

Appendix E – Responses to Agency and Public Comments

APPENDIX E: Responses to Agency and Public Comments on the Draft AUAR

8/29/2022

NOTE: On August 9, 2022, after the public comment period closed on the Draft AUAR, a Comprehensive Plan amendment regarding industrial block sizes and a rezoning of the subject site became final and effective upon approval by the Metropolitan Council. The Comprehensive Plan amendment has the impact of making all scenarios studied in this AUAR to be conforming with the Comprehensive Plan, not just Scenario 1. Also, the rezoning from R2 One-Family Residential District to ITM Transitional Industrial with a Master Plan, T1M, and T3M Traditional Neighborhood with a Master Plan aligns the zoning with the uses proposed in the AUAR. The AUAR document, public comments, and responses to public comments were largely prepared prior to August 9, but it should be understood by readers that the Comprehensive Plan and zoning have since changed.

Hillcrest Golf Course Alternative Urban Areawide Review (AUAR)

Response to Draft AUAR Comments

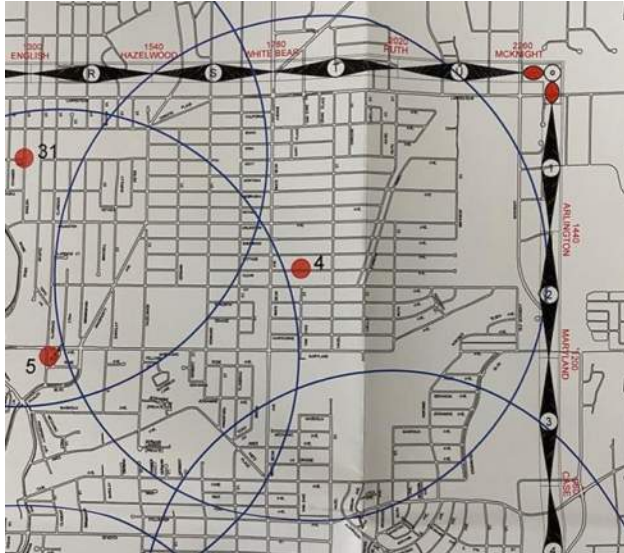
A. Overview

Pursuant to Minnesota Rules, part 4410.3610, subpart 5c, the Responsible Government Unit (RGU) shall revise the environmental analysis document based on comments received during the comment period. The RGU shall include in the document a section specifically responding to each timely, substantive comment received. Substantive comments are those that relate to the environmental review and analysis.

The 30-day comment period for the Draft AUAR began on July 5, 2022, and comments were accepted through August 4, 2022. Comments from agencies and the public that were received during the comment period are summarized in this appendix. Five comment letters were received from government agencies; 64 comment letters, emails, or online comments were received from the public. Full comment letters are also attached.

B. Comments from Agencies

1. St. Paul Department of Emergency Management

Comment	Response
<p>To ensure coverage to all residents in this master site plan, the #4 Severe Weather siren (1841 Clean Ave) must be relocated to mitigate safety and provide coverage to the development proposed area. The EM Department would need to confirm the NEW Siren Pole site, obtain cost estimate to relocate the siren and execute the siren relocation.</p> 	<p>This comment has been provided to the developer for coordination. Additionally, a mitigation measure has been added to the AUAR in the land use section that states:</p> <p>“The developer will coordinate a new emergency siren location with the City of St. Paul as part of the development.”</p>

2. Minnesota Pollution Control Agency

Comment	Response
<p>Wastewater: A map would be helpful to show existing and proposed utilities and highlight the specific areas that need to be improved which included the upsizing and replacement of some pipes.</p>	<p>A map has been added to Item 11.</p>

<p>Stormwater: The AUAR indicates that infiltration may be feasible in the southern portion of the site but not the northern portion where underground storage in the industrial area may be utilized. The AUAR does not include consideration of green stormwater infrastructure as part of the plans as encouraged in the Scoping EAW except for Section 13, which discusses the use of rain gardens with native plants for wildlife purposes.</p>	<p>Item 11 discusses the stormwater concept plan, which included a linear, above ground stormwater management system that will also function as urban habitat. This concept plan includes a green infrastructure spine. The intent is this system would include native or adaptive plantings as well as those suited for urban environments. This above ground system will be combined with a below ground system to meet local, state, and federal stormwater management requirements and to provide a green amenity within the development. The mitigation in Item 11 and Item 13 constitutes green stormwater infrastructure. No change has been made to the AUAR.</p>
<p>Stormwater: Project proposers are strongly encouraged to incorporate Low Impact Development methods to achieve volume reduction where feasible. Utilizing the underground stormwater storage for water reuse would be a means of achieving volume reduction requirements where infiltration is not possible. Tree boxes can also be utilized in areas where inground infiltration is not feasible. The MPCA also recommends the use of pervious pavements which reduces the amount of area requiring stormwater management and can also reduce or eliminate the need for salt during the winter months.</p>	<p>This comment will be provided to the developer.</p>

3. Office of State Archaeologist

Comment	Response
<p>Thank you for the opportunity to review the above referenced redevelopment project. Review of our files indicates there are no previously identified archaeological sites, archaeological site leads, or burials in the proposed project area. However, the OSA concurs with the recommendation put forth in the Blondo Consulting, LLC report titled "A Phase IA Cultural Resource Assessment of the Proposed Hillcrest Golf Course Redevelopment Project Saint Paul, Ramsey County, Minnesota, 55109"</p>	<p>The additional survey is moving forward. Letters of scope have been provided to the SHPO and THPO and concurrence with the scope is pending.</p>

that a phase I reconnaissance survey be conducted by a qualified archaeologist prior to construction to determine if the proposed project will impact previously unrecorded archaeological sites, including but not limited to, historical period archaeological resources.	
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4. Department of Natural Resources (DNR)

Comment	Response
The DNR supports the City's goal of carbon neutrality as well as the redevelopment of urban areas rather than expansion into undeveloped areas.	The aspirational goal is carbon neutrality. The development plans will be evaluated to reduce the carbon footprint of the new development as much as practicable. The mitigation language has been adjusted to reflect this.
Page 17, Land Use. It would be helpful to include tree cover as a category in Table 2 in order to better understand potential project impacts. It is still unclear what percentage of mature trees would be retained under each scenario.	<p>In the guidance provided by the Minnesota Environmental Quality Board (MnEQB), the wooded/forested category should be applied only to relatively undisturbed wooded areas. The trees within the former golf course do not meet this definition.</p> <p>In Item 13, a tree inventory map is provided. There are 760 trees noted on that map. At this point in the process with the AUAR, it is not known how many trees would be impacted. However, it is anticipated that many trees will be removed and impacted by this project from the proposed land use and grading. A mitigation plan for tree replacement is included in the AUAR. This would replace trees, albeit the replacement trees will not be as large as the existing trees on the site.</p>

	No change has been made to the AUAR.
Page 18, Permits and Approvals. The project area contains wetlands – indicating a high surficial water table is present at the site. If underground parking or structures are proposed for the development, there may be a need for a long-term DNR Water Appropriation Permit for dewatering or sump pumping in volumes that exceed 10,000 gallons per day, or one million gallons per year	This will be evaluated as part of the development approval process. This permit has been added to Item 8 and Item 11 in the Final AUAR.
Page 38, Stormwater. The project area is located within a High Potential Zone for the federally endangered Rusty-patched Bumble Bee. Therefore, we recommend that the proposed developments use native seed mixes and plants in stormwater features and landscaping in order to provide pollinator habitat. Native species also require very little fertilizing or irrigation. The Board of Soil and Water Resources' website contains many great resources for choosing seed mixes and establishing native plants.	<p>Comment noted. As part of development, native seed mixes or plantings will be used around raingarden and stormwater management features. The use of native plantings will be encouraged in other areas of the development.</p> <p>The AUAR has been revised to state that native <u>and adaptive</u> seed mixes or plantings will be used in various areas of the development. This recognizes the need to plant vegetation that will be able to adapt as warmer temperatures occur.</p>
Page 38, Stormwater. Blanding's turtles, a protected state-listed threatened species, have been documented within the project area. Stormwater features may be colonized by Blanding's turtles in the area, therefore we recommend incorporating measures to avoid impacting this species into stormwater management. In years when the stormwater features will be dredged to remove excess sediment, please draw down water levels by September 15th in order to allow turtles to find overwintering habitat elsewhere.	<p>Comment noted. Development will meet the requirements of the DNR, as noted in the AUAR.</p> <p>No change has been made to the AUAR.</p>
Page 38, Stormwater. The DNR recommends that stormwater features be used to irrigate landscaping in the project area where infiltration is not feasible as a means to reduce groundwater use. For examples, please refer to the Cities of Hugo, Medina, and Minnetrista, all of which successfully reuse stormwater for irrigation purposes. Please note that the use of stormwater from constructed stormwater features does not require a DNR Water Appropriation Permit.	<p>This comment will be shared with the developer.</p> <p>No change has been made to the AUAR.</p>

<p>Page 38, Stormwater. The planned increase in impervious surfaces will also increase the amount of road salt used in the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.</p> <p>We encourage local governments to request that project proposers who wish to significantly increase impervious surfaces develop a chloride management plan that outlines what BMP's and strategies will be used to reduce chloride use within the project area. We also encourage cities, counties, and watershed to consider how they may participate in the Statewide Chloride Management Plan and provide public outreach to reduce the overuse of chloride. Here are some educational resources for residents as well as a sample ordinance regarding chloride use.</p>	<p>The City of St. Paul recognizes the impact of chlorides related to deicing. The City's Municipal Separate Storm Sewer System (MS4) permit documents identifies the management of chlorides and their snow and ice management practices continue to evolve to balance the need for safety as well as reduce excessive chloride use.</p> <p>This information will be shared with the City maintenance team and the developer and reviewed as part of any future permitting process for the development.</p>
<p>Page 47, Contamination/Hazardous Materials/Wastes. If the remediation of the mercury pollution requires the pumping of groundwater in volumes that exceed 10,000 gallons per day, or one million gallons per year, then a DNR Water Appropriation Permit is required for the appropriation.</p>	<p>The DNR water appropriate permit is included in Item 8.</p>
<p>Page 58, Dust and Odors. Please do not use products that contain calcium chloride or magnesium chloride for dust control in areas that drain to public waters. Please note that the use of more than 10,000 gallons of water in a day, or one million gallons in year, for dust control requires a DNR Water Appropriation Permit</p>	<p>Controlling dust will be important during construction as part of mitigation for mercury contamination cleanup. The dust control plan will take this comment into account.</p> <p>No change has been made to the AUAR.</p>

5. Metropolitan Council (Met Council)

Comment	Response
Staff concludes that the Draft AUAR is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies.	Comment noted
Item 9.a.ii. Planned Land Use. The EAW discusses possible plan scenarios at the lower and upper end of allowed density ranges for the area: • Master Plan Scenario 2 with 840,000 sq feet of light industrial floorspace and 960 residential units (houses at 8 du/acre, townhomes at 15 du/acre, and low-rise apartments at 30 du/acre); • “Master Plan Max Intensity” Scenario 3 with 1,000,000 sq feet of light industrial floorspace and 2,615 residential units (houses or townhomes at 14 du/acre, apartments 36 du/acre, and at 100 du/acre). The subject site is the easternmost one-quarter of Transportation Analysis Zone #1983 (between Winthrop and McKnight Road). At this time, the City’s Plan expects TAZ #1983 to gain +1141 households, +2309 population, and +992 jobs during 2020-2040. (The employment growth is entirely in the 2030-2040 decade.). Scenarios 1 and 2 roughly fit with this allocation. Should the City pursue the “max intensity” Scenario 3, a significantly higher level of households and population would result. In that situation, Metropolitan Council staff would adjust the TAZ allocation to reflect the difference represented by Scenario 3. City staff can contact Metropolitan Council Research to discuss, if needed.	A mitigation measure has been added to the Traffic Section Item 18 that says: If Scenario 3 Maximum Intensity is pursued, the City and developer will coordinate with the Metropolitan Council to evaluate the Transportation Analysis Zone (TAZ) adjustments that may be needed.
Item 9.b. Compatibility with Plans. Each of the scenarios presented show a different configuration of industrial and residential land uses than what is shown in the City’s adopted 2040 Comprehensive Plan. Once land uses are set, the City will need to amend their 2040 Plan so the project site plan is consistent with the future land use map.	The mitigation in Item 9 includes a Comprehensive Plan amendment for Scenarios 2 or 3. The Comprehensive Plan designates the site as an “opportunity site” with a “neighborhood node” in its northern portion, as well as an underlying “mixed use” designation for the site’s northern portion and an “urban neighborhood” designation for its southern portion. “Neighborhood nodes” are compact, mixed-use areas that provide shops, services, neighborhood-scale civic and institutional uses,

	<p>recreational facilities such as parks, and employment close to residences. Comprehensive Plan Policy LU-2 calls for the redevelopment of designated “opportunity sites” including Hillcrest for higher-density mixed-use development or employment centers with increased full-time living wage job intensity – the proposed development is both higher-density mixed-use and employment center.</p> <p>No change has been made to the AUAR.</p>
<p>Item 11.a. Surface Water and Groundwater Features. The City needs to limit impacts to wetlands to the best extent possible; all stormwater should be pretreated before entering wetlands.</p>	<p>Comment noted and has already been reflected in the AUAR and mitigation plan.</p>
<p>Item 11.b. i. Wastewater. The AUAR proposes redevelopment of the existing Hillcrest Golf Course whereby up to 2,615 residential units will be built over the next 20 years. The site is provided regional wastewater service for this site through two separate connection points.</p> <p>The MCES facility which provides service is 1-SP-214 and has been identified as having potentially limited long-term capacity limitations. Given the development horizon (20-years) and the fact that the development will be served through two separate connection points on the regional wastewater system, there is sufficient time for the Council to evaluate system capacity, determine long term service level needs, and make any necessary regional wastewater system capacity improvements to meet the long term service needs of St. Paul and the other upstream communities served through interceptor 1-SP-214.</p>	<p>Comment noted.</p> <p>No change has been made to the AUAR.</p>
<p>Item 13. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features). The Project Proposer should identify efforts to preserve mature tree stands on slopes or boundaries to minimize erosion potential, and efforts should be made to preserve trees across property boundaries to maintain existing species migration patterns between the site and areas to the</p>	<p>The AUAR includes a map in Item 13 which shows the existing tree inventory of 760 trees. At this point in the process with the AUAR, it is not known how many trees would be impacted. However, it is anticipated that many</p>

south. We recommend the developer select vegetation for landscaping that is native, draught-tolerant, and chloride-tolerant or chloride-friendly.

trees will be removed and impacted by this project from the proposed land use and grading. A mitigation plan for tree replacement is included in the AUAR. This would replace trees, albeit the replacement trees will not be as large as the existing trees on the site.

C. Comments from the Public

Several themes related to the AUAR were identified in the public comments received and summarized in the **Table C.1**. If an individual comment letter repeated the same theme several times, it was noted once in number of comments. Comment themes related to the environmental review are included below. Responses to these themes are included. Comments that were within as well as outside the scope of the environmental review are attached and included for the record.

