

Hillcrest Golf Course Redevelopment: Background & Process

Comprehensive & Neighborhood
Planning Committee
12/15/2021



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MINNESOTA

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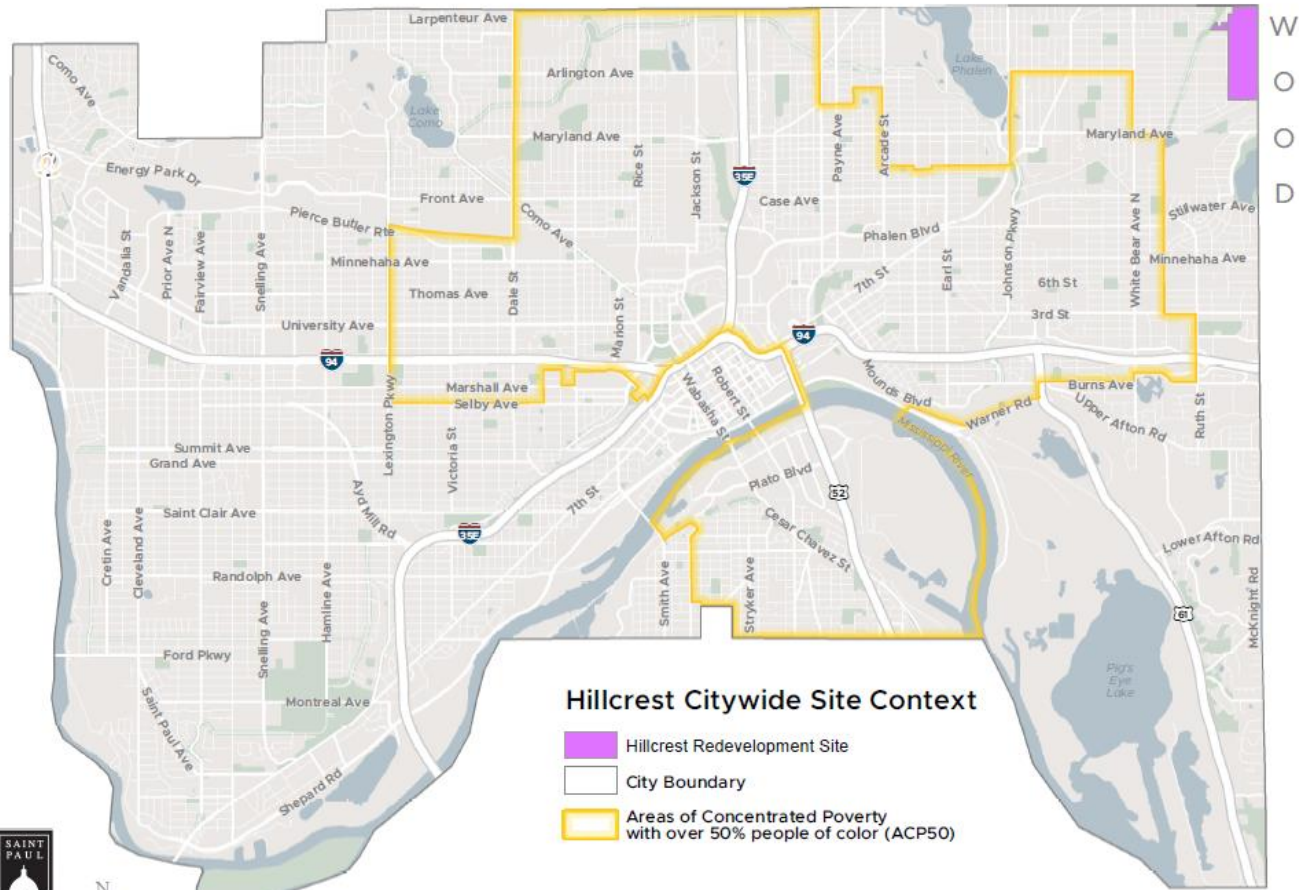
Today's topics:

- Site background (review)
- Master Plan process
- Other processes to come
 - Pre-development
 - Development
- What you will see in January
- Upcoming schedule





