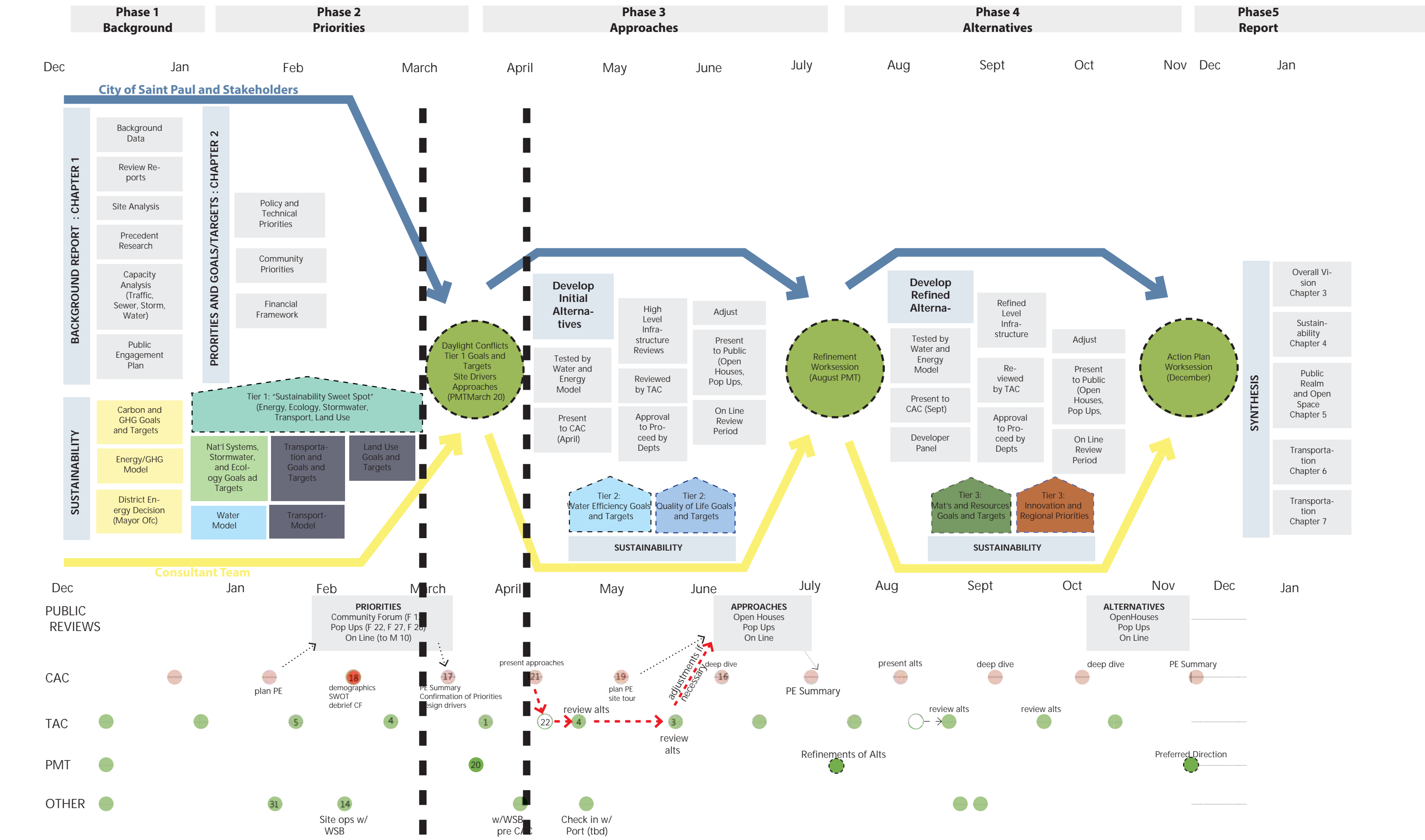
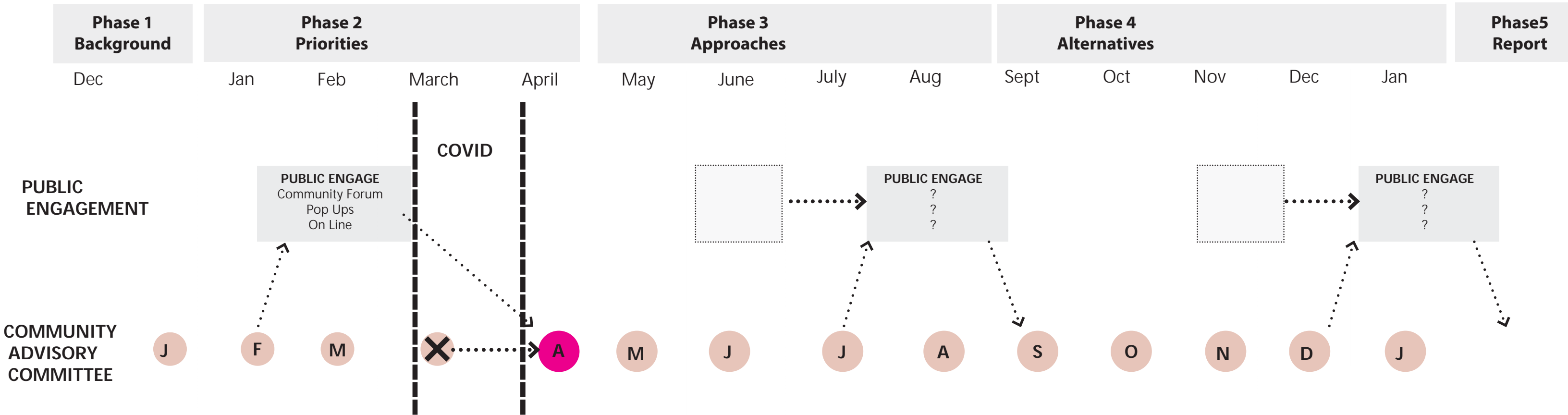