Table C.1 Summary of Comment Themes

Code	Comment Theme	Number of Comments
1	Land Use – Green Alternative or Alternative Scenario	41
2	Stormwater management	5
3	Traffic	12
4	Wildlife and Wetlands	12
5	Tree Removal	9
6	Cultural Resources	1
7	Land Use - Affordable housing	3
8	Demo of the buildings	1
9	Sustainability	2
10	Contamination and Hazardous Materials	3
11	Carbon Neutral Goal	1
12	Bikes and Pedestrians	1
13	Project Phasing	1
14	Noise and Air	3
15	No development	10
16	Height of buildings	1
17	Specific development types	1

Table C.2. Responses to Comment Themes

Comment Summary	Response
1. Land Use – Green Alternative or Alternative Scenario	
<p>Commenters indicated support of a the Green Alternative that would include more green and open space, a 4-7 story mixed use development, commercial/industrial uses.</p>	<p>The AUAR includes development scenarios that have been in development with the Master Plan process. The purpose of the AUAR is to evaluate impacts and to inform future permitting. The purpose of an AUAR is not to choose an alternative. If development moves forward that has less impacts than the scenarios studied, additional environmental review would not be required.</p> <p>The Green Alternative scenario suggested would fall within the range of the impacts to be studied in the other scenarios proposed in the AUAR.</p>
<p>Commenters indicated the land should stay residential (with home ownership), not industrial.</p>	<p>See above response.</p>
<p>A commenter raised concerns about lack of buffer between development and established neighborhood</p>	<p>Land use placement has been considered to place medium and low-density housing adjacent to the existing neighborhood to provide a buffer from higher density housing and industrial uses. Additional buffers between land uses shall be considered as part of the development review process.</p>
<p>A commenter indicated they did not support Scenario 3 as it was too dense with housing.</p>	<p>Comment noted.</p>
2. Stormwater Management	
<p>A commenter was concerned about the stormwater outfall to the ponds at McKnight near Larpenteur Avenue and how stormwater will be managed related to the existing contamination</p>	<p>Contamination within the ponds shall be tested prior and throughout the cleanup process to determine all is removed and</p>

	no contaminants are released. The RAP document approved by the PCA and MDA shall govern all removal procedures.
A commenter suggested water reuse for stormwater management	This comment will be shared with the developer.
Comments mentioned the existing flooding on Ivy Avenue and support for robust stormwater management within the development.	The flooding issues on Ivy are discussed in the AUAR in Item 11 and a mitigation item was included in the AUAR. No change has been made to the AUAR.
Several comments were concerned about stormwater runoff.	Development in the area will need to meet local and state stormwater management requirements. Specific stormwater management plans will need to be developed and reviewed through the permitting process. The AUAR provides an overview of the stormwater management for the site. This will be used to inform future permitting for the project.
3. Traffic	
A commenter was concerned about the proposed exit from the property on to McKnight just south of Larpenteur and its alignment to a residential driveway across the street and loss of both turning movements that could occur with a barrier in this location.	The median being required is to limit the development street access at Idaho Avenue to a right-in/right-out and would also limit the driveway access on the east side of McKnight Road to a right-in/right-out. The limited access is required for safety and operation of the McKnight Road at Larpenteur Avenue intersection and McKnight Road generally taking into account potential turning movements at the new Idaho Avenue related to this development.

	<p>The analysis results show that the northbound McKnight Road left turn specifically would back up requiring the extension of the turn. The new intersection of Idaho Avenue and the driveways would then be required to have limited access. Ramsey County will be the agency that determines the final roadway geometrics for Larpenteur and McKnight since these are county roads.</p>
<p>Comments were received about concern for increasing traffic in the area. The traffic study area is too small and should have considered the travel pathways through residential communities to I-94 and TH 36.</p>	<p>The development will generate traffic and the traffic study completed identifies that traffic as well as mitigation measures. The traffic was evaluated for a larger area including White Bear Avenue, Century Avenue and Maryland Avenue. Once traffic from the specific development travels past those areas the traffic gets dispersed even more and the increase in volumes would be negligible on facilities closer to I-94 and TH 36.</p>
<p>A commenter indicated the traffic study was detailed and well thought out. They indicated concern for impacts at McKnight and Montana Avenue under Scenario 4.</p>	<p>Scenario 3 (Master Plan Max) does have more impacts at the McKnight Rd and Montana Ave intersection. The results indicate that in order to improve the operations so that the adjacent properties are not impacted, the intersection control would need to be changed to include either a roundabout or traffic signal system.</p> <p>With this being a future condition (full build of the area) the mitigation recommendation in the AUAR was</p>

	<p>“Improve the intersection of McKnight Road at Montana Avenue as traffic increases to include either traffic signal or roundabout control. Provide additional right-of-way to accommodate the improvements if necessary”.</p> <p>A similar mitigation was also included for the intersection of McKnight Road at Arlington Avenue with the Scenario 3 (Master Plan Max) alternative.</p>
<p>A commenter noted it seemed that Montana and Nebraska now seem to go through the property to the West Side of the development when the MP did not indicate that connection.</p>	<p>Scenario 1 is the current Comprehensive Plan layout, which has a traditional grid layout and does show a connection from the new Howard Street to the west into the neighborhood. Evaluating a scenario that conforms to the Comprehensive Plan is a requirement of the AUAR process, even if it would require a master plan amendment to implement. Because the Comprehensive Plan amendment to allow larger block sizes had not yet been finalized, a scenario with smaller block sized needed to be studied in this AUAR.</p>
<p>A comment indicated that stop signs did not seem to be an effective mitigation measure to slow traffic through the development.</p>	<p>The stop signs are not intended to fulfill the role of traffic calming. However, other traffic calming features are expected to be part of the design, including a curvilinear layout for Howard</p>

	Street, on-street parking in many locations, and street-side landscaping.
A comment indicated support of engaging with Met Council to provide more bus access on Larpenteur and McKnight.	Comment noted and this is a mitigation measure in the AUAR.
4. Wildlife and Wetlands	
Commenters indicated concern over wildlife impacts from the development	<p>The development will incorporate stormwater management features to provide some habitat and open space. These features will be seeded with native or adaptive vegetation where feasible. Additionally, the project will adhere to state and federal requirements related to listed species in the area. Additional coordination with the DNR and USFWS is occurring to determine if additional surveys are needed. If surveys or additional mitigation is needed, it will be addressed prior to permitting.</p> <p>Soil remediation, stormwater management, and native and adaptive seeding will improve some conditions, but the development will change the land cover of the study area. Wildlife in the area that does not adapt to the change will move.</p>
Commenters indicated concern over wetland impact.	As noted in the AUAR, wetlands will be impacted by development. Mitigation will be required pursuant to local, state, and federal requirements. This includes replacing wetland on site as well as the purchase of wetland credits, as allowed by local, state, and federal rules.
5. Tree Removal	

Comments included concern about removal of trees	Based on the tree survey shown in the AUAR, there are 760 trees on the site. These are trees that line the former fairways and greens of the golf course. Many trees will be removed for the development to accommodate the industrial development and to accommodate grading. New trees will be planted as part of the development plan following applicable city codes. It is acknowledged these trees will not be as large initially as the trees that exist on the site today.
6. Cultural Resources	
A comment indicated that the hill area could have cultural and archaeological importance to Tribal communities.	The City and developer will continue to work with the State Historic Preservation Office (SHPO) and the Office of the State Archeologist (OSA). Comments from these agencies have resulted in a mitigation measure in the AUAR that additional Phase I reconnaissance survey be conducted at the site. This additional study is being completed in coordination with the SHPO and Tribal Historic Preservation Officer (THPO).
7. Land Use – Affordable Housing	
A commenter indicated support for multifamily, affordable housing and light industrial opportunities. Will housing be low rent or subsidized?	<p>The scenario plans do include multi-family and light industrial development.</p> <p>There is no policy or requirement for affordable housing to be constructed on the site although the city does have affordable housing policies which would apply to development on this site and encourage development of affordable</p>

	housing generally. These policies are city wide and not based on site-by-site development. It is anticipated that affordable housing will be constructed within this development based on available City/HRA subsidies.
A comment noted the shortage of homes and apartments in the area and preferred more housing rather than light industrial.	Comment noted.
8. Demolition of the Buildings	
A comment indicated saving the building/club house and making them energy efficient should be considered.	Comment noted. There has been vandalism at the site that has compromised the buildings. Additionally, keeping the buildings on site does not allow the types of light industrial development anticipated for the site.
9. Sustainability	
Some comments centered on making the development greener and reducing greenhouse gas emissions by using renewable energy and creating work and neighborhood spaces that people would not have to travel outside the new neighborhood for amenities.	Comment noted and will be shared with the developer.
10. Contamination and Hazardous Materials	
Some comments indicated that the mercury contamination is shallow and should not result in all the grading planned by the scenarios.	While contamination and its remediation does have impacts on the required grading and tree removals over the site, the majority of the grading proposed is being driven by the redevelopment and future uses of the site. The scope and depth of remediation has been defined by the Response Action Plan which has been developed in coordination with the Minnesota Department of Agriculture and the Minnesota Pollution Control Agency.

	<p>However, it is noted that the final extent of the soil excavations for remediation will be verified through a post excavation sampling and testing program. Depending on the testing results, the remediation excavations may need to be extended from what is currently planned and could necessitate additional tree removals.</p>
11. Carbon Neutral Goal	
<p>A comment indicated the need for an accounting of the removal and redevelopment as well as renewable energy.</p>	<p>Comment noted and will be shared with the developer. The aspirational goals of the developer are to reduce the carbon footprint of the new development, integrate with the ecology of the site, provide responsible material and waste stream management, and create effective, integrated, and visible stormwater treatment. The development plans will be evaluated to reduce as much as practicable the carbon footprint of the new development.</p>
12. Bikes and Pedestrians	
<p>A comment raised the question of compatibility with sidewalks and trails for bikes and pedestrians in light industrial land uses.</p>	<p>Trails and sidewalks are planned throughout the development to allow and encourage safe pedestrian and bicycle use. This also allows for bike and pedestrian commuters to access job locations. These facilities are compatible with the land use.</p> <p>The off-street trail along Howard Street is located on the west side to reduce</p>

	conflicts with vehicle turning movements and curb cuts associated both with the industrial uses on the street's east side and also traffic coming from McKnight Road in that direction.
13. Project Phasing	
A comment included questions if construction phasing was realistic.	Public infrastructure construction (Remediation, Grading, Roadways, Utilities) is planned to occur from spring 2023 through 2025. Construction of individual lots is planned to occur starting as early as fall 2023. Full build out is anticipated to be complete in 10 years. This has been updated in the AUAR.
14. Noise and Air	
A comment indicated the scenarios don't address potential on-going noise created by the planned land uses.	The projected noise impact based on the proposed light industrial uses is negligible, and those light industrial uses will be separated from the existing residential uses by other planned uses or roadways, trails, and landscaped buffers. Therefore no additional noise analysis is necessary.
A comment indicated concern about increase air pollution emissions based on light industrial proposed for the area without additional study or opportunity to inform the public. A more thorough air impact analysis was requested.	The proposed light industrial uses per the developer's plans do not include heavy industrial uses, heavy distribution, bulk distribution, or other stationary air emissions source large enough to require environmental review. If the proposal included any stationary air emissions source that did require environmental review, Minnesota Rules and guidance on preparing AUARs would require a

	separate Stationary Source Air Emissions analysis that could not be reviewed in the AUAR process.
15. No development	
Some comments supported leaving the site as is or turning it into an improved green space.	Comment noted. Such a scenario would be less impactful than those being studied in the AUAR, even if it would not abide by the City-approved master plan. The AUAR does not select a development scenario.
16. Height of Buildings	
A comment was received related to if height ordinances or restrictions will be included on this property.	Building heights for any development are based on the City's zoning code regulations.
17. Specific Development Types	
A comment was received related to how to restrict specific types of commercial development such as liquor stores, pawn shops, etc while allowing others such as healthy food stores.	This type of land use allowance or restriction is beyond the scope of environmental review. It is a zoning issue that depends on the zoning within an area. Comment noted.

Agency Comments

From: Schute, Rick (CI-StPaul) <rick.schute@ci.stpaul.mn.us>
Sent: Tuesday, July 5, 2022 10:52 AM
To: Dermody, Bill (CI-StPaul); Sand, Mike (CI-StPaul)
Subject: Fw: Hillcrest Development = Potential Siren relocation

Mike: Thank you.

Bill: Please receive and include the comment drafted by Mike below.

V/R,

Rick Schute
Emergency Management Director
City of Saint Paul
Office: (651) 266-5509
Mobile: (651) 755-9205
rick.schute@ci.stpaul.mn.us

From: Sand, Mike (CI-StPaul) <mike.sand@ci.stpaul.mn.us>
Sent: Tuesday, July 5, 2022 10:48
To: Schute, Rick (CI-StPaul) <rick.schute@ci.stpaul.mn.us>
Subject: RE: Hillcrest Development = Potential Siren relocation

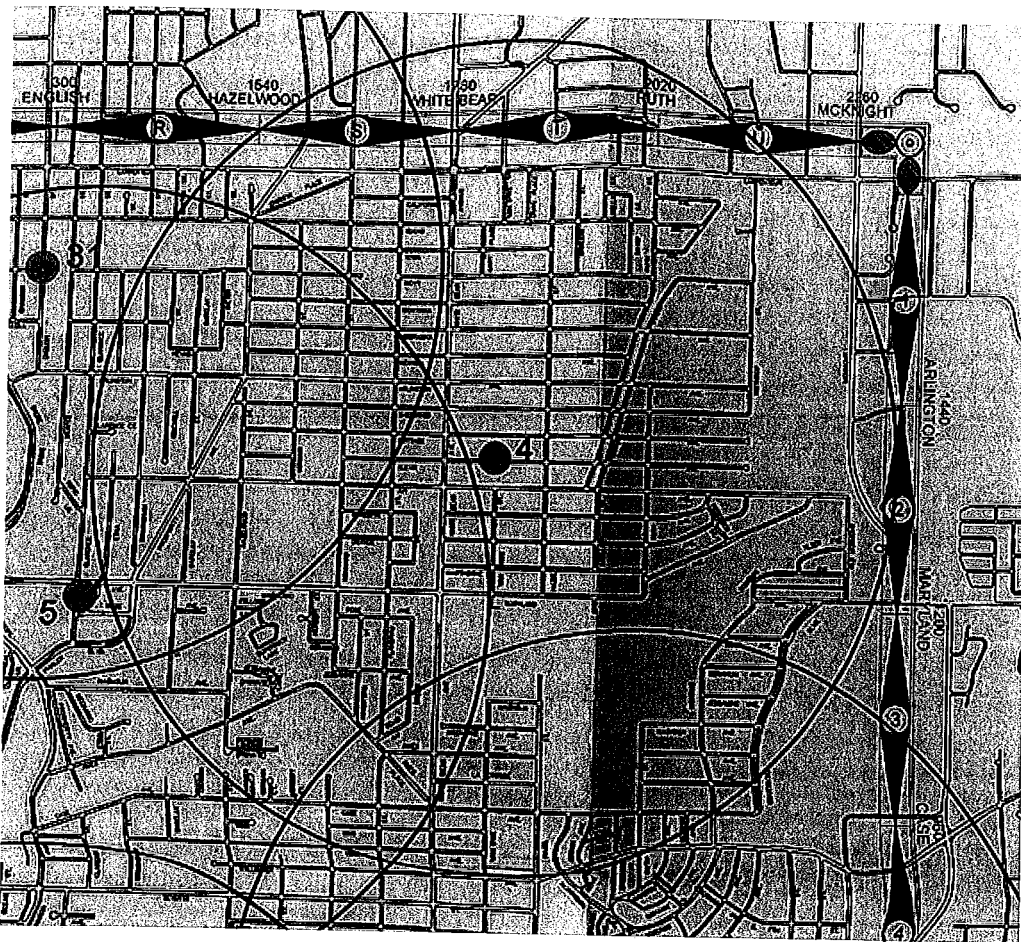
Comments are welcome via the [online comment form](#) or by email to bill.dermody@ci.stpaul.mn.us between Tuesday, July 5 and Thursday, August 4, 2022.

