

# Hillcrest Master Plan Review: Part 2

Hillcrest CAC  
11/16/2021



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## Today's topics:

- How we got here
- Master Plan direction/why selected
- Master Plan overview by chapter
- Initial CAC feedback





## How we got here



Light Touch Approach



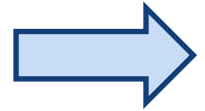
Conservation Approach



Re-Shape Approach



Sculpt Approach



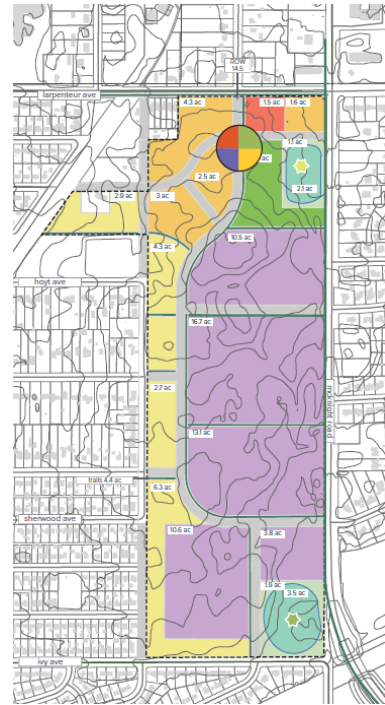


# How we got here

HILLTOP



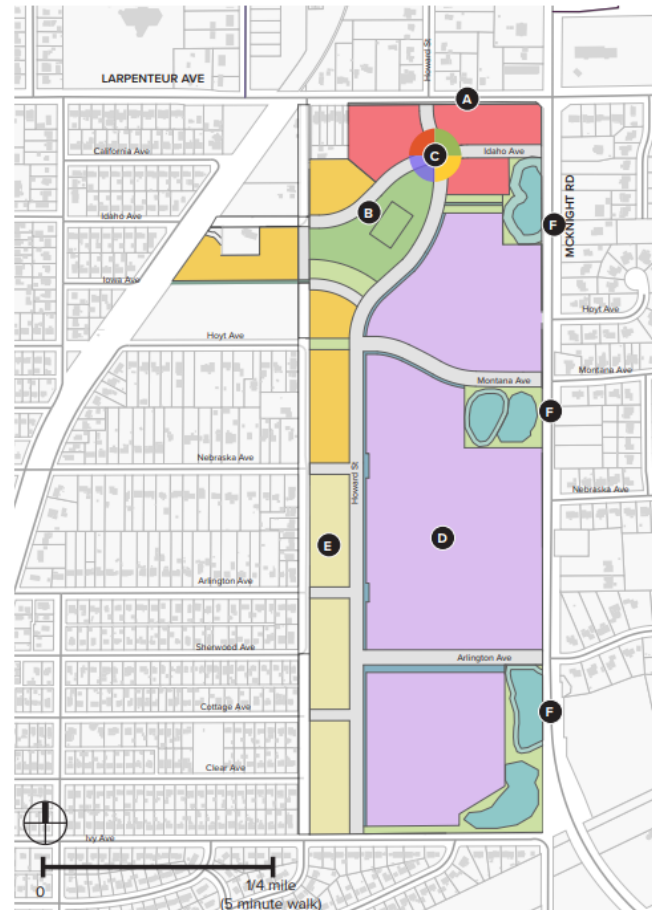
JOBS FOCUS





## How we got here

- Jobs Focus selected as the base scenario
- Worked to improve it, including:
  - Increased connectivity
  - The node's design and access to it
  - Stormwater concepts
  - Howard Street design
  - Industrial parcel developability
  - Green space connections
  - Aspirational but also feasible
- Fleshed out plan details, including graphics and text



### Key Elements of the Plan

- A** Higher density housing located at the primary corner of McKnight Road and Larpenieur, near the location of the designated Neighborhood Node.
- B** A City Park, owned and operated by the City located at the Neighborhood Node. Park to be designed for active recreation, gatherings and events that facilitate community building.
- C** A Neighborhood Node is located on the north side of the site where a variety of compact and relatively dense uses come together in a walkable environment
- D** Large flexible Light Industrial blocks along McKnight Road.
- E** Lower and Medium density housing along the seam with the existing neighborhood to the west.
- F** Wetlands along McKnight Road are incorporated into the district stormwater system and are leveraged as a public asset as passive open space.

### LEGEND/KEY

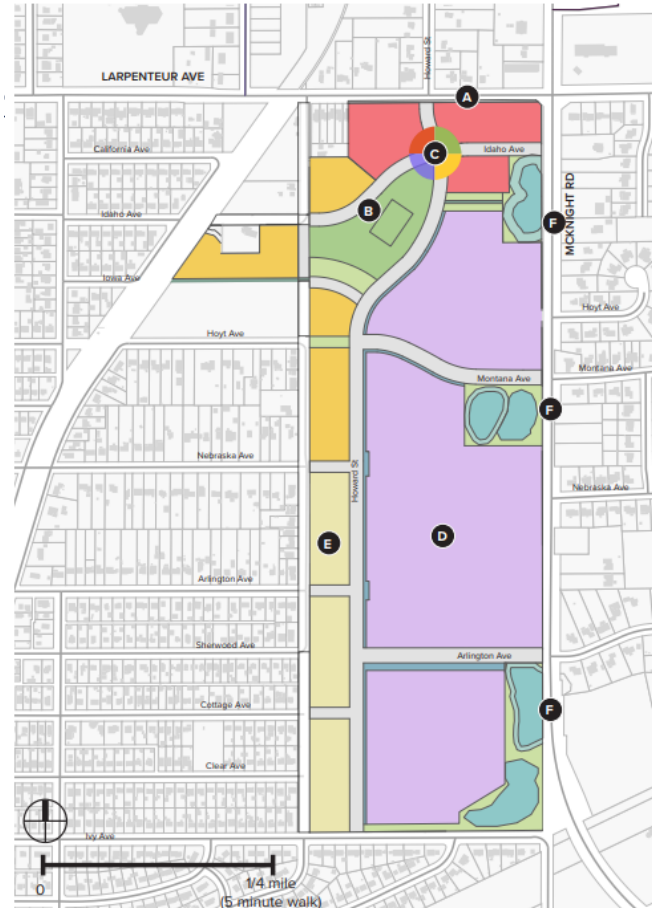
	Lower Density Residential	9 ac
	Medium Density Residential	9 ac
	Higher Density Residential	7 ac
	Light Industrial	54 ac
	City Park	5 ac
	Buffers and Passive Space	7 ac
	Wetlands	6 ac
	District Stormwater	2 ac
	Trail not in the ROW	.3 ac
	Right of Way	14 ac
	Neighborhood Node	



# Master Plan direction/why

- Development goals achieved better
- More high-quality jobs

Top issues we heard: Racial equity, quality jobs for local people, carbon zero site, and quality affordable housing.



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(Review draft Master Plan chapters:)

- Land Use, Art and Placemaking
- Transportation
- Parks and Open Spaces (including Stormwater)
- Sustainability
- Housing
- Zoning
- Phasing