HILLCREST REDEVELOPMENT PLAN

Community Advisory Committee

April 21, 2020





UPCOMING CAC AGENDAS



APRIL
Restart and Refresh
Confirmation of Priorities
Site Analysis
Design Drivers



MAY
Present Approches
Site Walk ?




JUNE
Deep Dive




JULY
Plan August Public Engagement

Phase 1 Community Engagement
Feb 12 to March 8

Goal: inform the community about the project, and to get feedback about what people like in their community now, and where they see their neighborhood in ten years and fifty years.




3170 Residents




Community Forum
February 12, 2020
Heights Community School

160 attendees




Pop Up Meeting 1
Mound Academy Makers Fest
Mound Academy

20 attendees




Pop Up Meeting 2
Community center Outreach
Heights community center

20 attendees



Pop Up Meeting 2
Lunch Rush
Hmong village


8 attendees



On line Surveys
6 weeks

22 responses

	less than 17 yrs	between 17 and 65 years old	older than 60 years old	% POC	Owner/ Rental
Hillcrest	25%	62%	12%	42%	75/25
St Paul	25%	65%	10%	48%	49/51
Maplewood	22%	61%	16%	36%	70/30



Total
+/- 220 engagements

Community Forum was predominantly older and caucasian

Pop Up Meetings were more varied in age and ethnicity

The on line survey had 2 people who responded as "people of color" out of a total of 20 responders.



From the March 13,
Public Engagement Sumary

20 Statements in
4 categories

Housing and Neighborhoods

Jobs Emplyement and Busi-
nesses

Transprtation and Access

Open Spaces, Community
Space and Nature

Priorities

Housing and Neighborhoods

- 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 a neighborhood. New development should not eliminate these qualities.
- Provide a *mix of housing options* on the Hillcrest site that blends into the existing community and allows people to both stay on the East Side and choose to live on the East Side. This may include smaller single family homes including two-three bedrooms for young families, cottages, twin and town homes, duplexes, live/work homes, affordable homes (many types), senior options (assisted and independent living cottages), and starter homes, all with yards and green space a priority.
- New housing should consider *emerging and existing family types* – such as multi generational, extended, and single person households, cooperative housing arrangements, and intergenerational mixes.
- Housing (design and type) should encourage *pride in ownership and in community*.
- Housing should emphasize an *interaction with other residents* and with nature.
- Neighborhoods should be *walkable with connections* to nearby parks, schools, public transportation and other amenities.
- New development should help *complete the Greater East Side* by providing jobs, health services, pedestrian-accessible commercial and retail uses, and new housing that the East Side currently does not have.
- New development should address the serious *housing shortage* in Saint Paul.

Jobs, Employment, and Businesses

- 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.
- Ideally, new jobs would be “*green jobs*.”
- 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.
- 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.
- 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.