I spoke to Bill Dermody and he will take your comment to include in the official record.

Proposed Comment –

To ensure coverage to all residents in this master site plan, the #4 Severe Weather siren (1841 Clear Ave) must be relocated in order to mitigate safety and provide coverage to the development proposed area. The EM Department would need to confirm the NEW Siren Pole site, obtain cost estimate to relocate the siren and execute the siren relocation.

Include this photo



v/r

Mike Sand
Coordinator
Department of Emergency Management
367 Grove Street
Saint Paul, MN 55101
Main Office 651-266-5494
Staff Duty Officer 24-Hour 651-266-6800
P: 651-266-5489
M: 651-245-1328
F: 651-266-5493
Email – mike.sand@stpaul.gov

From: Schute, Rick (CI-StPaul)
Sent: Tuesday, July 5, 2022 10:28 AM
To: Sand, Mike (CI-StPaul) <mike.sand@ci.stpaul.mn.us>
Subject: Re: Hillcrest Development = Potential Siren relocation

Copy. I see it now. What is the input process for the Development Plan?

Rick Schute
Emergency Management Director
City of Saint Paul

Office: (651) 266-5509
Mobile: (651) 755-9205
rick.schute@ci.stpaul.mn.us

From: Sand, Mike (CI-StPaul) <mike.sand@ci.stpaul.mn.us>
Date: Tuesday, July 5, 2022 at 10:26
To: Schute, Rick (CI-StPaul) <rick.schute@ci.stpaul.mn.us>
Subject: RE: Hillcrest Development = Potential Siren relocation

Rick, This is a view of the current siren coverage map for that area.

#4 siren – with my unconfirmed location to meet coverage.

Mike

v/r

Mike Sand
Coordinator
Department of Emergency Management
367 Grove Street
Saint Paul, MN 55101
Main Office 651-266-5494
Staff Duty Officer 24-Hour 651-266-6800
P: 651-266-5489
M: 651-245-1328
F: 651-266-5493
Email – mike.sand@stpaul.gov

From: Sand, Mike (CI-StPaul)
Sent: Tuesday, July 5, 2022 10:17 AM
To: Schute, Rick (CI-StPaul) <Rick.Schute@ci.stpaul.mn.us>
Subject: RE: Hillcrest Development = Potential Siren relocation

The coverage of the siren, as I said does not reach the extreme NE Corner of the city.

v/r

Mike Sand
Coordinator
Department of Emergency Management
367 Grove Street
Saint Paul, MN 55101
Main Office 651-266-5494
Staff Duty Officer 24-Hour 651-266-6800
P: 651-266-5489
M: 651-245-1328

F: 651-266-5493

Email – mike.sand@stpaul.gov

From: Schute, Rick (CI-StPaul)

Sent: Tuesday, July 5, 2022 10:10 AM

To: Sand, Mike (CI-StPaul) <mike.sand@ci.stpaul.mn.us>

Subject: Re: Hillcrest Development = Potential Siren relocation

What is driving the "possible that we may need to relocate"

Rick Schute

Emergency Management Director

City of Saint Paul

Office: (651) 266-5509

Mobile: (651) 755-9205

rick.schute@ci.stpaul.mn.us

From: Sand, Mike (CI-StPaul) <mike.sand@ci.stpaul.mn.us>

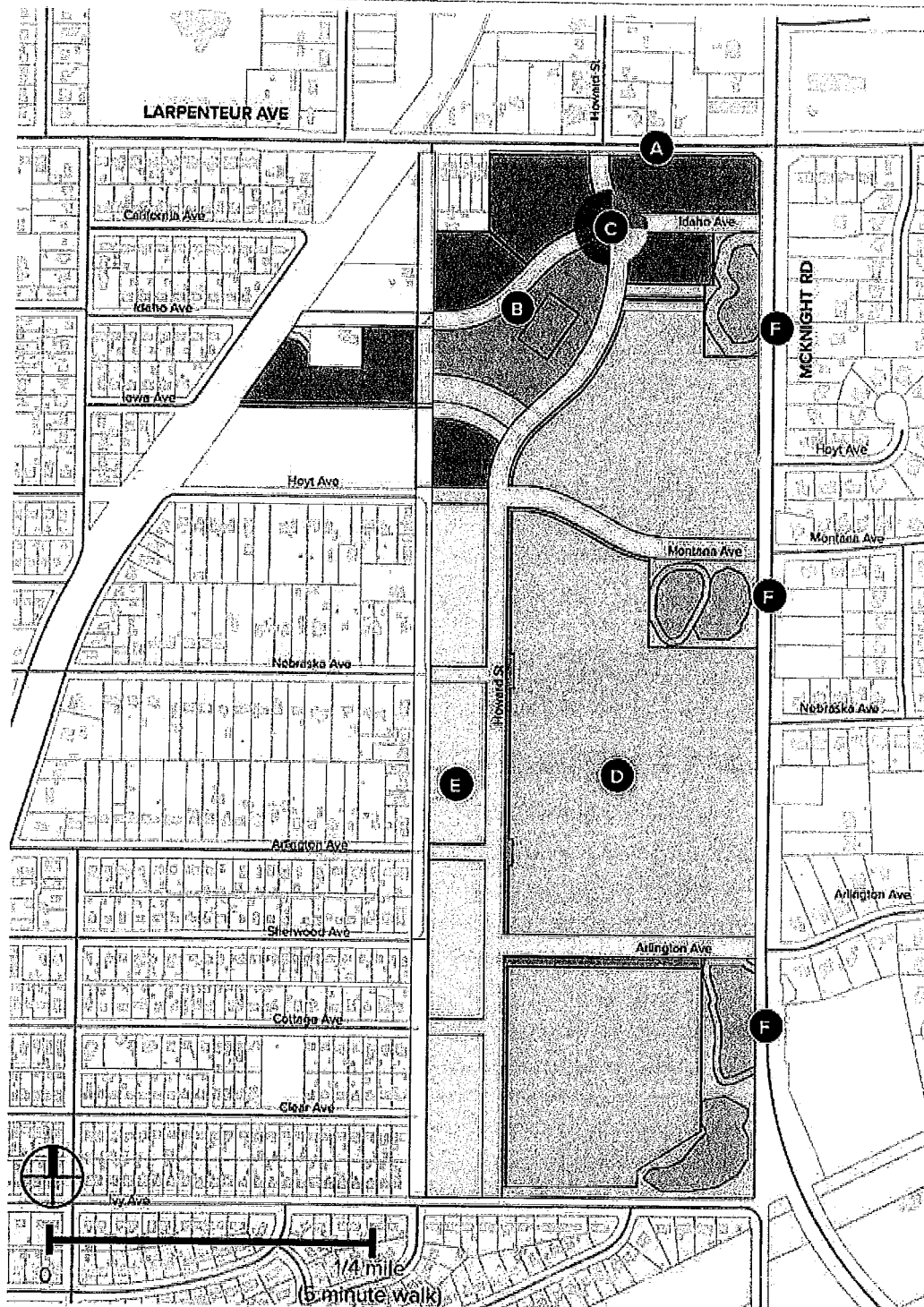
Date: Tuesday, July 5, 2022 at 10:08

To: Schute, Rick (CI-StPaul) <rick.schute@ci.stpaul.mn.us>

Subject: Hillcrest Development = Potential Siren relocation

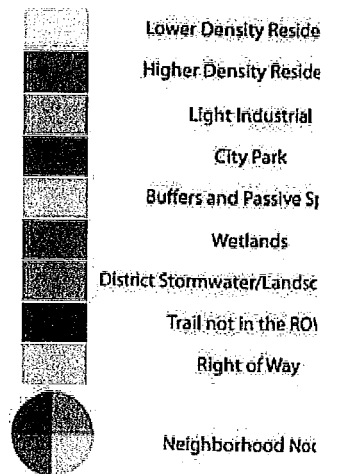
Rick, reviewing this master plan against current siren locations (See email included).... It is possible that we may need to relocate Siren #4 located at 1841 Clear Ave to a point in vicinity of NE Corner of Hazel Street and Arlington Ave Intersection. **The cost to relocate the siren should be included in the development plan.**

Our current location didn't reach the NE Corner of City of Saint Paul it was a Golf Course prior. It is now planned to have high density housing to the NE Corner. See below.



Key Elements of

- A** Higher density housing primary corner of McKnight Road and Larpeur, near the local designated Neighborhood Center.
- B** A City Park, owned and operated by the City, located at the intersection of McKnight Road and Larpeur to be designed for gatherings and events to support the community building.
- C** A Neighborhood Node located on the north side of the site which is compact and relatively close to other nodes together in a walkable environment.
- D** Large flexible Light Industrial area along McKnight Road.
- E** Lower density housing with the existing neighborhood to the west.
- F** Wetlands along McKnight Road incorporated into the district stormwater system and are leveraged as a passive open space asset.



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Email – mike.sand@stpaul.gov

Division of Ecological and Water Resources
Region 3 Headquarters
1200 Warner Road
Saint Paul, MN 55106

Transmitted by Email

August 4, 2022

Bill Dermody, Principal City Planner
City of St. Paul
25 W. 4th Street, 14th Floor
St. Paul, MN 55102

Dear Bill Dermody,

Thank you for the opportunity to review the Hillcrest Golf Course Redevelopment Draft Alternative Urban Areawide Review (DAUAR) located in Ramsey County. The DNR supports the City's goal of carbon neutrality as well as the redevelopment of urban areas rather than expansion into undeveloped areas. We respectfully submit the following comments for your consideration:

1. Page 17, Land Use. It would be helpful to include tree cover as a category in Table 2 in order to better understand potential project impacts. It is still unclear what percentage of mature trees would be retained under each scenario.
2. Page 18, Permits and Approvals. The project area contains wetlands – indicating a high surficial water table is present at the site. If underground parking or structures are proposed for the development, there may be a need for a long-term DNR Water Appropriation Permit for dewatering or sump pumping in volumes that exceed 10,000 gallons per day, or one million gallons per year.
3. Page 38, Stormwater. The project area is located within a High Potential Zone for the federally endangered Rusty-patched Bumble Bee. Therefore, we recommend that the proposed developments use native seed mixes and plants in stormwater features and landscaping in order to provide pollinator habitat. Native species also require very little fertilizing or irrigation. The Board of Soil and Water Resources' [website](#) contains many great resources for choosing seed mixes and establishing native plants.
4. Page 38, Stormwater. Blanding's turtles, a protected state-listed threatened species, have been documented within the project area. Stormwater features may be colonized by Blanding's turtles in the area, therefore we recommend incorporating measures to avoid impacting this species into stormwater management. In years when the stormwater features will be dredged to remove excess sediment, please draw down water levels by September 15th in order to allow turtles to find overwintering habitat elsewhere.

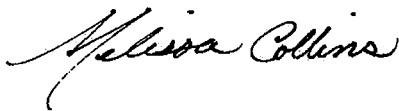
5. Page 38, Stormwater. The DNR recommends that stormwater features be used to irrigate landscaping in the project area where infiltration is not feasible as a means to reduce groundwater use. For examples, please refer to the Cities of Hugo, Medina, and Minnetrista, all of which successfully reuse stormwater for irrigation purposes. Please note that the use of stormwater from constructed stormwater features does not require a DNR Water Appropriation Permit.
6. Page 38, Stormwater. The planned increase in impervious surfaces will also increase the amount of road salt used in the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this [website](#). Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.

We encourage local governments to request that project proposers who wish to significantly increase impervious surfaces develop a chloride management plan that outlines what BMP's and strategies will be used to reduce chloride use within the project area. We also encourage cities, counties, and watershed to consider how they may participate in the [Statewide Chloride Management Plan](#) and provide public outreach to reduce the overuse of chloride. Here are some [educational resources](#) for residents as well as a [sample ordinance](#) regarding chloride use.

7. Page 47, Contamination/Hazardous Materials/Wastes. If the remediation of the mercury pollution requires the pumping of groundwater in volumes that exceed 10,000 gallons per day, or one million gallons per year, then a DNR Water Appropriation Permit is required for the appropriation.
8. Page 58, Dust and Odors. Please do not use products that contain calcium chloride or magnesium chloride for dust control in areas that drain to public waters. Please note that the use of more than 10,000 gallons of water in a day, or one million gallons in year, for dust control requires a DNR Water Appropriation Permit.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,



Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources
Minnesota Department of Natural Resources

Phone: 651-259-5755

Email: melissa.collins@state.mn.us

CC: Monte Hillman, St. Paul Port Authority

Equal Opportunity Employer



August 4, 2022

Bill Dermody, Principal City Planner
City of St. Paul
25 W 4th Street, 14th Floor
St. Paul, MN 55102

RE: City of St. Paul – Draft Alternative Urban Areawide Review (AUAR) – Hillcrest Golf Course Redevelopment
Metropolitan Council Review File No. 22761-2
Metropolitan Council District No. 13

Dear Bill Dermody:

Metropolitan Council staff completed its review of the Hillcrest Golf Course Redevelopment Draft AUAR to determine its accuracy and completeness in addressing regional concerns. The Council reviewed the Hillcrest Golf Course Redevelopment Scoping EAW and Draft AUAR Order (Review File No. 22761-1) on June 14, 2022, and provided comments on TAZ allocations, land use, wastewater, water resources, and natural resources.

Staff concludes that the Draft AUAR is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. However, staff offers the following comments for your consideration:

Item 9.a.ii. Planned Land Use *Todd Graham (651-602-1362)*

The EAW discusses possible plan scenarios at the lower and upper end of allowed density ranges for the area:

- Master Plan Scenario 2 with 840,000 sq feet of light industrial floorspace and 960 residential units (houses at 8 du/acre, townhomes at 15 du/acre, and low-rise apartments at 30 du/acre);
- "Master Plan Max Intensity" Scenario 3 with 1,000,000 sq feet of light industrial floorspace and 2,615 residential units (houses or townhomes at 14 du/acre, apartments 36 du/acre, and at 100 du/acre).

