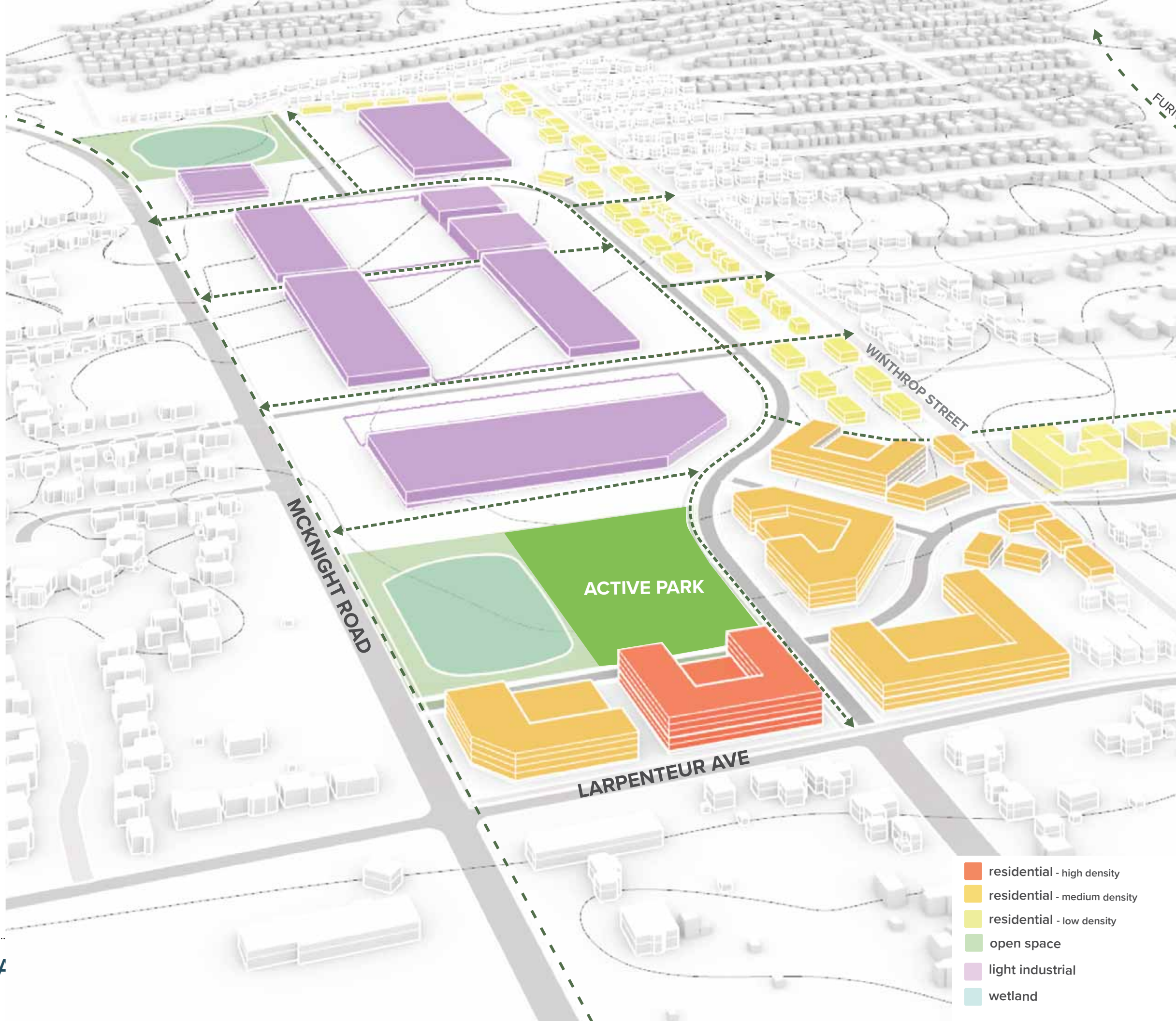


TOTAL: 13.4 acres



TOTAL: 903 units

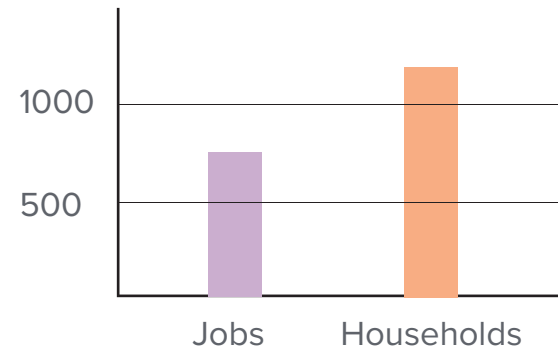
HILLCREST REDEVELOPMENT PL/



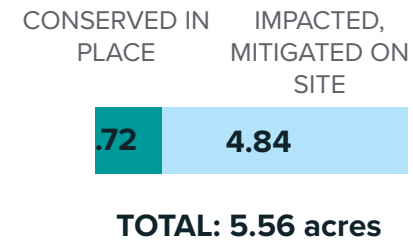
SUMMARY



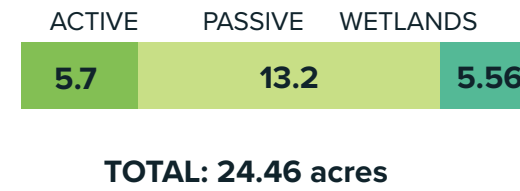
JOBS/ HOUSING



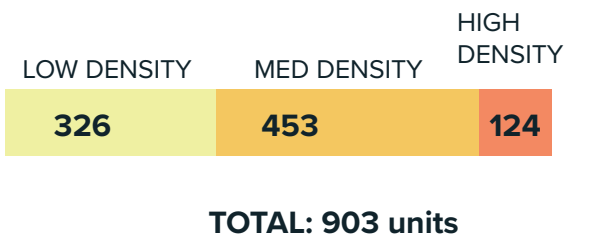
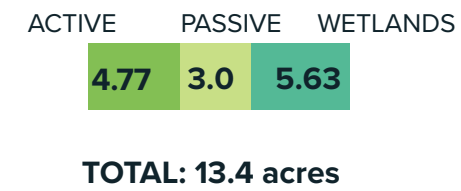
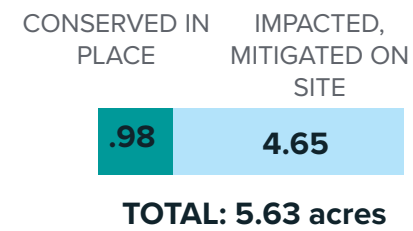
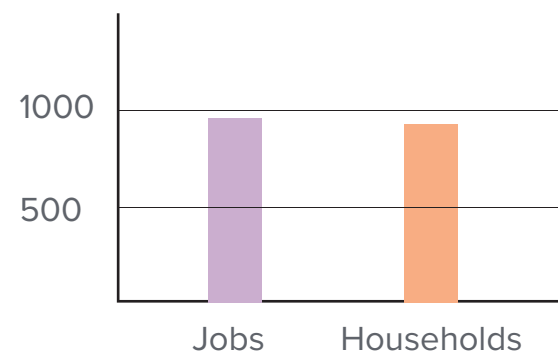
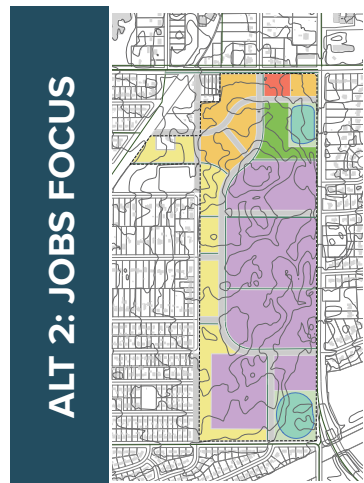
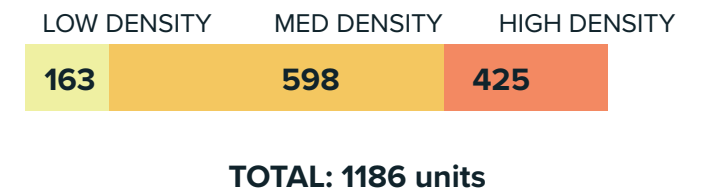
WETLANDS



OPEN SPACE TYPES



HOUSING TYPES



SUMMARY



	ALT 1 : HILLTOP	ALT 2: JOBS FOCUS
TECHNICAL AND POLICY PRIORITIES		
EMPLOYMENT: 1000 Jobs @ 15-23 jobs/acre	• 641-995 Jobs	• 820-1251 Jobs
HOUSING: 1000 Units	• 1186 Units	• 904 Units
OPEN SPACE: 20 Acres	• 24.24 Acres	• 13.4 Acres
FRONTAGE ON MCKNIGHT: Necessary to sell industrial land at market rate	• 20% of industrial frontage on McKnight	• 50% of industrial frontage on McKnight
LIMIT SUBSIDY FROM CITY: Expectation is land sales pay for the infrastructure	• Will need more subsidy	• Will need less subsidy
NEIGHBORHOOD NODE: A compact, mixed use area that provides shops, services, neighborhood-scale civic and institutional uses, recreational facilities and employment close to residences.	• Northern third of the site	• Northern third of the site
COMMUNITY PRIORITIES		
CONNECT: Create strong connections to existing infrastructure and community systems	<ul style="list-style-type: none"> • 5 street/trail connections to neighborhood • N/S Furness to Beaver Lake connection along spine road & wetlands 	<ul style="list-style-type: none"> • 5 street/ trail connections to neighborhood • N/S Furness to Beaver Lake connection along spine road