- 112 acres on the East Side





Hillcrest: Site Background



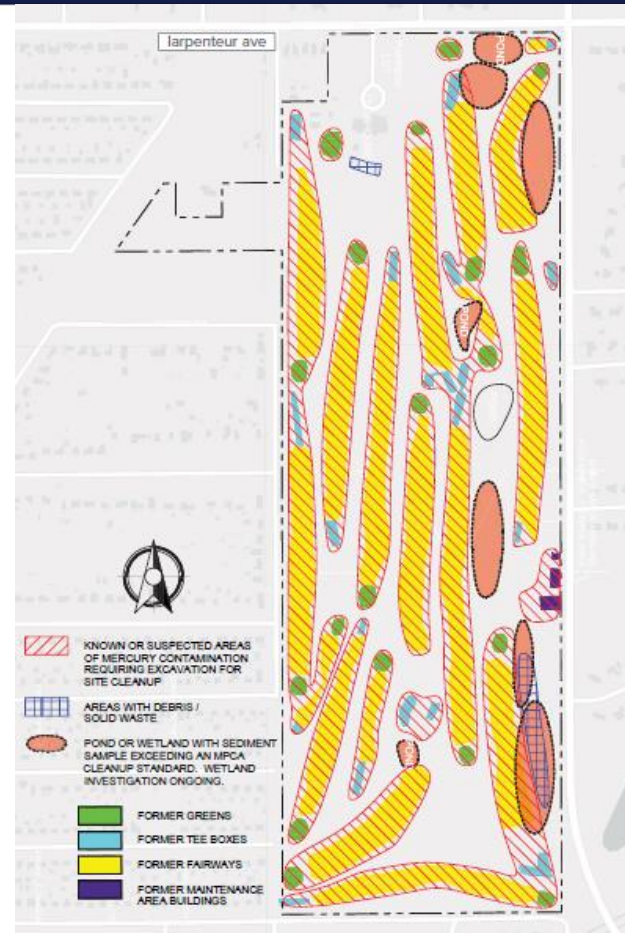


Hillcrest: Site Background





Hillcrest: Site Background





- Native Americans (Dakota land 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...

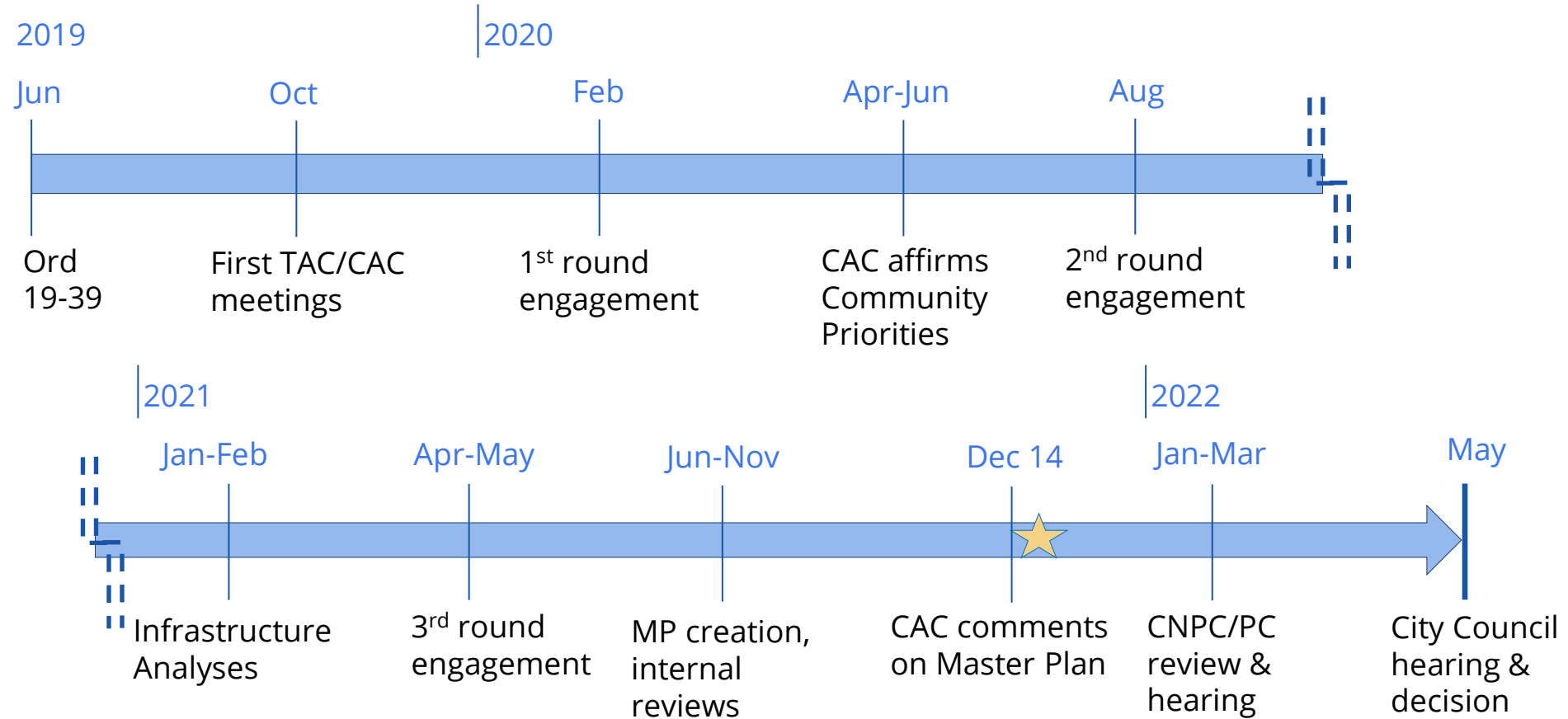
PREVENTION IS THE BEST CURE—no worry about costly disease damage...no complaints from golfers...no rush to apply fungicides after damage is done.