The subject site is the easternmost one-quarter of Transportation Analysis Zone #1983 (between Winthrop and McKnight Road). At this time, the City's Plan expects TAZ #1983 to gain +1141 households, +2309 population, and +992 jobs during 2020-2040. (The employment growth is entirely in the 2030-2040 decade.). Scenarios 1 and 2 roughly fit with this allocation.

Should the City pursue the "max intensity" Scenario 3, a significantly higher level of households and population would result. In that situation, Metropolitan Council staff would adjust the TAZ allocation to reflect the difference represented by Scenario 3. City staff can contact Metropolitan Council Research to discuss, if needed.

Item 9.b. Compatibility with Plans, Patrick Boylan (651-602-1438)

Each of the scenarios presented show a different configuration of industrial and residential land uses than what is shown in the City's adopted 2040 Comprehensive Plan.

Once land uses are set, the City will need to amend their 2040 Plan so the project site plan is consistent with the future land use map.

Item 11.a. Surface Water and Groundwater Features Maureen Hoffman, Water Resources 651-602-1279

The City needs to limit impacts to wetlands to the best extent possible; all stormwater should be pretreated before entering wetlands.

Item 11.b. i. Wastewater Kyle Colvin, Environmental Services 651-602-1151

The AUAR proposes redevelopment of the existing Hillcrest Golf Course whereby up to 2,615 residential units will be built over the next 20 years. The site is provided regional wastewater service for this site through two separate connection points.

The MCES facility which provides service is 1-SP-214 and has been identified as having potentially limited long-term capacity limitations. Given the development horizon (20-years) and the fact that the development will be served through two separate connection points on the regional wastewater system, there is sufficient time for the Council to evaluate system capacity, determine long term service level needs, and make any necessary regional wastewater system capacity improvements to meet the long term service needs of St. Paul and the other upstream communities served through interceptor 1-SP-214.

Item 13. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features) Maureen Hoffman, Water Resources 651-602-1279

The Project Proposer should identify efforts to preserve mature tree stands on slopes or boundaries to minimize erosion potential, and efforts should be made to preserve trees across property boundaries to maintain existing species migration patterns between the site and areas to the south. We recommend the developer select vegetation for landscaping that is native, draught-tolerant, and chloride-tolerant or chloride-friendly.

The Council will not take formal action on the Draft AUAR. If you have any questions or need further information, please contact Patrick Boylan, Principal Reviewer, at 651-602-1438 or via email at patrick.boylan@metc.state.mn.us.

Sincerely,



Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Chai Lee, Metropolitan Council District No. 13
Judy Sventek, Water Resources Manager
Patrick Boylan, Sector Representative/ Principal Reviewer
Reviews Coordinator

N:\CommDev\LPA\Communities\St. Paul\Letters\St. Paul 2022 Hillcrest Golf Course Redevelopment Draft AUAR 22761-2.docx

August 3, 2022

Bill Dermody
City Planner, Planning and Economic Development
City of St. Paul
25 West 4th Street – 14th Floor
St. Paul, MN 55102

Re: Hillcrest Golf Course Redevelopment Alternative Urban Areawide Review

Dear Bill Dermody:

Thank you for the opportunity to review and comment on the Alternative Urban Areawide Review (AUAR) for the Hillcrest Golf Course Redevelopment project (Project) located in St. Paul, Ramsey County, Minnesota. The Project consists of redevelopment of a former golf course. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Water Resources (Item 11)

Wastewater

It would be helpful to have a map showing existing and proposed utilities and highlighting the specific areas that need to be improved as discussed in the AUAR:

- Upsize existing St. Paul or Maplewood sanitary sewers in Winthrop Street and Larpenteur Avenue as necessary to accommodate the final site, grading, and utility plans.
- A segment of gravity sewer downstream from the study area is being considered for replacement – a 52-foot-long segment of 15-inch vitrified clay pipe (VCP) located at the intersection of Maryland Avenue and Kennard Street where the St. Paul trunk sewer discharges to MCES Interceptor 1-SP-214.

Stormwater

The AUAR stormwater mitigation plans indicate that infiltration may be feasible in the southern portion of the site but not in the northern portions where underground storage in industrial portions may be utilized. The AUAR does not include consideration of green stormwater infrastructure as part of stormwater plans as encouraged in previous comments of the Scoping EAW except for Section 13, which discusses the use of rain gardens with native plants for wildlife purposes.

The Project proposers are still strongly urged to incorporate various Low Impact Development methods utilizing green stormwater infrastructure practices to achieve volume reduction requirements where feasible while also providing multiple other benefits. Utilizing the underground stormwater storage for water reuse would be a means of achieving volume reduction requirements where infiltration is not possible. Tree boxes can also be utilized in areas where inground infiltration is not feasible. The MPCA also recommends the use of pervious pavements which reduces the amount of area requiring stormwater management and can also reduce or eliminate the need for salt during the winter months. Questions regarding Construction Stormwater Permit requirements should be directed to Roberta Getman at 507-206-2629 or Roberta.Getman@state.mn.us.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EA/EAW/EIS/AUAR, please contact me by email at Karen.kromar@state.mn.us or by telephone at 651-757-2508.

Sincerely,

Karen Kromar

This document has been electronically signed.

Karen Kromar
Planner Principal
Environmental Review Unit
Resource Management and Assistance Division

KK:rs

cc: Dan Card, MPCA, St. Paul
Roberta Getman, MPCA, Rochester
Dave Sahli, MPCA, St. Paul

Public Comments

From: Dobervich Stone <dobervichstone@gmail.com>
Sent: Wednesday, August 3, 2022 3:37 PM
To: Dermody, Bill (CI-StPaul)
Subject: Hillcrest: Alternative Urban Areawide Review (AUAR)

Think Before You Click: This email originated **outside** our organization.

August 3, 2022
Daniel & Cheryl Dobervich
1485 Winthrop St N, St. Paul, MN 55119

To: Bill Dermody, City Planner
Dept. of Planning and Economic Development
25 West 4th Street, Suite 1400
Saint Paul, MN 55102

We live on West side of Hillcrest site on Winthrop St North.
We support analyzing the Green Alternative plan by State of Minnesota.
The Green Alternative Plan would keep the character and natural beauty of the Hillcrest Community unlike the current plan under review to strip and flatten the land to make it into a Light Industrial park.

The Green Alternative plan includes Housing, a Node for 4-7 Story Mixed Use, Commercial/Light Industrial use, a City Park, Wetlands/Buffer, and ROW, Boulevard & Trails.
The Green Alternative keeps the character & wetlands and Natural topography much needed in Hillcrest with a variety of housing and work options: a healthy place to live, scaled for people.
Sustainable, affordable, carbon negative, and green.

We live here, value and support The Green Alternative Plan which is a feasible and prudent alternative that is less harmful to the environment and neighborhood.
Consider The Green Alternative plan under Minn. St. 116D.04, subd. 6.

Daniel and Cheryl Dobervich
dobervich@comcast.net

From: Joan Huneke <joan.huneke@yahoo.com>
Sent: Friday, July 22, 2022 4:32 PM
To: Dermody, Bill (CI-StPaul)
Subject: The Heights comments

Think Before You Click: This email originated **outside** our organization.

Hi, Bill,

After the meeting on Monday, we have a few comments that we'd like the planners to consider:

1. We are concerned about the outfall that may dump some of the contaminants into the ponds on McKnight, near Larpenteur. There is a culvert that connects the pond in front of our house, with the pond/ culvert on the west side of McKnight where there is a golf course pond. That pond, I understand may be diverted or eliminated. Will there be testing of our pond waters during the digging and uprooting of soil at the north east corner of the property? We don't want to see the mallards and other birds around the pond "glowing" from the mercury and other pollutants. The environmental impact on resident wildlife is of great concern. There was no impact statement regarding wildlife on any of the charts shown at the meeting. I feel the planners have totally overlooked the natural environment. Putting in urban development will be quite disturbing.

2. We are concerned about the proposed exit from the property on to McKnight just south of Larpenteur. The proposed road is directly across the street from our driveway at 1650 McKnight. It would be a grave mistake to put in a cement divider in the roadway, such as has been put in farther south on McKnight. We and friends visiting, need access to turning both north and south out of and into our driveway.

Thank you for listening to our concerns,
Dan and Joan Huneke

7/27/2022

Response to a meeting held on Monday, July 17th in the Hazel Park Academy gym

This critique is informed by 20 years as a city rehab advisor (about 900 buildings rehabbed), 5 years as a Ramsey Action Programs energy auditor (about 5,000 building units insulated) and a keen interest in how buildings can be more interesting, energy efficient and blend in better with their surroundings.

I strongly urge that strong consideration be given to this alternate plan:

1. reduce grading to a minimum,
2. retain the 10 storm ponds which are on the site,
3. pump stored water back onto the lawns and gardens (like a large "rain barrel").
4. let excess water soak into the ground using dry wells.
5. Relocate one of the medium-rise buildings to the highest point in St Paul which is on the golf course,
6. add commercial space inside the clubhouse, or adjacent to the medium rise building, or along McKnight Road,
7. provide community gardens,
8. retain the existing clubhouse,
9. provide walking, ski trails and nature observing spots around the site.

Money saved from 1,2,3, 4 and 7 could be invested in making the buildings as low energy as possible.

The three plans presented by the Port Authority/City are essentially the same plan with differing mixtures of light industrial (think jobs) and higher- or lower-density residential buildings.

A neighborhood is being created with this plan: say 2,500 residences and 2,000 jobs.

Why not make it an aim from the beginning to make this new neighborhood have as many services on site as possible so that lunches, meetings, training, etc. could be on site, rather than having to drive away? (Less gas use, less greenhouse gasses.)

What if from the beginning, the site includes shops, (walk to the coffee shop) places to exercise (the swimming pool or walking a nature trail), community gardens (grow your own food), wetlands (to visit and admire the birds, the deer and the wild plants) and a wild meadow is built or planned for near the old-growth oak trees?

I grew up near a meadow with fireflies and crickets. The ponds near my house had frogs, tadpoles, small turtles and lots of birds and wild plants.

The existing club house is to be torn down. This is a multi-million dollar building which has a swimming pool!

Right now, there are some businesses that would be of use to residents and workers across Larpenteur Ave., there does not seem to be a plan to attract a coffee shop, a barber shop or a convenience store to the site. These might be planned for and incorporated into the medium rise buildings.

While there are 10 wetlands on the property, these do not seem to be retained!

If the existing topography was retained, rather than bulldozed flat, the existing wetlands could absorb some of the water; if some of the water was pumped back out of storage to water the lawns and gardens, much less water would have to be stored underground.

Wild life, of course, uses wetlands. This morning, as I came back from shopping, there was a mama goose and her goslings using the pond near the clubhouse entrance.

The project is not sustainable from an energy point of view.

If solar water panels, low-power wind turbines and solar electrical panels were installed on the residential and high rise buildings,
If ground heat pumps were installed to heat these structures,
If walls were insulate to perhaps R 35,
If central atriums in the medium-rise buildings had added mass to store heat and air handlers to move warm air from the higher stories to the lower floors,
If natural gas was used only for kitchen stoves and for and for domestic hot water backup—

The buildings could sell electricity back to the grid; the atriums could be full of light on sunny days; each residential unit or apartment could either look into the atrium or an outside garden! These are real amenities that would draw owners and renters to this new community.

If this new community can be known as energy efficient it could serve as a demonstration project for workers, residents and visitors alike.

If one of these buildings was placed near the highest point in St Paul (it is either the 9th green or the 14th tee) and if observation windows were built into the top floors or the people on the roof could see Beaver Lake Park and Phalen Lake Park from the top of the building. Likewise, they could see the weather change at a long distance.

July 27, 2022

Dear Bill Dermodey, City Planner
Planning & Economic Development
bill.dermody@ci.stpaul.mn.us

Dear Mr. Dermodey:

Please find attached a piece on both sides from Keep Hillcrest Beautiful.org and a critique from me. Both advocate for a much more environmentally friendly development for Hillcrest.

With less light-industrial development, there would be less traffic, energy use and carbon dioxide along McKnight Road, Highway 36 and Highway 94.
the City has NOT looked at:

keeping as many large trees as possible,

- ❖ this would provide additional habitat for birds, deer, wild turkeys, etc.,
- ❖ and keeping shade would reduce cooling costs.

It may not be as easy to keep a mature tree than to cut it down, but shade takes many years to replace.

keeping existing wetlands,

- ❖ this would reduce run off,
- ❖ absorb more greenhouse gasses,
- ❖ create habitat for birds and other animals.
- ❖ Wetlands are also fun spots to visit
- ❖ and the \$35 million estimated for water control, could be used for other needs such as energy conservation.

keeping the existing land contours would,

- ❖ allow water to flow downhill as it has for many years,
- ❖ allow for less grading, energy use and less carbon dioxide.

Planning a community of workers, owners, renters and Habitat folks from the beginning would create a diverse community.

Planning ahead for community gardens, perhaps a farmer's market walking, skiing and nature observation spots,

- ❖ the community would have the amenities and be a model for energy conservation.

This alternate plan has NOT been analyzed. Please do So!

Respectfully submitted,

Dave Schiller

daveschiller96@gmail.com

1708 Nevada Ave. E, St Paul, MN 55106 651 485-3663 cell

From: Greg Rivet <rivet.gj@hotmail.com>
Sent: Wednesday, August 3, 2022 10:23 AM
To: Dermody, Bill (CI-StPaul)
Subject: Hillcrest golf course.

Think Before You Click: This email originated **outside** our organization.

Hi Bill, my name is Greg Rivet, me and my wife live at 2129 sherwood ave, two houses from the former golf course. We are frustrated with the cities master plan proposal. We support a plan that would have a buffer of trees and green space between our neighborhood and hillcrest. We also do not support the removal of all the mature trees which makes the property so special. The light industrial proposal makes no sense in todays market when employers cannot find workers to fill there needs. I believe this site is zoned residential as it should be, with home ownership being a priority. Please do not let the property be turned into a asphalt jungle with high traffic an noise levels. Lets make it a place where the new and old neighbors will be proud to live.

Thank you for your
time

Greg Rivet resident for 47 years.

From: Jandaup B <jandaup@gmail.com>
Sent: Saturday, July 9, 2022 8:03 AM
To: Dermody, Bill (CI-StPaul)
Subject: Hillcrest

Think Before You Click: This email originated **outside** our organization.

My Grandfather was part Siksikaitsitapi or Blackfoot Canadian from Quebec. His family came to Saint Paul in the 1860's and we have been here ever since. When I was young I asked him, "Why are there no people who look like us here?" His response, "Well honey, there used to be. Before our family came from Canada. They (Sioux) used to live up on the hill." Then he would point to Hillcrest. Hillcrest is Native land.

We need to protect our green space and trees that have been there for over 100 years. Further evidence was found.

In 1992 Christina Harrison found a Dakota arrow point at dig site 21RA16. This site is only a few blocks away.

