

Hillcrest Master Plan Review: Part 1

Hillcrest CAC
10/19/2021



SAINT PAUL
MINNESOTA

STPAUL.GOV



Today's topics:

- Review process for CAC, Planning Commission, City Council
- Other processes
- Master Plan: Table of Contents, Introduction, Background
- Implementation requirements



Review process

- CAC will review Intro/Background/Implementation drafts today
- CAC will review the policy parts (maps & text) in November
- CAC will provide a recommendation letter in December
- Planning Commission reviews (January) and holds public hearing (~March), then makes recommendation (~April)
- City Council also holds public hearing, then makes a decision



Other processes

- Parallel City processes
 - Rezoning to allow for master plan
 - Zoning code amendments
 - Comprehensive Plan amendment
- Environmental Review
 - Planned for this fall/winter
 - Will include public comment opportunity
- Wetlands decisions
- Development agreement
- Subdivision, site plan review, construction permits



City Park process

- City Park will be designed with public input, *after* the Master Plan is approved
 - The Master Plan will identify the preferred location of the +/- 5 acre park
- City Park development is not fully budgeted
 - \$2.5 million is committed, but it could cost more
 - Additional funding will need to be identified



Table of Contents

- Introduction
 - Purpose
 - Structure
- Background
 - Context
 - Process
- Master Plan
 - Land Use, Art and Placemaking
 - Transportation
 - Parks and Open Spaces (includes stormwater)
 - Sustainability
 - Housing
 - Zoning
 - Phasing
 - Other Implementation



(Review draft Introduction, Background pages)



Implementation Requirements

- All plan elements will need funding to implement
- Much of the basic development costs are expected to be funded by land sales
 - Some additional subsidy may be needed
- Environmental remediation may be partially paid for by grants
- Affordable housing will require additional funding
- Many advanced sustainability measures will need additional funding, which has been only partially identified
- District stormwater will need capital and operations/maintenance funding
- City park only partially funded



Questions?