



Hillcrest Master Plan

Update to Planning Commission
April 2, 2021



SAINT PAUL
MINNESOTA

STPAUL.GOV



Purpose of this presentation:

- Update on Hillcrest Master Plan
- Prepare Planning Commission for upcoming role



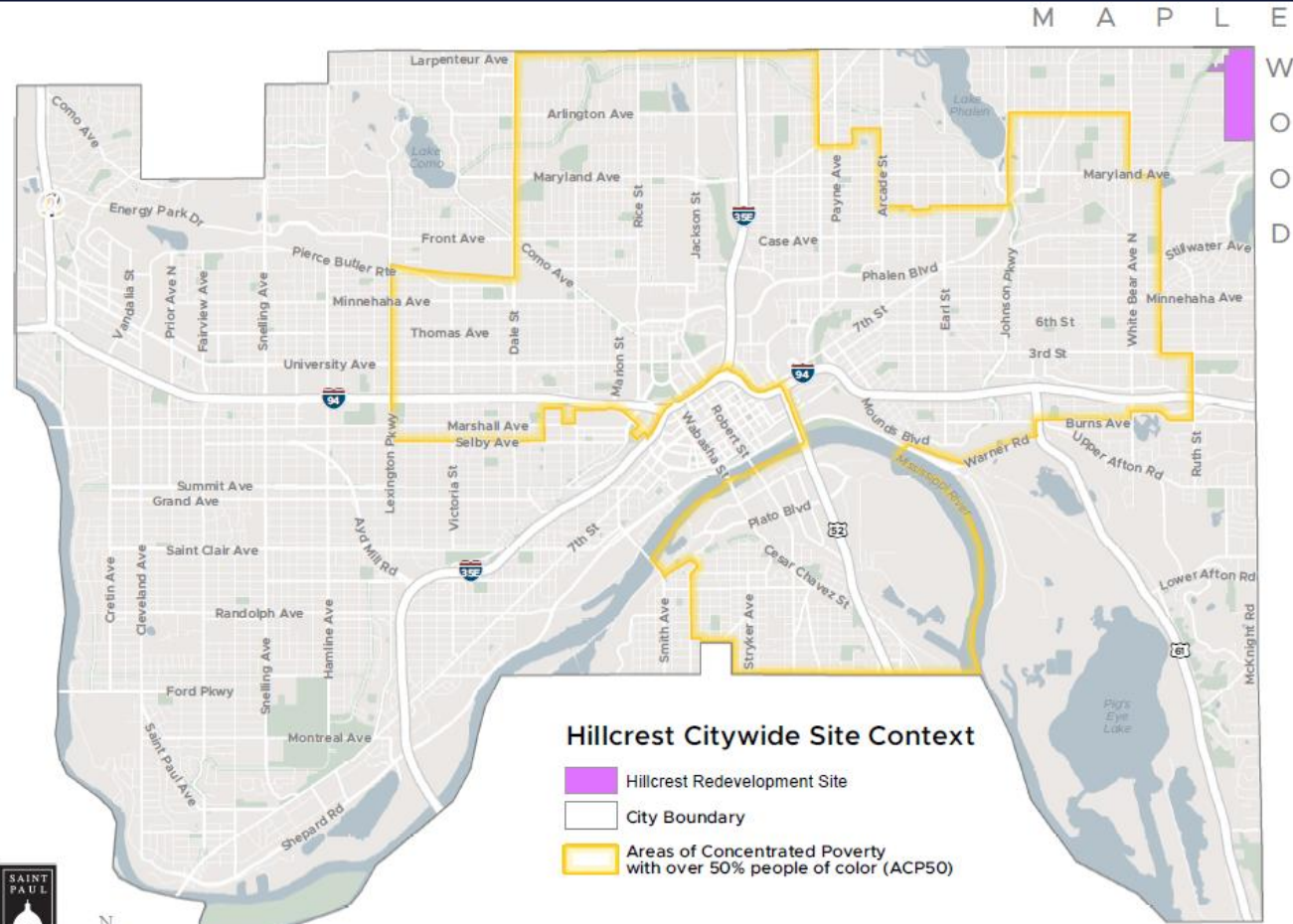
Today's Topics

- The Opportunity
- Site History
- Ordinance 19-39
- Master Plan Process
- Community Engagement
- Master Plan Contents
- Other Pre-Development Steps
- Development