Please, if there is anything we can do. This land is special. We need to save it, if not for the Sioux, then for the greater public.

Our community needs this green space, please help us.

Sincerely,

Justin Berthiaume
1890 Montana Ave E
Saint Paul, MN 55119
651-329-0584

From: John Crea <jcsb2139@gmail.com>
Sent: Thursday, August 4, 2022 7:10 PM
To: *CI-StPaul_AskHPC
Cc: #CI-StPaul_Ward6; Dermody, Bill (CI-StPaul)
Subject: Heritage Preservation and Hillcrest Golf Course

Think Before You Click: This email originated **outside** our organization.

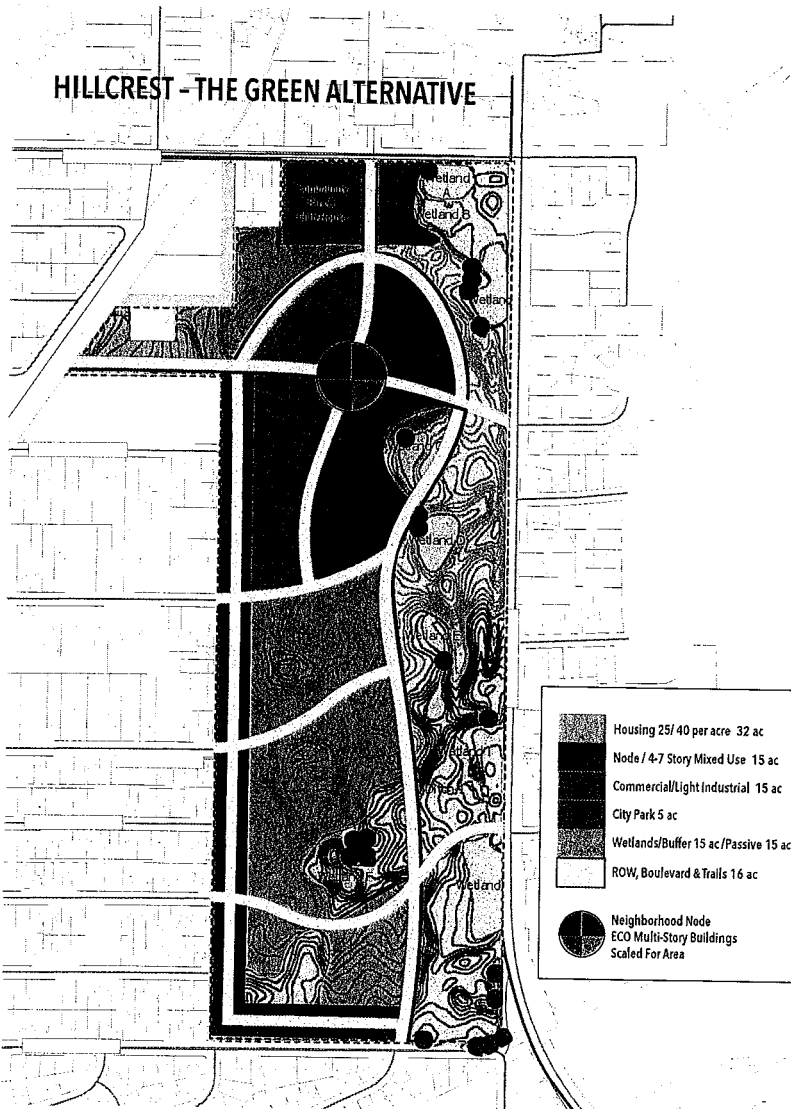
For nearly 100 years, a beautiful tract of land with rolling hills and grassy open space spotted with mature trees, the very definition of parkland, graced our neighborhood on the east side of St. Paul. Hillcrest was a 112 acre park, albeit a private one.

The best thing the City can do to both preserve the heritage of the property and to improve its use to the community is keep as much of the land as possible undeveloped, open and accessible for pedestrians and bicyclists to enjoy.

Thank you,

John Crea and Susan Barghini
2139 Ivy Ave E, St Paul, MN 55119

The redevelopment of Hillcrest Golf Course is a huge opportunity.



Hillcrest Golf Course represents a wonderful opportunity for the neighborhood. It consists of 112 acres of rolling hills, old growth trees and nationally registered wetlands, surrounded by single-family homes owned by those who invested in the area to live near a golf course. Like the golf course which lasted a hundred years, whatever is built on this land now will have a lasting impact. It should maintain the natural beauty and help the Eastside prosper for decades to come.

Early on, market research told the Saint Paul Port Authority (SPPA) that light industrial was not appropriate for this neighborhood. The designation of a brownfield scares people and makes them believe there are no other options. But there are. The contamination is shallow and easy to clean up. So why strip and flatten the land to build a light industrial park for the benefit of a few large companies when there is an alternative that will benefit the entire community.

The Saint Paul 2040

Comprehensive Plan calls for a walkable neighborhood node, with a variety of housing options, more community, recreational and natural areas. Not massive light industrial buildings and parking lots. The Hillcrest Green Alternative plan would take advantage of the land's beauty. It would balance nature with affordable housing and job opportunities. Multi-level buildings offering a combination of professional, retail, and light industrial space require a smaller footprint and can provide as many jobs as massive single-story buildings.

Hillcrest is an important part of the ecosystem, home to rare native plants and endangered species, including Rusty Patched Bumblebees. But the current MP plan would flatten the hills, uproot the trees, and fill in most of the wetlands. It would destroy important habitat and make the area more vulnerable to flooding. With the ever-increasing risks from climate change, why not maintain the existing natural defenses and add to them, to make the area more resilient? We need an alternative plan that is truly sustainable and eco-friendly. Not just an industrial park with solar panels. — Jan Leadholm

The need to analyze the Green Alternative:

During the Scoping Environmental Assessment Worksheet (EAW) process, an alternative development scenario was proposed showing less development intensity on the site. This alternative development scenario was reviewed pursuant to Minnesota Rule 4410.2300 and determined not to meet the underlying needs or purposes of the project identified through the Hillcrest MP process.

Only one option has been explored — to clear and flatten the land for a large light industrial park. An alternative is necessary that is less destructive, and achieves the same goals identified in the MP. The Green Alternative achieves the same key policy priorities of +/- 1,000 jobs; +/- 1,000 households; +/- 20 acres of parks, trails and open space; and the establishment of a neighborhood node.

"The purpose of an Initial Study (IS) is to determine the environmental impacts associated with a proposed project and to determine if the project will have a significant adverse effect on the environment."

The Green Alternative plan needs to be included in the analysis because of the significant negative impacts of the current plan scenarios and the need for alternatives to inform decision making and public participation.

Specific Comments on the Executive Summary:

DRAFT ALTERNATIVE URBAN AREA WIDE REVIEW HILLCREST GOLF COURSE REDEVELOPMENT STUDY AREA

Mercury Contamination: *"Upon its closure in 2017, it was deemed a brownfield site due to the decades of mercury fungicide spray use to maintain the manicured appearance of the golf course. Due to the current mercury contamination, it is currently unsuitable for development and will require remediation prior to re-development."* Page 1

According to a Minnesota Department of Agriculture regulator, five recently closed golf courses in Minnesota have the same problem, including one in Minnetonka being developed for housing. An Eagan Golf course redevelopment has retained the natural terrain to keep its value.

The mercury contamination is shallow (6" deep) and easy to clean up. It's not dangerous to walk on. Experts are focused on mercury-contaminated fish that people eat. Hillcrest has wetlands but no fish.

Turning the bulk of the property into a Light Industrial Park could end up making the site more toxic.

The Green Alternative Plan keeps the character of the property, retains its value and natural defenses to deal with climate change. Remediation would be based on the plan.

Carbon Neutral: *"Additionally, the goal is to pursue carbon neutrality, integration with the ecology of the site, responsible material and waste stream management, and effective, integrated, and visible stormwater treatment."* Page 1

There needs to be an accounting for removing all the properties natural defenses, and adding large parking lots and buildings covering about 80% of the property. The current plan would add solar panels to the roofs of light industrial buildings.

The Green Alternative would use every tool to make it an Eco village — sustainable, resilient, carbon negative, green.

Stormwater: *"Other residential and light industrial sites will collect and manage stormwater using private underground storage methods. Majority of treated site runoff will be directed towards three existing wetlands along the east side of the site with outlets under McKnight Road. Areas which can't be routed to the east will be treated and directed west into the City of St. Paul storm sewer system."*

Ten wetlands reduced down to three. No mature trees — all removed. Flattening the natural hilly terrain, with a 70' drop in elevation, will effect runoff in unexpected ways. Ivy Avenue has a history of flooding.

Private companies managing underground storage? What happens if they don't manage it, they go out of business, the buildings become obsolete and they move in 20 years? There is a history of that on the Eastside (3M, Whirlpool, Hamm's...)

In 2020, Cunningham estimated it would cost up to \$35 million for the mechanical solutions to manage stormwater. See Stormwater Report. Link on MP.

The Green Alternative uses the property's existing natural defenses and adds to them with rain gardens and other surface techniques.

Transportation: *"The development impact on vehicle, freight, bicycle, and pedestrian transportation modes was evaluated. Several mitigation measures were identified for traffic infrastructure within the study area."*

The study area is too small. Light industrial companies need access to highways 94 and 36 through residential communities both ways.

"The study area is also connected to local bike and pedestrian facilities. The three development scenarios will provide trail connections for bicycle and pedestrian access."

The three development scenarios use sidewalks going past large buildings on long blocks as "trails" — Not scaled for people. Bikers share the road with cars and trucks.

The Green Alternative plan makes walking and biking inviting.

Anticipated Development Staging: *"Mass grading of the study area is anticipated to occur between September/October 2022 and July 2023. Infrastructure construction is anticipated to occur from Spring 2023 to July 2026, and development of individual lots is expected to begin in the Fall of 2023 and last until the year 2030."*

Is this schedule realistic? According to the Braun Intertec remediation report, it will be challenging to build on wetlands. It could take years to compact enough to build on. Meanwhile the surrounding community, will have to endure years of construction and be left with nothing that benefits them.

Summary of Mitigation Measures

Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources: *The three development scenarios focus primarily minimizing impacts to wildlife and habitats during construction.*

The Green Alternative keeps their habitat and adds to it with rain gardens.

Noise Mitigation: *The focus is on construction noise.*

The three scenarios don't deal with potential on-going noise created by light industrial companies three-shift work schedules and the trucks they use.

Transportation Mitigation: *It is still very car dependent. Because established companies with existing workforce would be moving there, the bulk of the work force will come from other communities and have to drive there. Plus there is little to do there but work or sleep once you get there. The neighborhood node is very small and pictures food trucks.*

The Green Alternative plan is designed to be walkable, convenient, and less car dependent. It would encourage a variety of affordable live/work housing options, local businesses, needed services, recreation and community spaces, making increased transit use more likely for people who don't want to be car dependent.

There has been a lot of community engagement mostly ignored in the three MP scenarios:



Hillcrest Master Plan Community Priorities

On April 21 and May 19, 2020, the Hillcrest Community Advisory Committee voted to approve the following 20 community priorities. These community priorities, alongside technical and policy priorities, will guide the Hillcrest Master Plan's creation.

1. New development should **respect the quiet nature** of the existing neighborhood. Whereas we recognize that new development may "open up" our neighborhood, we value our trees, quiet streets, access to nature, and sense of neighborhood. New development should not eliminate these qualities.
2. Neighborhoods should be **walkable** with connections to nearby parks, schools, public transportation and other amenities.
3. New development should address the serious **housing shortage** in Saint Paul.
4. New jobs on the site should be for a **diverse working class**, providing sustainable living wage jobs and have local hiring goals; stable jobs for skilled labor for all education levels, and not with high turnover rates.
5. Development on the site should **strengthen existing businesses** and also support the growth of small, local, and entrepreneurial businesses. This can include (but is not limited to) provisions and allowances for home (and garage) based businesses, affordable commercial workspaces, co-working and collaboration spaces, incubators/accelerators and startup retail including small shops and kiosks.
6. Any retail should be **pedestrian-accessible**, not automobile-based strip commercial. Attract distinctive small businesses like a coop grocery market, ice cream shop, small cafes, and entertainment venues.
7. Industrial/manufacturing building types **should integrate with the neighborhood's character** and be located on the edges of the site near higher volume streets like Larpenteur and McKnight.
8. The site (and the area) needs **better public transportation** connections. Therefore, the site should be developed in a manner that enables improved transit and encourages the use of public transportation.
9. **Extend trails into the site**, creating a pedestrian and recreational connection that allows people from the neighborhood to access the site, public spaces, and businesses.
10. Analyze the **public services that will be necessary** to provide for public safety such as additional fire and police, or a new elementary school.

See Hillcrest Stormwater Technical Memorandum Link on MP

To: Andrew Dresdner – Cuningham Group
From: Tyler Olsen, Michael McKinney, and Nathan Campeau – Barr Engineering Co.
Hillcrest Golf Course Master Plan Stormwater Design
February 22, 2021
p27-28

Proposed Conditions Alternative 3: Wetland Green Edge (excerpts)

“The “Wetland Green Edge” alternative preserves many of the existing natural wetlands features of the Hillcrest site on the east side of the site along McKnight Road. The concept concentrates activity and high-density development in the central and northwest portions of the site.

Proposed land use for the “Wetland Green Edge” alternative has less land area allocated to industrial and residential space, which results in less overall impervious area within the study area as compared to the other alternatives. The proposed impervious area determines the amount of volume control required per.

With less impervious area, the total volume and space for volume control BMPs may be less... because the “Wetland Green Edge” alternative preserves several existing wetlands which can be utilized to provide rate control, the amount of newly constructed rate control BMP volume may be less than required for the other alternatives.

With more passive open space, less developable space would need to be dedicated to stormwater features. Utilizing the existing wetlands and open space for rate control may significantly reduce costs associated with stormwater management for this alternative given that the existing wetlands can be used for rate control and many other BMPs could be constructed above ground, as opposed to the other alternatives which will require more underground (and thus more costly) stormwater management.

The “Wetland Green Edge” concept would likely meet several of the stormwater design goals for the Master Plan. With the wetlands and open space concentrated on the east side of the site, most of the discharge could be directed to the Beaver Lake system, reducing total discharge to the overtaxed Beltline tunnel system, similar to the other two alternatives. With the stormwater management concentrated along green edge, there are opportunities to stack multiple benefits including recreation, habitat, and stormwater control. This green edge would also retain a defining feature of the existing site, and preserve the habitat, hydrologic, and hydraulic functions of many of the existing wetlands onsite.

Note: This alternative was not included in the Master Planning process.

From: Jim Olson <jolson@pilgrimcenter.org>
Sent: Thursday, August 4, 2022 8:51 AM
To: Dermody, Bill (CI-StPaul)
Subject: Hillcrest Golf Course

Think Before You Click: This email originated **outside** our organization.