Ordinance 19-39

- Approved \$10M in bonding to finance the SPPA's purchase
- Set expectations:
 - 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)
 - Substantial industrial, w market for ~1,000 jobs and ~1,000 housing units







Advisory Committees

- Technical Advisory Committee (TAC)
 - City staff, partner agencies, SPPA staff, consultants
 - Reviewed preliminary infrastructure analyses (water, sewer, transportation, storm)
 - Reviewed draft master plan layouts, images, and text for policy conformance and technical/regulatory feasibility
 - Many will continue with AUAR (environmental review) process
- Community Advisory Committee (CAC)
 - 11 members, including residents, topical experts
 - Co-chaired by Planning Commissioner Anne DeJoy
 - Guided community engagement
 - Adopted 20 community priorities after 1st round of engagement
 - Provided its input on the master plan



How we got here



Light Touch Approach



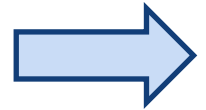
Conservation
Approach



Re-Shape Approach



Sculpt Approach



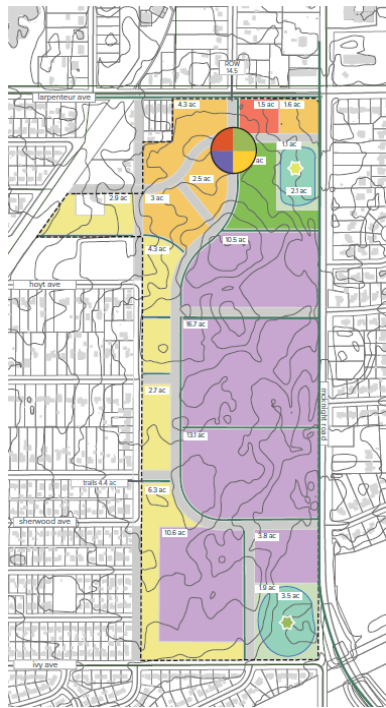


How we got here

HILLTOP



JOBS FOCUS





Community Engagement

- 3 rounds of engagement
- Multiple venues: Open house, online presentations, online surveys, 8 popups, conversation circles w CM Yang
- Initial round advertised by 4,000+ postcards to residents (including renters)
- ~700 engagements total





Other Processes: pre-development

- Environmental review (AUAR)
- Wetlands impact/mitigation approvals
 - State
 - Watershed district
- Platting
- City Park design
- Development agreement?
- Infrastructure permits/
site plan review/
building permits





Other Processes to come: physical 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





Package for January CNPC

- Staff memo
- Master plan
- CAC's letter commenting on the MP
- Rezoning
- Zoning Code amendments on 3 topics
- Comprehensive Plan amendment



Tentative Upcoming Schedule

January 5	CNPC review, recommend release
January 21	PC review, release
February 10	Parks & Rec Commission review, comment
March 4	Public hearing at PC

Hillcrest Master Plan



Thank you!
stpaul.gov/hillcrest