The Opportunity

- 112 acres on the East Side





The Opportunity



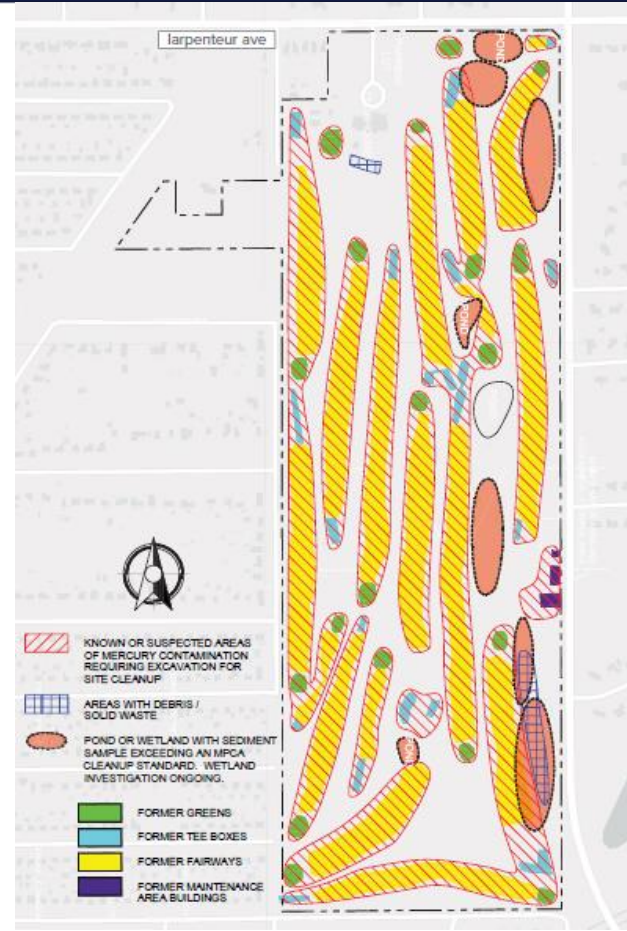
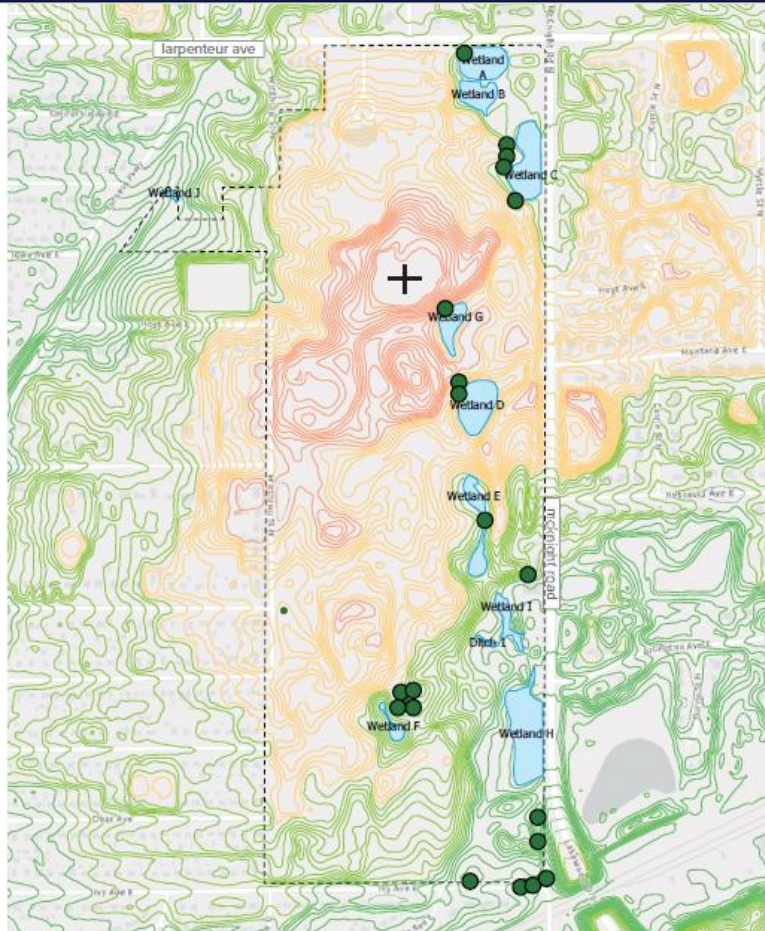