Dear Bill,

Thank you so much for your careful stewardship of planning in our city. As a 32 year resident of St. Paul and having been a Pastor and Ministry leader in the community all those years I am well aware of the competing needs and demands involved in maintaining and growing a vibrant, healthy city. Obviously greenspace is a major component of that overall health. In light of that reality I would like to strongly urge you and your team to carefully consider the Green Alternative Plan before making a final recommendation for the redevelopment of this valuable land in our beautiful city. Thank you for your consideration

Sincerely,

Rev. Dr. Jim Olson

1915 Palace Ave.
St. Paul, MN 55105

From: Jimmy Syring <Jimmy.Syring@ergotron.com>
Sent: Tuesday, August 2, 2022 10:06 PM
To: Dermody, Bill (CI-StPaul)
Subject: I Endorse "The Green Alternative"

Think Before You Click: This email originated **outside** our organization.

Bill,
I have lived in St Paul my entire life of 65 years.
I come from a family of 10. We have proudly lived on the "East Side" our whole lives.
Streets such as Arlington, Magnolia, Cook, York and Jessamine.
I bought my first home at 2135 Sherwood Avenue. This is the 2nd houses down from the golf course.
I raised my 5 Sons in that house and still live there today.
My Sons all married East Side girls and settled in St. Paul, Maplewood and North St. Paul.
We love that we had a neighborhood. A Community Center. A school in walking distance.
My 14 grandchildren love coming over and going for walks on the same streets their fathers walked.
I tell them stories about friends we had on every block between Ivy, Larpenter, McKnight and White Bear Ave.
We loved the Golf Course. My kids would set up a cool aid stand and make a couple dollars selling it to the golfers.
Today I allow and encourage my grandkids to safely explore the neighborhood.
We have named special landmarks all over this Hillcrest neighborhood. .
Balance Falls, Witches Tree, Warlocks Woods, Kissing Rock, the Top of St Paul, Devils Sliding Hill
I coached T-Ball, Baseball, Football, Soccer and Basketball. I've mentored 100's of neighborhood kids.
I asked them to Be proud. Be kind. Be humble. Represent the best of the Upper Eastside.
I have invested my LIFE in this neighborhood.

I support analyzing the Green Alternative plan which would keep the character and natural beauty of Hillcrest.

The current plan would strip and flatten the land just 100 feet from my front door.
A Light Industrial Park is not what this neighbor hood needs. I know all my neighbors and their Family's.
We are struggling to understand how this will enhance our neighborhood. Who or how will we benefit from this development?
But if we do not have a say then we must have a buffer between our homes, our lives and the perceived progress.
I sure hope we can find a way to preserve generations of memories and allow many generations more to be created.

Thank you for your time and your consideration.

Hopefully and Sincerely
Jimmy Syring
651-235-2749

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July 5, 2022

1799 Ames Avenue

St. Paul, MN 55119

Dear Mr. Dermody,

I believe that low income housing units with green space for families, vulnerable adults on social security and senior rental subsidies included in the Hill Crest proposed project along with business space and light industrial opportunities will be of benefit to our community.

I am interested in knowing about the Hill Crest proposed project. Will any of the multifamily units be some form of low rent or subsidized housing, and if so why not?

Thank you for your time and efforts to plan our city and I hope that you are keeping in mind how difficult it is to afford housing and all of life's essentials.

Karen Nelson

1799 Ames Avenue

St. Paul, MN 55119

From: leila2lily <leila2lily@yahoo.com>
Sent: Thursday, August 4, 2022 6:31 AM
To: Dermody, Bill (CI-StPaul)
Subject: Hillcrest

Think Before You Click: This email originated **outside** our organization.

Good morning. My concern is, with all the violence and rampant teenagers is, why fill a beautiful place with anything. Land is hard to come by our ecosystem is in need of repair, our own bodies deserve to breath! Leave the land be, there is already so much cement and blacktop. Give one area the chance to give back. Nature deserves a place to go, plant milk weed, wild flowers, something besides more concrete! Too many people cramped together already.

Thank you for reading.
please push for an area of good.

Sent from my Galaxy

From: Marisa McAndrew <marisa.mcandrew@gmail.com>
Sent: Thursday, August 4, 2022 3:36 PM
To: Dermody, Bill (CI-StPaul)
Subject: Hillcrest

Think Before You Click: This email originated **outside** our organization.

I support analyzing the Green Alternative plan which would keep the character, and natural beauty of Hillcrest. Unlike the current plan under review to step and flatten the land to make it into a light industrial park.

Thank you,

Marisa McAndrew

From: Maureen McGee <mmcgee@kaposia.com>
Sent: Tuesday, August 2, 2022 3:08 PM
To: Dermody, Bill (CI-StPaul)
Subject: St. Paul CAN do better

Importance: High

Think Before You Click: This email originated outside our organization.

I don't know how many times I have stated "St. Paul CAN do better" regarding what is being proposed for Hillcrest. To reduce that space to mostly pavement is wrong. It provides nothing for our city to be proud of or would be remotely seen as a destination to come to. Majority of us, in the immediate area have not felt listened to. It has felt like a plan was already decided on long before we were even asked. Hillcrest is a beautiful piece of land – little of that beauty will be kept with the master plan. We can and we should do better in protecting the natural beauty of Hillcrest. It has more to offer to the city of St. Paul and surrounding neighbors if left as more green space, community gathering space and a variety of housing options which includes single family homes. I have lived in my home for 30+ years and it has been a wonderful neighborhood. I feel like because I don't live in a \$500,000 home that I don't matter. I have a beautiful home which has been maintained and updated throughout the years. I want my neighborhood to remain peaceful, quiet, and inviting for all. I recognize that change is inevitable. It should be done with respect to existing neighborhoods and the land itself. Native trees, wildlife and wetlands will be destroyed. There is a better way – we just need for those directing this to listen.

Maureen McGee
2110 E. Arlington Avenue

Re: The Alternative Urban Areawide Review (AUAR) of development plans for the former Hillcrest golf course site

To: The State of Minnesota
c/o Bill Dermody at bill.dermody@ci.stpaul.mn.us

From: Marcella Posus
2142 Arlington Avenue E.
St. Paul, MN 55119

Thank you for the opportunity to provide comments for the AUAR of the development plans for the former Hillcrest golf course site in the City of St. Paul.

I am not at all happy with or supportive of the current Master Plan approved by the City of St. Paul ("the City") for the development of the former Hillcrest golf course due to the destructive environmental outcome.

I believe under Minnesota Statute 116D.04, subd. 6, other options, such as the Green Alternative (included within these comments) or other less environmentally destructive development scenarios need to and must be seriously considered. These alternative plans would save more of the green space (so important to mitigating global warming), the historically significant trees and the endangered species found on the site (some of which are Federally endangered) such as the rusty patched bumblebee, the blanding turtle, the northern long eared bat and monarch butterflies...not to mention, keeping more of the natural beauty of the site would be much more desirable for those who will be considering living in the proposed housing on the site and those who currently live in the area. Recent studies have shown the huge beneficial impacts to mental health of getting out in nature, which will be impossible for current and future Minnesota residents of the area if the current Master Plan (or the three iterations thereof, all with the same footprint) presented by the City and the St. Paul Port Authority ("the Port Authority") is implemented.

PLEASE - the Green Alternative plan, or something similar, must be considered – it is feasible and less harmful to the environment and surrounding communities. We need something other than what the City and the Port Authority have presented and want pushed through in spite of strong opposition from current residents and the surrounding community.

The site sits in the middle of a residential neighborhood and was zoned as such, single family residential. I realize the City, as the Planner, was and is continuing to try to satisfy its customer, the Port Authority, who admittedly does not participate in residential development as that is not their area of expertise, but rather specializes in industrial/light industrial development; hence, the recent rezoning by the City and the bulk of their plan (and reiterations thereof) submitted to be that of light industrial, thus accommodating its customer and their desires. But we, the citizens of the State of Minnesota, need an alternative, more environmentally friendly option to arrive at the best redevelopment plan for the residents and communities of Minnesota.

Studies have shown, as with many golf courses, there is some mercury contamination due to the fungicides used by the golf course; however, other golf courses that have been developed within the State of MN that had the same or similar situations, dealt with those issues without leveling the site and taking out the natural beauty of the topography. The Hillcrest site need not be leveled for remediation. (Please see enclosed article, "Is Hillcrest really a brownfield?")

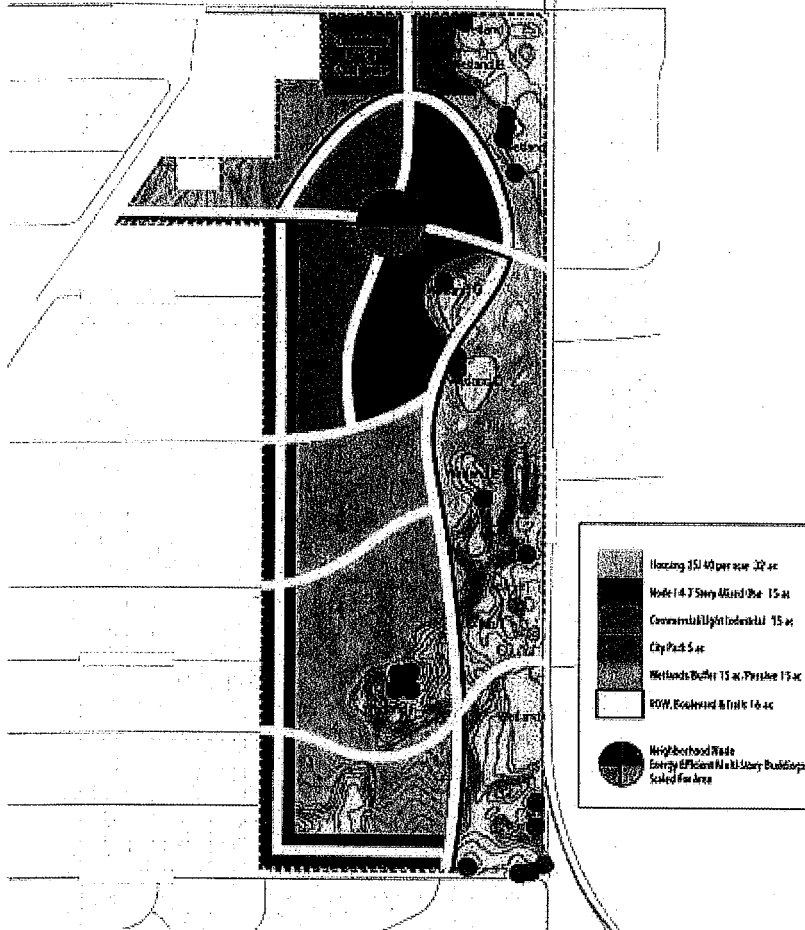
Again, please consider other alternative plans such as the Green Alternative, and put a pause on the City and the Port Authority's current development plans in order to arrive at the best redevelopment plan for the residents and communities of Minnesota.

Thank you for your time and consideration.

Sincerely,

Marcella Posus
2142 Arlington Avenue E.
St. Paul, MN 55119

HILLCREST - THE GREEN ALTERNATIVE



THE GREEN ALTERNATIVE is focused on providing all life a great place to live. It keeps the character, wetlands and natural topography loved by the community, old growth trees, and Rusty Patch Bumble bees. It would offer a shared nature area, great views, a variety of housing and work options – a healthy place to live, scaled for people. Make it an Eco village – Affordable, sustainable, carbon negative, green.

Is Hillcrest really a brownfield?

July 30, 2022 | Mercury Contamination



Hillcrest wasn't an old manufacturing site full of toxic chemicals. It wasn't a dump full of junk, or a hazardous waste site leaking methane. It's been a golf course for over 100 years. How toxic can it be?

Turns out this beautiful golf course has mercury contamination from fungicides used on tees and greens, to protect the grasses from mold. The fungicide was widely used on golf courses until the mid-1990s. According to a Minnesota Department of Agriculture regulator, five recently closed golf courses in Minnesota have the same problem, including one in Minnetonka.

The mercury contamination is shallow (6" deep) and easy to clean up. It's not dangerous to walk on. Experts are focused on mercury-contaminated fish that people eat. Hillcrest has wetlands but no fish. What about kids digging in the dirt? According to the state regulator, kids would have to eat a ton of dirt to be affected.

So if mercury contamination on golf courses is known, common, shallow, easy to clean up, and does not require clear-cutting or leveling a property, why claim it's a brownfield?

Could it be that Mercury is toxic and scary?

Early on, market research told the land developer, the Saint Paul Port Authority (SPPA), that light industrial was not appropriate for this residential neighborhood, and people would be resistant.

So how to sell a light industrial park people don't want or benefit from? Scare 'em. Make people believe there is no other option. Light Industrial is their last best hope. SPPA has done a masterful job of doing just that. And when there was resistance, they simply ignored it, did the opposite, and kept bulldozing their plans on throughout the pandemic.

SPPA does one thing very well -Turn brownfields into Light Industrial Parks.

Hillcrest is not a brownfield. There are options. See what Minnetonka is doing. The wetlands need not be filled in, the hills cut down, or the 100-year-old trees ripped out.

From: Mary Wendt <mjwendt53@hotmail.com>
Sent: Friday, August 5, 2022 1:47 PM
To: Dermody, Bill (CI-StPaul); Mary Wendt
Subject: Hillcrest development Green Alternative plan

Think Before You Click: This email originated outside our organization.

Hi Bill -

My name is Mary Wendt and we live at 1580 McKnight Rd. N. in Maplewood. We are right across the street from the old Hillcrest course.

We favor the Green Alternative plan for development of the site. It would leave much more of the natural topography, wetlands and trees while providing plenty of housing options. With housing at a premium, it seems this would be a better use for more of the land than is currently being considered.

Please give this thoughtful consideration.

Thank you,
Mary Wendt

From: rosanne@rosannebane.com
Sent: Thursday, August 4, 2022 4:05 PM
To: Dermody, Bill (CI-StPaul)
Subject: Alternative Urban Areawide Review (AUAR) of Hillcrest

Think Before You Click: This email originated **outside** our organization.

Dear Planner Dermody,

My wife and I moved to the Southwind Development of Maplewood, which is across the street from the former Hillcrest Golf Course. We heard there were plans to develop the area, but only today did we realize there are alternate plans and that you are collecting public feedback for the Alternative Urban Areawide Review.

We and all the residents I've talked to strongly prefer the Green Alternative proposed by the Keep Hillcrest Beautiful organization (KeepHillcrestBeautiful.org).

I'm sure you know that the Minnesota Environmental Policy Act requires that the state cannot take an action that harms the environment so long as there is a feasible and prudent alternative. Not only would developing the area as light industrial destroy the woodlands and wetlands that benefit the entire community, but it would also negatively impact the Rusty Patch Bumble Bees, a critically endangered species. NRDC (Natural Resources Defense Council), the Center for Biological Diversity and Friends of Minnesota Scientific and Natural Areas have issued a formal notice of intent to sue the U.S. Fish and Wildlife Service in regards to designating habitat for the rusty patch bumble bees. I have seen rusty patch bees in the area around Hillcrest and I know the Green Alternative would be more beneficial to this, and possibly other, endangered species.

