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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 #17 Summary

November 16, 2021, 5:30-7:00pm

via Teams

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

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

## Welcome/Roll Call/Meeting Protocol

Co-Chair Linda Martinez-Higgins called the meeting to order.

## Draft Master Plan policy sections overview

Luis Pereira [presented](https://www.stpaul.gov/sites/default/files/2021-11/HillcrestCACpresn-2021-11-16.pdf) an overview of the staff-recommended [Master Plan](https://www.stpaul.gov/sites/default/files/2021-11/190487_Report_November12_2021_DRAFT.pdf) and how they got there. Andrew Dresdner and Bill Dermody presented additional details from the plan’s policy elements.

## Initial CAC reactions and feedback

A CAC member asked what led to more streets going into the neighborhood to the west. Bill responded that connectivity is a City policy, although there is also a desire to reduce traffic and speeding through the neighborhoods. This was addressed in a few ways. The activity node is in the site’s northern part, and industrial sites are oriented toward McKnight Road so that truck traffic goes in that direction. Also, there are no through streets from McKnight to Winthrop – they are all offset at Howard Street.

A CAC member asked if there was any consideration to use art as a traffic calming tool. Bill said there is not currently, but it could be considered that way. The more pedestrian-friendly a road is, the calmer it may be – and art contributes to that. Monte Hilleman added that vertical elements, particularly art, narrow the cone of vision for drivers and slow them down.

A CAC member expressed nervousness about some of the administrative changes allowed in the zoning chapter, such as reduction and addition of trails. There should be some guarantee of a trail network. Also, concerned about allowing up to 10% of land uses to change administratively. Bill noted that the 10% figure is already in the Zoning Code and is just repeated here.

A CAC member asked why some wetlands are “not assessed” on page 16, and noted that Wetland H is growing and floods. Bill said that the wetland was assessed, but a classification wasn’t given. Monte stated there is a plug somewhere between the wetland and the storm sewer, and the Port Authority is currently working on fixing it.

A CAC member noted a typo on page 29 about truck access via Hoyt – should be Montana.

A CAC member asked whether there will be vegetation along McKnight Road. Tiffani Navratil answered that there will be a lot due to LEED canopy points and street frontage requirements.

Monte said it’s still an open issue about the additional 4 feet on the west of McKnight. It starts to impact wetlands, grading, trees. They would want compensation from the county.

A CAC member asked whether there should be a separate category for housing priorities that is not age restricted. Luis Pereira said that non-age-restricted housing would fall within all three of the priority categories.

A CAC member asked if we know enough about wetlands and drainage that we can be this specific about the streets layout. Bill said we do know enough for this level of specificity.

A CAC member said that this a good plan, overall. It considers input from the community and reaches goals for jobs and housing.

A CAC member said the plan meets jobs and homes goals, and they like the density of multimodal connections to the west. Implementation is very important and will make the difference between a great place and a place that people feel ambivalent about. Those things that make the place special all have asterisks in the plan.

A CAC member said the plan is good overall. They appreciate the jogs in the streets and the connectivity, especially to Larpenteur and Ivy, and potentially further to Beaver Lake.

A CAC member said there will need to be some education about how the streets work with the public. They appreciate the housing density and jobs. They are cautious about any “bait and switch” with all the flexibility in the plan.

A CAC member expressed concern about the loss of the trees and the hill, but understands it’s needed because of the contamination.

ADJOURNED at 6:50pm