The Opportunity





The Opportunity







Site History

- Native Americans (Dakota/Ojibwe/Ho-Chunk for 1,000s of years)
- Agriculture (1800s-early 1900s)
- Golf course (1921-2017)
 - Pollution (mercury, petroleum)
- Pipefitters/Steamfitters Local 455 ownership (2011)
- Purchase by St. Paul Port Authority (2019)

→ **PLAN NOW FOR EFFECTIVE**



SAVE MONEY AND SAVE YOUR GREENS... ORDER



CALO-CLOR® CALOCURE® CADMINATE®

If disease attacks an untreated green—a Malinckrodt fungicide will clear it up quickly... however...

PREVENTION IS THE BEST CURE—no worry about costly disease damage...no complaints from golfers...no rush to apply fungicides after damage is done.



Ordinance 19-39

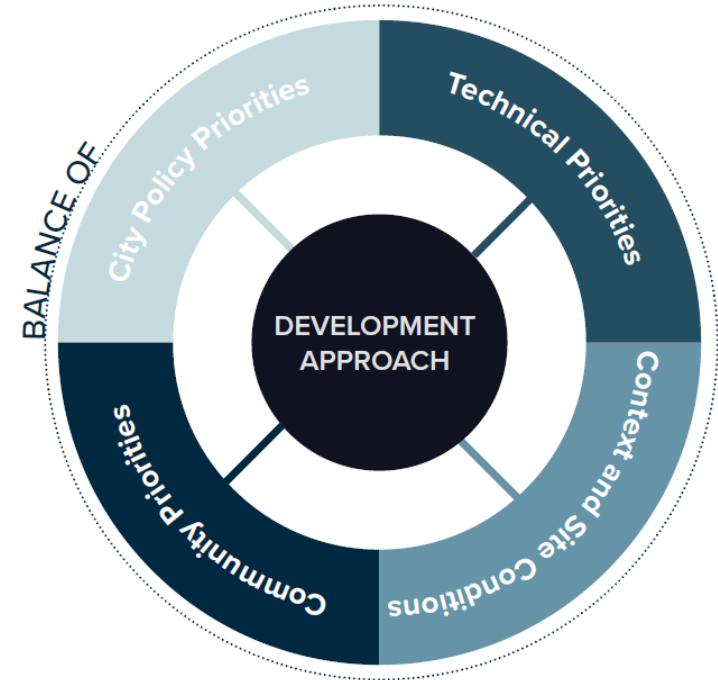
- Approved \$10M in bonding to finance the SPPA's purchase
- Set expectations:
 - ~1,000 jobs and ~1,000 housing units
 - Land sales will generally pay for development
 - No Tax Increment Financing (TIF) or other City subsidy for infrastructure
 - Exception #1: advanced energy infrastructure (e.g. solar or geothermal)
 - Exception #2: affordable housing funding
 - ~20 acres of parks and open space (5 acres active park)