Please do all you can to support the Green Alternative plan. Thank you.

Sincerely,
Rosanne Bane

Author of [Around the Writer's Block: Using Brain Science to Solve Writer's Resistance](#) and [Dancing in the Dragon's Den: Rekindling the Fire in Your Creative Shadow](#)

Blog: BaneOfYourResistance.com

Phone: 612-414-2080

Website: RosanneBane.com

ID	Start time	Completion time	Name	Email	Address	Comment	Comment Theme
1	7/5/22 10:50:26	7/5/22 10:53:29	Stangl John	Retired622may@gmail.com	876 Algonquin	I am opposed to the #3 large master plan. 2000+ Housing units far exceed the carrying capacity for this site and adjacent neighborhoods.	1
2	7/9/22 7:59:22	7/9/22 8:00:59	brian larson	larsonbe@comcast.net	1405 furness parkway	encourage more home ownership not rental property for this site.	1
3	7/10/22 9:29:28	7/10/22 9:37:47	Kevin Joyce	Kjoyce273@gmail.com	1039 Mary St N St. Paul, MN 55119	<p>Have height ordinances been established for both the light industrial and high density housing units? As a nearby resident, I would appreciate respect to the area by limiting height on high density units and possibly increasing low density units to promote pride of ownership</p> <p>Would also promote healthy food options vs the traditional unhealthy fast food restaurants that plague low income areas</p> <p>What are we doing to prevent additional liquor stores, vape shops, pawn and check cashing establishments from infiltrating the development?</p> <p>I think the art and landmark plans are wonderful and look forward to the evolution of this area</p> <p>As an aside, the closure of the Ponds at Battle Creek golf course was a travesty</p>	16, 17
4	7/10/22 10:17:54	7/10/22 11:33:41	Joshua Markham	markhamjmm@gmail.com	1754 Phalen Pl. Maplewood MN	<p>The three scenarios all propose a conversion of the Site Area, which currently has essentially no air pollutant emissions, into an area zoned predominantly as light industry which will most likely have air pollutant emissions. While facilities located in light industrial zoning generally have relatively lower air emissions, when compared to heavier industry, they are not precluded by definition from having high pollutant air emissions. By rule, it is a possibility that stationary air pollutant sources will be built in the Site Area and receive no Environmental Review. By not informing the public to the possible air environmental effects the rezoning permits, this AUAR fails to adequately describe potential air impacts that warrant further analysis. This AUAR does not attempt to understand how stationary air pollutant sources, allowed under the scenarios, will affect the air of the community, as directed under the AUAR process. I request a more thorough air impact analysis to describe the effects of rezoning to light industry.</p> <p>The draft AUAR is extremely detailed and well thought out. My concern is with the forecast impact on traffic at the Mcknight Rd & Montana Ave intersection. With mitigation, under Scenario 1 or 2, traffic in/out of the development seems reasonable at that intersection - possible traffic delays are acceptable. Scenario 3 (Master Plan Max) seems unworkable based on detailed traffic projections (even with mitigation). As stated in the study, it seems likely traffic would naturally migrate to other access points - which would negatively impact even more adjacent properties.</p>	14
5	7/11/22 21:38:43	7/11/22 21:53:04	Carl Schwartz	cfs60@hotmail.com	2384 Montana Ave E, Maplewood, MN 55119		3
6	7/19/22 9:12:02	7/19/22 9:18:04	Linda Martinez-Higgins	john.higgins2@comcast.net	1552 Lakewood Drive N Maplewood, MN 55119	<p>Just a bit of background - I was part of the CAC that put the Master Plan together. In reviewing this document I've noticed that Montana and Nebraska now seem to go through the property to the West Side of the development. When we put this together we didn't have any streets going all the way through from East to West. There were pedestrian/bike paths but not car/streets. This was a major concern of the neighborhoods on the west side of the development. I'm wondering when this changed. I read further that stop signs will be at the intersections of Hoyt/Montana/Howard, however, I live on a stop signed corner that 9 out of 10 don't stop at - they in fact they seem to speed up. I think it will be a big mistake to allow traffic to flow through the development.</p> <p>After reading and studying of this development plan I find no indication of need. Have the residents of the surrounding area requested that the Golf Course, purchased by the Port Authority, be developed with low rent housing and industrial business,(es) construction that is so out of character with the neighborhood? Just asking....</p>	3
7	7/27/22 10:32:13	7/27/22 10:49:51	Robert Burrichter	rjburrich@centurylink.net	2654 Gershwin Ave. N, Oakdale, MN		15
8	8/1/22 8:13:17	8/1/22 8:21:26	Lonna Mathison	lonna.mathison@gmail.com	2366 Bush Ave E, Maplewood, MN	<p>Our community does not need light industrial in the middle of a residential area. This development plan would be better executed in an area that is already zone for light industrial. This green space should be conserved and retained as green space that can be enjoyed by all nearby residents. Why would I want to walk my dog in a light industrial area that will be unsafe? This development contradicts the overall responsibility for us to care for our environment and yet the handful of city officials pushing for this doesn't seem to care how this will turn a beautiful area into ugly commercial buildings mixed in with some residential buildings. Please turn this decision around and do the right thing for the residents and the environment. Thank you for your consideration. Sincerely, Lonna Mathison</p>	15
9	8/1/22 12:09:40	8/1/22 12:20:53	Robert Woolston	robwoolston0@gmail.com	2080 MAgnolia Ave E, St. Paul 55119	<p>Please consider a green alternative plan for the Hillcrest golf course site. If the site is occupied by light industry can the surrounding roads handle the increase in traffic? What about the impact of more noise on the surrounding homes (I live near a trucking terminal, the noise starts at 6 a.m.)? Can the nearby wetlands and lakes handle the increase in runoff? Will air pollution increase and, if so, what will be the impact on local residents? If more through roads are added, will there be a resulting increase in crime in this area? Keeping the area as a park or retaining a large part of it as parkland would be best for the residents of this area. Thank you.</p>	1, 2, 3, 14, 15

10	8/1/22 19:10:23	8/1/22 19:30:16	Mark kron	mmc92990@q.com	2051 Nebraska Ave E , St. Paul Mn 55119	<p>I’ve been lead to believe Hillcrest is associated with 3 water sheds . The runoff alone raises red flags .</p> <p>The premise of creating jobs has been bandied about . Light industrial jobs at current avgs places those incomes in extremely low to very low income .</p> <p>In the very first meeting the overwhelming majority in attendance requested senior living with walkable retail and green space . The port authorities response was it would be difficult to find a developer willing to spend the required money for site clean up therefore they were leaning twords industrial.</p> <p>They’re just not listening to the community and during Covid used it as opportunities to hold public mtgs during the work days with limited virtual space and notifications 72 hours in advance .</p> <p>Having grown up here and having moved back 4 years ago I’m disheartened with the approach to approval and lack of “ hearing “ what the near community is asking .</p> <p>There are many unresolved questions from near community not being answered .</p> <p>I’m asking for your help .</p> <p>Mark D Kron</p>	2, 15
11	8/2/22 7:20:32	8/2/22 7:40:21	Maureen McGee	reen1277@yahoo.com	2110 E. Arlingotn Avenue	<p>My response to the master plan and at all of the meetings I attended has not waived - St. Paul can do better! The "eastside" always gets a negative response - we are seen as less than. I don't need to live in a \$500,000 dollar home to make the statement that I matter. We have a beautiful home built in 1925 that continuously has been maintained and upgraded. Many of us in the neighborhood have been here for decades. Our neighborhood is quiet and has been a safe and wonderufl place to live. Hillcrest is a gem and the current plan destroys everything about what it is and could be. We don't need one more parking lot or light industrial site in the middle of a neighborhood. We do need green space and walking trails and small scale community type business. A variety of housing which includes single family homes. Again, where is the vision of bulldozing everything down and creating flat space. Wetlands should be preserved, mature and native trees should not be bulldozed down, it is not a brownfield that needs extensive remediation. I don't know how many people it takes to approve a master plan - but I do know that those most affected by it are not in favor. I believe we feel tired and not heard. The common comment I hear is that it was decided a long time ago what would happen at Hillcrest. I would like to believe that our voices can and should make a difference. Bottom line, we can and should do better for St. Paul and the Hillcrest property. St. Paul needs a gem of a destination that provides a peaceful, quiet, and engaging space. My hope is that someone is finally listening and I am thankful that the brakes are strongly in place until we commit to doing better!</p>	duplicate comment from emailed comment
12	8/2/22 9:20:15	8/2/22 9:46:48	Debbie Schneiderman	Schne643@gmail.com	1869 Lakewood Dr N, Maplewood Mn	<p>The current defunct golf course site is part of a wildlife corridor that helps to bridge areas of southwood nature preserve and holloway marsh to maplewood nature preserve and battle creek. Although the current master plan does include some wetland areas, they are disconnected from one another, and switching to a mainly industrial area will lead to extensive disruption of the corridor and exacerbate the already heavy traffic on McKnight. Moreover, paving large areas of the east side of the current golf course with large parking lots will increase heat island and also increase the risk of flooding this should be considered before designating use of this area. Please consider the mixed use 'green alternative' plan that includes a continuous wetland buffer/park on the east side.</p>	1
13	8/2/22 12:52:23	8/2/22 12:56:42	Randy Cernohous	Rockypointfarm@msn.com	2534 Larpenteur Ave East, Maplewood	<p>This seems like a better and invasive plan compared to the current accepted plan. The large warehouses in contrast to the housing purposed in the current plan will only result in undesirable place to live longterm! Residential next to that type of structures have NEVER created a nice place to live.</p> <p>Allow this property to retain its current beauty.</p>	15
14	8/2/22 15:28:32	8/2/22 15:34:12	Pamela Hodges	chocokiter@comcast.net	981 Ferndale St N, Maplewood	<p>Home and apartment rents are very high because there is a shortage of homes and apartments. It's important to grow our community. Light industrial is not a good use of this land. There is a building just SE of this parcel that has been vacant for years. Please consider a green community of homes, not asphalt and concrete. Thank you.</p>	7
15	8/2/22 17:34:13	8/2/22 17:38:26	Sharon Wynne	swynne70@gmail.com	2017 Clear Ave, St. Paul	<p>I support the Green Alternative plan for the Hillcrest (Heights) development. Please keep light industrial out and more green space for the environment. We want a peaceful community that supports the natural environment.</p>	1
16	8/2/22 20:11:16	8/2/22 20:14:19	Melanie Richards	queridaroux@gmail.com	2103 Sherwood Avenue	<p>Please consider alternate plans that preserve this beautiful natural area and keep it for the community to enjoy as a nature preserve of sorts. We don't need or want this area developed. Preserve its beauty and the flora and Fauna that call it home. Thank you.</p>	15
17	8/3/22 6:29:52	8/3/22 6:50:07	Andrea Boe	Andrea.c.boe@gmail.com	2116 Arlington Ave east	<p>I support analyzing the Green Alternative plan in regards to the development of the Hillcrest golf course site in Saint Paul. I own a home on Arlington Avenue East. I have been a Saint Paul resident my entire life and a Saint Paul educator for ten years. I understand that the introduction of an industrial park would be the most financially beneficial development for the city. However, it is not the plan that reflects our current environmental or social needs. The MN Environmental Policy Act requires that the state can not take an action that harms the environment as long as there is a feasible and prudent alternative. The proposed Green alternative plan is clearly a feasible alternative option. Removing wetlands in favor of industry by citing brownfields and mercury toxicity when the MN Department of Agriculture confirms the mercury levels to be “shallow and easy to clean” is the more harmful and irresponsible choice. As a teacher, I have seen families move from the city into the suburbs in favor of newer homes and more community space. This is an opportunity to provide our families and children with both. Families occupying the land on Hillcrest will bring life into the East Side.</p> <p>If the state cares about its residents, they will work to secure space for its people.</p>	1, 10

18	8/3/22 13:16:31	8/3/22 13:25:58	Alison Emery	acemery.ae@gmail.com	1348 McAfee Street Saint Paul 55106	I am urging you to review the green alternative plan for Hillcrest. We can have housing, light industrial, and 100 year old trees. We can have an Eco village that is affordable, sustainable, and green, We can preserve some of the wetlands and the habitat of the rusty bumblebee while having housing and light industrial jobs. There is no need to flatten the land and cut down all the trees.	1, 4, 5
19	8/3/22 13:38:27	8/3/22 13:45:34	Kim Gardner	rmmusic@comcast.net	2060 Hoyt Avenue East, St. Paul, MN 55119	I support analyzing the Green Alternative Plan. I do not want to see the wetlands destroyed or the highest point in St. Paul leveled! The Green Alternative Plan is much more environmentally and neighborhood friendly. Light industrial is not a good fit for our quiet neighborhood nor is it wanted. The feeling here is that the residents’ preferences are not being taken into consideration. Thank you.	1, 4
20	8/3/22 13:40:21	8/3/22 14:41:57	James W Soderberg	jimsoderberg@hotmail.com	2156 Larpenteur avenue East	<p>The Hillcrest golf course property is a treasure of nature . . . one which could never be replicated within the borders of St Paul. Imagination and vision are called for.</p> <p>The guiding principle should be this: 100 years or 200 years from now will the decision we make today be viewed as folly or inspired.</p> <p>Clearly, there is no need to make this property productive. If that were so, governmental or commercial interests would already have effected that.</p> <p>If the golf course had continued as a golf course, there would be no outcry to use that land for some other purpose. Life would have gone on.</p> <p>There is, therefore, no "need" but rather an "opportunity" would calls</p>	15
21	8/3/22 14:43:55	8/3/22 15:13:07	James W Soderberg	jimsoderberg@hotmail.com	2156 Larpenteur avenue East	<p>The Hillcrest golf course property is a treasure of nature . . . one which could never be replicated within the borders of St Paul. Imagination and vision are called for.</p> <p>The guiding principle should be this: 100 years or 200 years from now will the decision we make today be viewed as folly, or inspired.</p> <p>Clearly, there is no need to make this property productive. If that were so, governmental or commercial interests would already have effected that.</p> <p>If the golf course had continued as a golf course, there would be no outcry to use that land for some other purpose. Life would have gone on.</p> <p>There is, therefore, no "need" but rather an "opportunity" an opportunity which calls for diligence and analysis, as well as exploration of far-sighted ideas to best serve the citizens of St Paul now and in the future.</p> <p>Expediency is not required and should be rejected. A poor decision now, once put into effect, cannot be undone.</p>	duplicate comment
22	8/3/22 15:20:19	8/3/22 15:35:13	Patti Gmeiner	pgmeiner37@gmail.com	888 Grand Ave. #203, St. Paul, MN 55105	<p>I am adding my voice to support analyzing the Green Alternative plan which would keep the character, and natural beauty of Hillcrest — unlike the current plan under review to strip and flatten the land to make it into a Light Industrial Park with livability and housing as an afterthought.</p> <p>Minnesota Environmental Policy Act requires that the state cannot take an action that harms the environment so long as there is a feasible and prudent alternative. The Green Alternative plan is a feasible and prudent alternative that is less harmful to the environment and must be considered under Minn. St. 116D.04, subd. 6.</p> <p>THE GREEN ALTERNATIVE is focused on providing ALL life a great place to live. It keeps the character, wetlands and natural topography loved by the community, old-growth trees, and rusty patched bumblebee's. It would offer a shared nature area great views, a variety of housing and work options – a healthy place to live, scaled for people. Make it an ECO Village –sustainable, affordable, carbon negative, green. We need new models for how to partner with our Earth, this would be a giant step forward and a model for what is possible!!!</p>	1
23	8/3/22 15:50:30	8/3/22 15:55:21	Gayl Gustafson	glgbusy@aol.com	229 Earl St; St Paul, 55106	It's imperative that other plans/scenarios be considered more seriously - plans that don't destroy the natural beauty and livability of the area. Light industry does not fit in this neighborhood setting. Consider scenarios that are more eco friendly.	1