ACTIVATE: Spark community and economic vitality through strong connections to a compact and dense development at the Node.	• 1150 units, 0 jobs located immediately adjacent to the node (northern 1/3 or the site)	• 652 units, 100 jobs located immediately adjacent to the node (northern 1/3 or the site)
CONSERVE: Conserve existing site features that celebrate the unique character and ecological value of the site: hilltop, wetlands, significant trees	<ul style="list-style-type: none"> • Hilltop conserved • Wetlands impacted, mitigated on site • Tree impacts needed to clean up contamination 	<ul style="list-style-type: none"> • Hilltop not conserved • Wetlands impacted, mitigated on site • Tree impacts needed to clean up contamination
BLEND: Thoughtfully blend the new development into the existing neighborhoods	• Existing residential buffered from new industrial with green edge and residential development along Winthrop	• Existing residential buffered from industrial with new residential development along Winthrop
BUILD: Provide <i>new, desired and needed</i> types of jobs, parks, retail, and new housing through site redevelopment	<ul style="list-style-type: none"> • 641-995 Light Industrial Jobs • 5.2 Acre Active Park; • 13.2 Acre Passive Open Space • 611 Medium Density Units; • 377 High Density Units • small amount of commercial, tbd 	<ul style="list-style-type: none"> • 820-1251 Light Industrial Jobs • 4.8 Acre Active Park; • 3.0 Acre Passive Open Space • 453 Medium Density Units; • 124 High Density Units • small amount of commercial, tbd