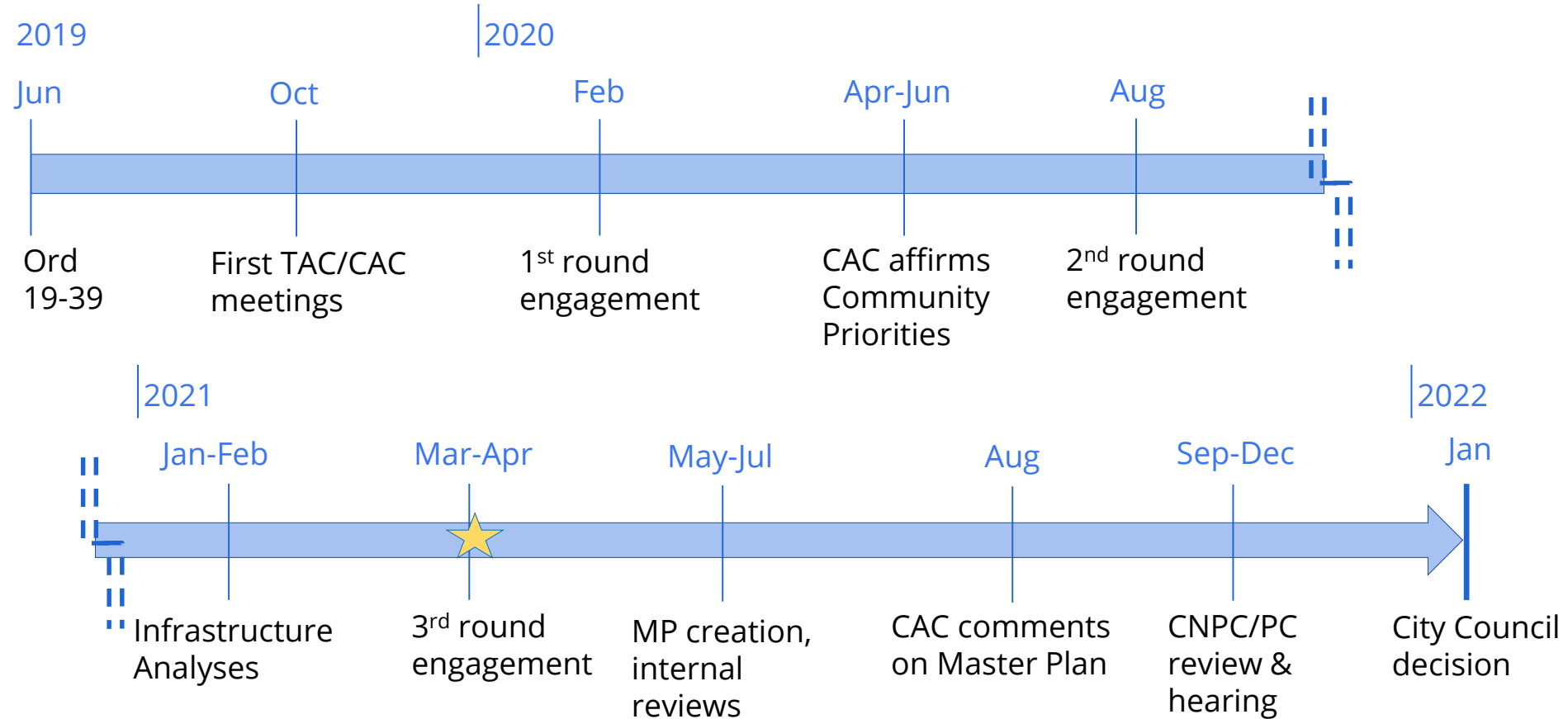
Master Plan Process

- Launched in August 2019
- City hired Cuningham to help lead
- Technical Advisory Committee (TAC): ~25 members
- Community Advisory Committee (CAC): 11 members
 - 3 St. Paul residents
 - 3 Maplewood residents
 - 1 Planning Commissioner (Anne DeJoy)
 - 1 District 2 liaison
 - 1 housing rep
 - 1 business rep
 - 1 transportation rep





