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|  | DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT*Nicolle Goodman, Director* | EqualHousingLogo |
| CityLogo | CITY OF SAINT PAUL *25 West Fourth Street, Ste. 1400* *Melvin Carter, Mayor Saint Paul, MN 55102* |

HILLCREST REDEVELOPMENT MASTER PLAN

COMMUNITY ADVISORY COMMITTEE (CAC)

Co-chairs Anne DeJoy and Linda Martinez-Higgins

# Meeting #16 Summary

October 19, 2021, 5:30-7:00pm

via Teams

CAC members in attendance: Anne DeJoy, Linda Martinez-Higgins, Osman Egal, Rachel Finazzo Doll, Ethan Osten, Que Vang, James Westin.

Others: Bill Dermody, Luis Pereira, Mike Richardson (City of Saint Paul staff); Andrew Dresdner (City’s consultant); Monte Hilleman (Port Authority staff) Tiffani Navratil (Port Authority’s consultant)

## Welcome/Roll Call/Meeting Protocol

Co-Chair Anne DeJoy called the meeting to order and laid out protocol for speaking during the meeting.

## Partial Draft Master Plan: Intro, Background, etc.

Bill Dermody [presented](https://www.stpaul.gov/sites/default/files/2021-10/HillcrestCACpresn-2021-10-19.pdf) an overview of the draft Master Plan’s [Intro/Background Chapter](https://www.stpaul.gov/sites/default/files/2021-10/190487Rpt_Hillcrest_Intro_Process.pdf) and [Implementation Chapter](https://www.stpaul.gov/sites/default/files/2021-10/190487Rpt__Hillcrest_Implementation.pdf). (Notes below are where discussion significantly added to the above-linked presentation materials.)

He noted that the accompanying zoning code amendments will be minor, and that the accompanying Comprehensive Plan amendment will be to allow block sizes larger than 600 feet in industrial areas. He said that the likely environmental review process is an “AUAR” (Alternative Urban Areawide Review) that will be another opportunity for community involvement, more on technical details like environmental impact and traffic. He said that a development agreement is not required, but is likely to occur to handle financial issues between the City and the developer.

A CAC member asked about Port Authority, Ward 6, and District 2-led engagement and whether it plays a role in this master plan. Bill responded that generally that engagement is looking ahead to development details that will not be handled in the master plan. Monte Hilleman confirmed this, and elaborated that they’re asking about things like housing design and types of jobs. He said there are Right Track interns in the community surveying people that will inform their work as they move towards development plans.

Bill reviewed the draft Table of Contents. He said that the full draft currently sits at about 45 pages. He noted that the CAC has seen much of what is in the Background section, but it will be interesting to see it laid out in one place. He noted that the CAC has previously reviewed the Sustainability and Housing Chapters, which have not been changed a lot since the CAC reviewed them.

Bill said he would advise any member of the public reading this plan to read the Introduction first, including “The Purpose of the Plan” and “The Structure of the Plan.” He said that generally if you want to know what should be built here, you’ll read the “Master Plan” section, and if you want to know why and the background, you’ll read the “Background” section. He said that the Comprehensive Plan overview only includes the big issues here, and that the staff report that goes to the Planning Commission will probably go into greater detail about Comprehensive Plan policies that apply.

In reviewing the Implementation Chapter, Bill said that the plan – like all plans – is a plan for what will be developed *if* it happens, but is not a guarantee that something will happen. What is listed in this chapter are realistic potential sources to pay for especially funding-dependent elements of the plan.

A CAC member asked if the master plan would get into the details of the type of housing that will be built. Monte said that the other engagement going on with Ward 6 and District 2 will inform those details and what kind of developers or product that they will recruit. A CAC member asked if the master plan engagement that happened earlier will inform that, too. Monte said that the input collected to-date is at the master plan level, and the newer input is more refined and detailed. Bill added that the master plan will get into density classes for residential uses, and that the lower-density residential will allow for single-family, townhomes, and even smaller-scale garden apartments, while the recent Port/Ward 6/District 2 engagement will get into more detail. Rachel Finazzo Doll, CAC member who had been involved on behalf of District 2, added that the more recent summer events were information sharing events, and decisions were not being made at those events.

A CAC member asked about the art and landscaping opportunities around the industrial buildings: how much of that will be funded by the public art ordinance and how much will be just meeting the requirements. Monte said that the savings from avoiding some building articulation usually required by the zoning code could potentially offset the costs of large-format murals, and other arts funding is possible. We are looking for additional clarification in the plan from the Technical Advisory Committee that the “arts and employment district” concept could meet the code standards.

## December Meeting Date

Bill said we expect the rest of the master plan to be sent to the CAC in November. Our main goals in November are that the CAC understands what’s in the plan, and they can give initial feedback. In December, the CAC will be discussing its official feedback. Having initial feedback in November may allow a draft letter structure to be ready for December. He asked if there was a CAC preference between December 14 or 21 for their potentially final meeting. Anne DeJoy asked CAC members to either note their preference in the chat or email Bill within the next week. Anne, Linda, and Que expressed preference for the 14th.

Anne asked how often the TAC meets. Bill said usually the TAC meets monthly, but lately they have been meeting more often.

ADJOURNED at 6:05pm