24	8/3/22 15:41:25	8/3/22 16:01:23	David Youngdale	dnyoungdale@aol.com	1649 Ruth St. N. St. Paul	Please consider a green alternative for the hillcrest location. High density housing means a lot of people flooding this area. There has to be a limit as to how many people should be on an acre of land. I am afraid that our nice quiet neighborhood is going to be a nightmare to get in and out of. Why not tear down old factories closer to downtown where they can get to these jobs without a vehicle. Ruth Street will be impossible to get onto Larpenter, especially with a school within blocks of hillcrest. I can see our neighborhood turning into an unpleasant place to live and getting run down. We won't be able to sell our house in 10 years because the neighborhood will turn into an unsafe place to live. Nothing good will happen for us homeowners.	1
25	8/3/22 16:53:58	8/3/22 16:57:02	Sarah	Sarahnorenberg@yahoo.com	1564 Furness Parkway E Saint Paul MN 55119	We support analyzing the Green Alternative plan which would keep the character and natural beauty of Hillcrest- unlike the current plan under review to strip and flatten the land to make it a light industrial park.	1
26	8/3/22 17:23:02	8/3/22 17:25:06	Lauren D	Ladrommer@gmail.com	1800 E Shore Dr, St. Paul 55109	I support the Green Alternative plan; which must be considered. It's a feasible and less harmful approach to the environment. Having something to compare to will guide us towards the best redevelopment plan.	1
27	8/3/22 18:07:22	8/3/22 18:08:03	Johnnie McLaurin	mariej9801@gmail.com	952 minnehaha Ave E	Yes	
28	8/3/22 18:03:36	8/3/22 18:08:51	Joshua M Leadholm	Kulukin@gmail.com	693 Rivoli St	Yes there should be alternative studies and plans not just the SPPA. They don't have the community's support for their industrial project and they are trying to force it through with disinformation.	1
29	8/3/22 19:36:20	8/3/22 19:41:17	Rita Rainer	Lightfoot3@msn.com	926 Evar St	I think the green alternative option for the Hillcrest golf course is the better option. Small communities are the future offering support on a smaller personal level and keeping things as green, literally, as possible. Thank you.	1
30	8/3/22 20:06:53	8/3/22 20:11:18	Allisha Johnson	spagallie@gmail.com	2155 Larpenteur Ave E, Maplewood 55109	We support and want the Green Alternative plan instead of what the SPPA is trying to push through. We need more green areas and less industrial in the neighborhood. The traffic is going to be impossible either way. The roads aren't big enough to support all the extra traffic.	1, 3
31	8/3/22 20:08:13	8/3/22 20:18:51	Mike Alt	Mikealt6986@yahoo.com	2169 Larpenteur ave e	The less low income housing the better we already have to much crime to many thefts. The rush hour traffic is bad enough already. I would be in support of the Green alternative plan we don't want to loose the wildlife we have.	1, 3
32	8/3/22 20:11:22	8/3/22 20:20:28	William Meyer	billymeyer76@gmail.com	2155 Larpenteur Ave E, Maplewood 55109	We want to see the green alternative plan go into this location. The neighborhood cannot accommodate the proposal for that many housing units and industrial. This is a quiet community with nature and wildlife. We would hate to see them lose there homes, due to the SPPA . The roads cannot support of the amount of traffic that would come along with this. Keep it natural and let it be a park or at least part of the Hillcrest Golf Course. We need more green areas in this part of town. That's what we love about living here.	1, 3
33	8/3/22 20:42:21	8/3/22 20:43:56	Jane Ellison	jbe200@hotmail.com	195 5th St East, #906, St. Paul, MN 55101	I support the need to analyze the Green Alternative plan, that keeps the natural terrain as is, to have something to compare.	1
34	8/3/22 20:55:53	8/3/22 21:02:15	Mary Alt	maryk12268@yahoo.com	2169 Larpenteur Ave	I support the green alternative plan. we don't need more low incoming housing. we have enough. crime is up at an all time high. Traffic is bad as it is. Hard to get out of my drive way at times. I can't even turn into my drive way without feeling i'm going to get hit because of so much traffic and speeders.	1, 3
35	8/3/22 21:03:39	8/3/22 21:05:01	Jane Schuler	janesschuler@gmail.com	314 6th Ave N. South Saint Paul, MN 55075	I support the need to analyze the Green Alternative plan, that keeps the natural terrain as is, to have something to compare."	1
36	8/3/22 22:37:00	8/3/22 22:43:37	Chris	Chris@tsoulnami.com	1059 St. Clair Avenue	I am wanting to put forth a stand for the Green Alternative plan for Hillcrest! And, the Minnesota Environmental Policy Act supports me in that it requires that the state cannot take an action that harms the environment so long as there is a feasible and prudent alternative! The Green Alternative Plan is both!	1
37	8/4/22 10:49:01	8/4/22 10:54:25	Paula Dellis	ppdminn@centurylink.net	2133 Southwind Rd Maplewood, MN 55109	As a 25 yr neighbor of Hillcrest Golf course, I have always loved the beauty of that property. It saddens me deeply to see the proposed plan for that area. I am fully in support of the Green alternative, proposed. Even though I am technically in Maplewood, I see opportunity to create an environment that can be utilized be it's Maplewood neighbors. Parks, water, homes, some buisnesses which remain friendly to nature, and our pollinator friends. Please reconsider your plan and look closely at the green alternative.	1
38	8/4/22 10:57:30	8/4/22 11:03:10	Krista Finstad Hanson	KLFHanson@yahoo.com	2119 Southwind Drive Maplewood MN 55109	Please do more engagement with the community. Please do all that is possible to preserve the current natural landscape. There is no need to bulldoze everything and start with a flat landscape! The environmental impact of this is tremendous! There are mature trees, natural wetland habitats and untold number of animal habitats being disrupted. More natural habitat needs to be preserved while mercury mitigation can happen as necessary on building sites. Please build actually affordable housing - not "luxury" apartments. Please build owner occupied housing of all types - condo, townhome and single family. Please reduce the presence of light industrial. No one wants to live with that in their backyard. This is not the appropriate site for it. Perhaps on the south end off of McKnight but that would be the only possible location. Please build commercial and business properties with housing above it. Please engage the Metropolitan Council to get bus access on Larpenteur and/or McKnight. Thank you!	1, 3, 4, 5, 7
39	8/4/22 11:26:29	8/4/22 11:27:47	Colleen	Cmstotz00@comcast.net	2320 Southcrest ave	Please keep Hillcrest green and beautiful! Protect and preserve the current environment! Do not build an industrial park!	15
40	8/4/22 11:52:07	8/4/22 11:52:47	Adam J. Kress	adamjkress@gmail.com	2130 Clear Avenue	I support the Green alternative for Hilcrest.	1
41	8/4/22 11:57:30	8/4/22 11:58:50	Michael Williams	Mikerwmdatic@gmail.com	1440 Hazel Street North	No industrial development. Keep it green or I move.	15

42	8/4/22 15:13:29	8/4/22 15:54:22	James McGee	Jdm127758@gmail.com	2110 Arlington Ave, St Paul mn 55119	<p>I've lived in St Paul my whole life and all 64 yrs within less then 2 miles of this land. One of the reasons we purchased our home (37 yrs ago and only 6 houses from the golf course on Arlington) is because of this beautiful land and peaceful neighborhood.</p> <p>I really believe this new GREEN proposal is much better for our community.</p> <p>I believe we do need to use this valuable resource better by keeping much more green space and alot less to no industrial in this area.</p> <p>The following are bullet points that I feel need to be in this redevelopment.</p> <p>Blend this area with the current housing in this area, IE single family housing, town houses and maybe some smaller unit apartments such as12-24 units per building.</p> <p>More green space for ALL to enjoy, IE swamp land, play grounds, parks, walking paths etc.</p> <p>Limit light industrial and have more options for smaller businesses such as coffee shops, restaurants, small retail stores and places for community gatherings and events.</p> <p>DONT flatten this whole area, keep trees, shrubs, rolling hills and other parts of this lands history alive and visible for all to experience and enjoy</p> <p>Include history of this sight within the new developement.</p> <p>These are my major concerns for this property.</p> <p>Please feel free to contact me for any questions or clarification.</p> <p>This area and community is so important to me. As I said before, I've spent my whole life here and want to see it continue to prosper in the future.</p> <p>Thank you for your help in this matter.</p> <p>James McGee 2110 Arlington Ave St. Paul, MN. 55119</p>	1, 4, 5
43	8/4/22 15:54:58	8/4/22 15:55:48	Joe Tossey	joe.tossey@gmail.com	1932 Hoyt Ave. E., Saint Paul, MN 55119	<p>I support the need to analyze the Green Alternative plan which would keep the character, and natural beauty of Hillcrest — unlike the current plan under review to strip and flatten the land to make it into a Light Industrial Park.</p>	1
44	8/4/22 16:15:01	8/4/22 16:22:53	Trudi Kussmaul	trudi.kussmaul@yahoo.com	1649 Ruth Street North, St. Paul 55119	<p>Please consider another vote for a GREEN ALTERNATIVE for Hillcrest. I am in favor of anything that will save green space in our city. If we cover everything with a roof or pavement, what are we leaving for future generations? Someone needs to think 50, 100, 200 years ahead instead of quick solutions to temporary situations.</p>	1
45	8/4/22 20:12:54	8/4/22 20:17:40	Emily Schwinghammer	erschwinghammer@gmail.com	2053 Iowa ave e	<p>I absolutely hate the plans for the old Hillcrest golf course. I had personally walked through it before the new Owners bought it and it was full of wild life. I would run into turkeys and their babies.</p> <p>It hurts know all that wild life will be tore down and played over with black top. Definitely won't help the climate change, temperatures are rising globally each year.</p> <p>Im hoping you'll still accept my comments on the issue.</p> <p>Please keep fighting.♥</p>	4, 9
46	8/4/22 20:59:27	8/4/22 21:03:12	Christine Mueller	ckjmueller@gmail.com	1922 Sherwood Ave, ST. Paul, MN 55119	<p>Green space is such an important need in our neighborhood. I am completely against turning this into an industrial park. Hillcrest Golf Course is a little slice of heaven in our neighborhood, which keeps traffic and noise levels DOWN in our neighborhood, as it's not a thoroughfare. And influx of housing will increase traffic on the intersection on McKnight and Larpenteur, which is already a very busy intersection. I do not want to see high rises and apartment buildings in this location, as it would take away from the history of the location as well. Please hear our voices to keep much of these preserved with nature</p>	3, 15

47	8/5/22 7:32:37	8/5/22 7:36:20	Kathleen Posus	glacier1hiker@gmail.com	2109 Sherwood Avenue E., St. Paul MN 55119	<p>golf course site</p> <p>To:The State of Minnesota c/o Bill Dermody at bill.dermody@ci.stpaul.mn.us</p> <p>From:Kathleen Posus 2109 Sherwood Avenue E. St. Paul, MN 55119</p>	
						<p>Thank you for the opportunity to provide comments for the AUAR of the development plans for the former Hillcrest golf course site in the City of St. Paul.</p>	
						<p>I am not at all happy with or supportive of the current Master Plan approved by the City of St. Paul (“the City”) for the development of the former Hillcrest golf course due to the destructive environmental outcome.</p>	
48	8/5/22 7:36:24	8/5/22 7:38:05	Marcella Posus	glacier1hiker@gmail.com	2142 E. Arlington Avenue, St. Paul MN 55119	<p>I believe under Minnesota Statute 116D.04, subd. 6, other options, such as the Green Alternative (found at https://keephillcrestbeautiful.org/) or other less environmentally destructive development scenarios need to and must be seriously considered. These alternative plans would save more of the green space (so important to mitigating global warming), the historically significant trees and the endangered species found on the site (some of which are Federally endangered) such as the rusty patched bumblebee, the blanding turtle, the northern long eared bat and monarch butterflies...not to mention, keeping more of the natural beauty of the site would be much more desirable for those who will be considering living in the proposed housing on the site and those who currently live in the area. Recent studies have shown the huge beneficial impacts to mental health of getting out in nature, which will be impossible for current and future Minnesota residents of the area if the current Master Plan (or the three iterations thereof, all with the same footprint) presented by the City and the St. Paul Port Authority (“the Port Authority”) is implemented.</p>	1, 4, 5
						<p>PLEASE - the Green Alternative plan, or something similar, must be considered – it is feasible and less harmful to the environment and surrounding communities. We need something other than what the City and the Port Authority have presented and want pushed through in spite of strong opposition from current residents and the surrounding community.</p>	
						<p>Re: The Alternative Urban Areawide Review (AUAR) of development plans for the former Hillcrest golf course site</p> <p>To:The State of Minnesota c/o Bill Dermody at bill.dermody@ci.stpaul.mn.us</p> <p>From:Kathleen Posus 2109 Sherwood Avenue E. St. Paul, MN 55119</p>	
48	8/5/22 7:36:24	8/5/22 7:38:05	Marcella Posus	glacier1hiker@gmail.com	2142 E. Arlington Avenue, St. Paul MN 55119	<p>Thank you for the opportunity to provide comments for the AUAR of the development plans for the former Hillcrest golf course site in the City of St. Paul.</p>	duplicate comment
						<p>I am not at all happy with or supportive of the current Master Plan approved by the City of St. Paul (“the City”) for the development of the former Hillcrest golf course due to the destructive environmental outcome.</p>	
						<p>I believe under Minnesota Statute 116D.04, subd. 6, other options, such as the Green Alternative (found at https://keephillcrestbeautiful.org/) or other less environmentally destructive development scenarios need to and must be seriously considered. These alternative plans would save more of the green space (so important to mitigating global warming), the historically significant trees and the endangered species found on the site (some of which are Federally endangered) such as the rusty patched bumblebee, the blanding turtle, the northern long eared bat and monarch butterflies...not to mention, keeping more of the natural beauty of the site would be much more desirable for those who will be considering living in the proposed housing on the site and those who currently live in the area. Recent studies have shown the huge beneficial impacts to mental health of getting out in nature, which will be impossible for current and future Minnesota residents of the area if the current Master Plan (or the three iterations thereof, all with the same footprint) presented by the City and the St. Paul Port Authority (“the Port Authority”) is implemented.</p>	