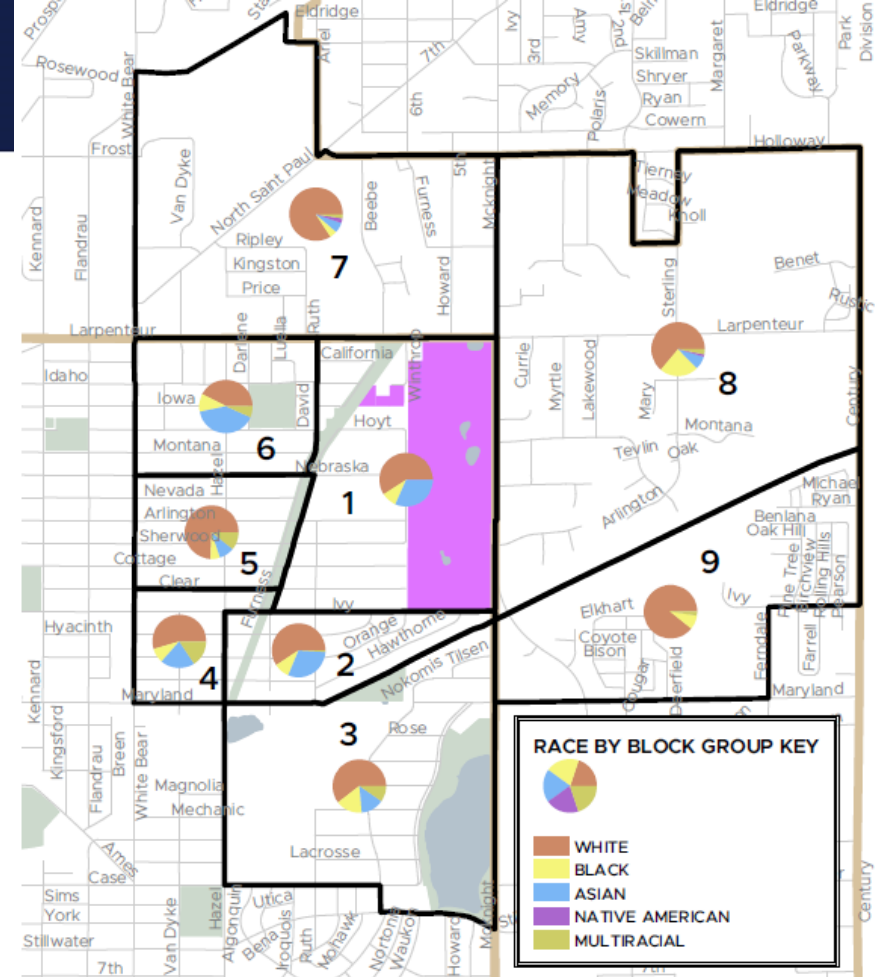
Master Plan Process





Engagement

- Currently in 3rd round of engagement (through April 16), see stpaul.gov/hillcrest
- Open house/online meeting, online surveys, popups, conversation circles w CM Yang



Race by Census Block Group

Hillcrest Redevelopment Site Adjacent Census Block Groups



Low
1-3 Stories



Medium
3-4 Stories



High
5-6 Stories



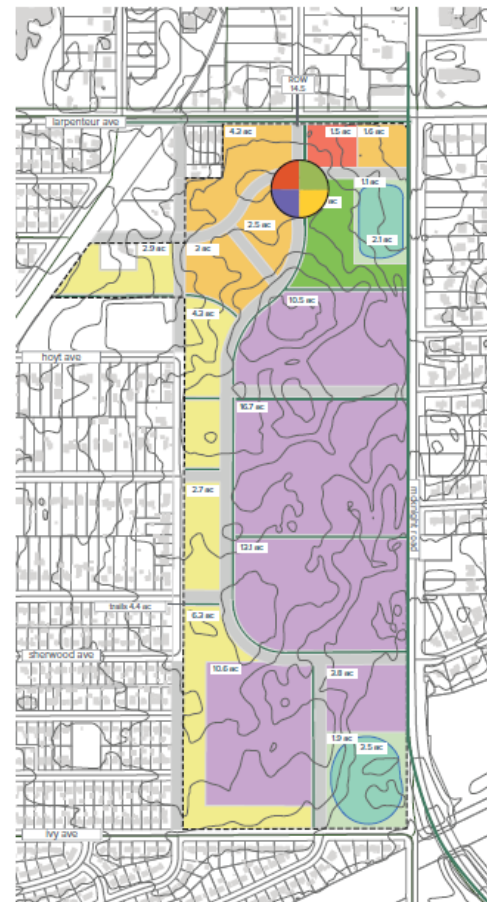
Active Park



Passive Open
Space

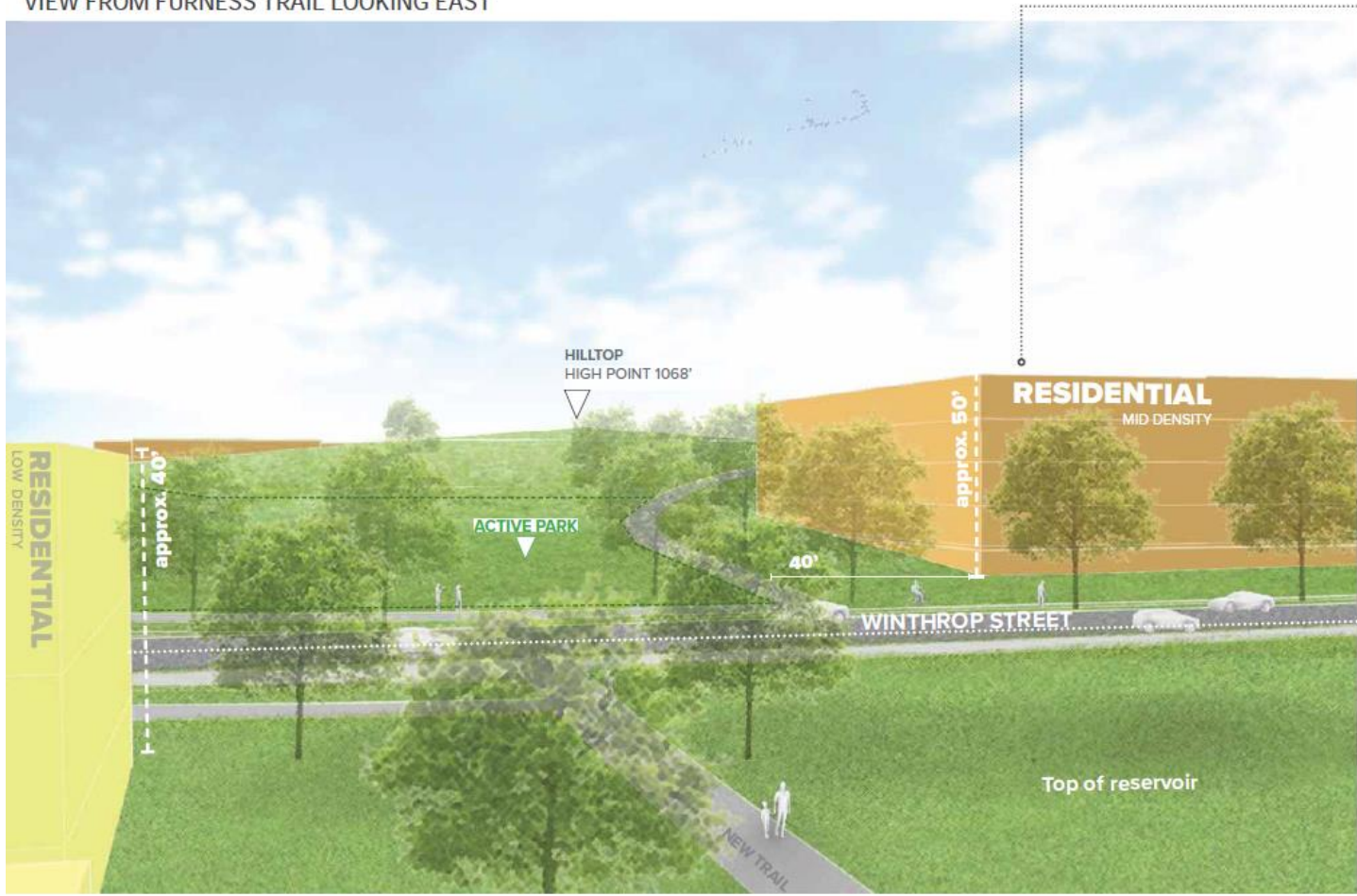


Wetlands



HILLTOP

VIEW FROM FURNESS TRAIL LOOKING EAST



what could mid density residential look like?





Master Plan Contents

- One recommended site scenario
- Text chapters, potentially including:
 - Housing policy
 - Sustainability policy (net zero carbon?)
 - Transportation
 - Stormwater
 - Zoning
 - Including clarifications and flexibility
 - Process overview
 - Modifications
 - Clarify which future adjustments would be “minor” (administrative) vs “major” (require public hearings)





Master Plan Process

DRAFT Schedule

- Aug 17: Hillcrest CAC provides their formal input on the Master Plan (MP)
- Aug 18: Preview presentation to the CNPC
- Sep 1: CNPC reviews MP and recommends release for public comment
- Sep 17: PC reviews MP and releases for public comment
- Oct 14: Parks & Recreation Commission reviews MP and provides recommendation on parks-related elements
- Oct 29: PC public hearing
- Nov 10: CNPC reviews public comment, makes MP recommendation
- Dec 3: PC makes MP recommendation
- January 2022: City Council MP public hearing and decision



Other Pre-Development Steps

- Environmental review (AUAR)
- Wetlands impact/mitigation approvals
 - State
 - Watershed district
- Platting
- Site plan review





Development

- St. Paul Port Authority will develop industrial areas themselves and bring in others to develop housing areas
- Site grading/remediation (late 2022/2023)
- Above-ground construction 2023+
- 8-10 year absorption, depending on market conditions



Hillcrest Master Plan



Thank you!

stpaul.gov/hillcrest