Priorities

Transportation and Access

- The site (and the area) need better public transportation connections. Therefore, the site should be developed in a manner that *enables improved transit* and encourages the use of public transportation.
- Avoid connections to the west that carry fast and high volumes of vehicular traffic. Connections into the site, if any, from the west, should be *carefully designed so as to avoid excess traffic flow* through the neighborhood. Many neighborhood streets do not have sidewalks, so pedestrian safety is a priority. If traffic is increased, provide sidewalks.
- 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.
- Analyze the public services that will be necessary to provide for public safety such as additional fire and police, or a new elementary school.

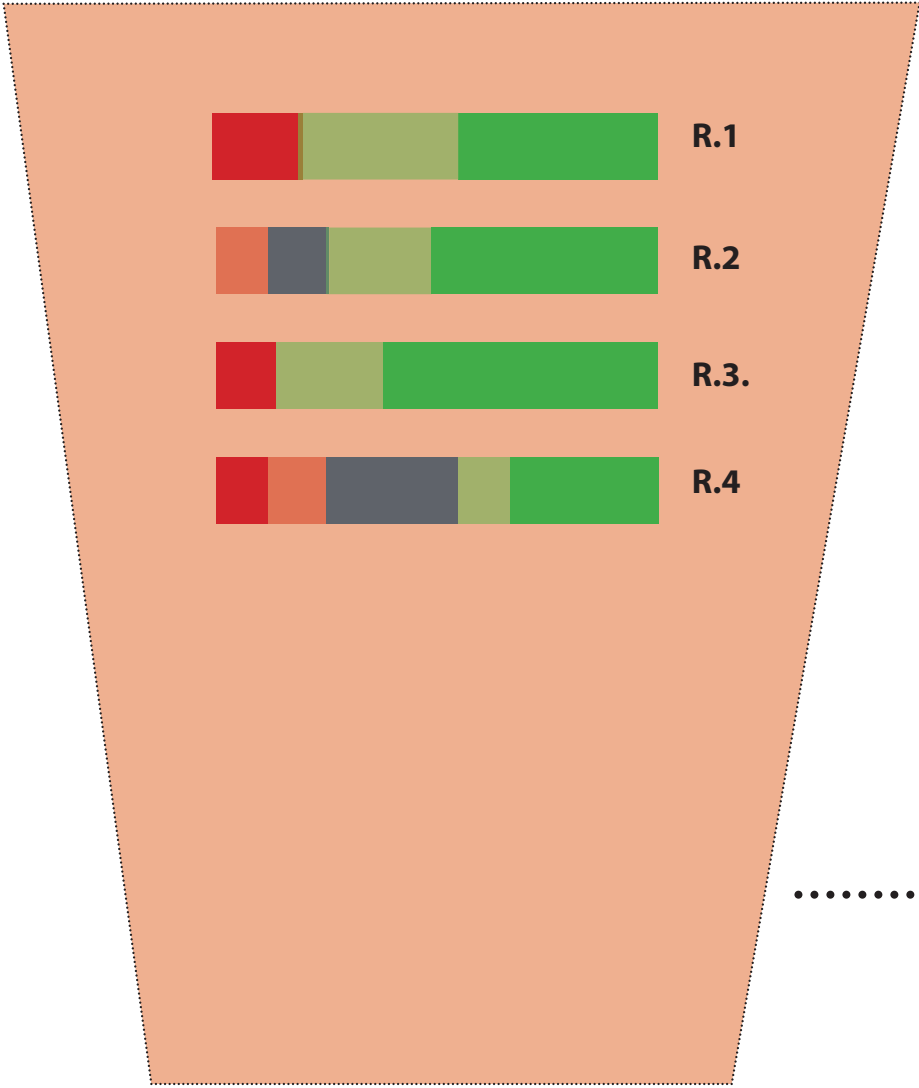
Open Space, Community Space and Nature

- *Preserve and respect* the unique topography and features of the site and maintain healthy mature trees. The rolling hills, wetlands and trees are valuable resources that define the site, perform important ecological functions, and for many are a part of childhood memories. Incorporate them into park space, gardens, wetlands and other amenities useable year-round to distinguish the site.
- The development should have *ample green space*, open space, and park space to support the needs of the people who will be living and working there and meet the City’s green space and park requirements. These spaces should be connected to surrounding neighborhoods and Beaver Lake with multi-use trails and sidewalks.
- The site should have *ample community spaces* for people to gather and get to know each other and break down barriers –community center, swimming pool, picnic space, splash pad and playgrounds for young families, natural reserve for kids to explore, dog park and other public or semi-public elements that help create community. Also places for activities like community/educational gardens and a farmers market, and programming such as art in the park and community murals.

All 20 Priority Statements were sorted into three categories : Red, Yellow, and Green based on the survey results

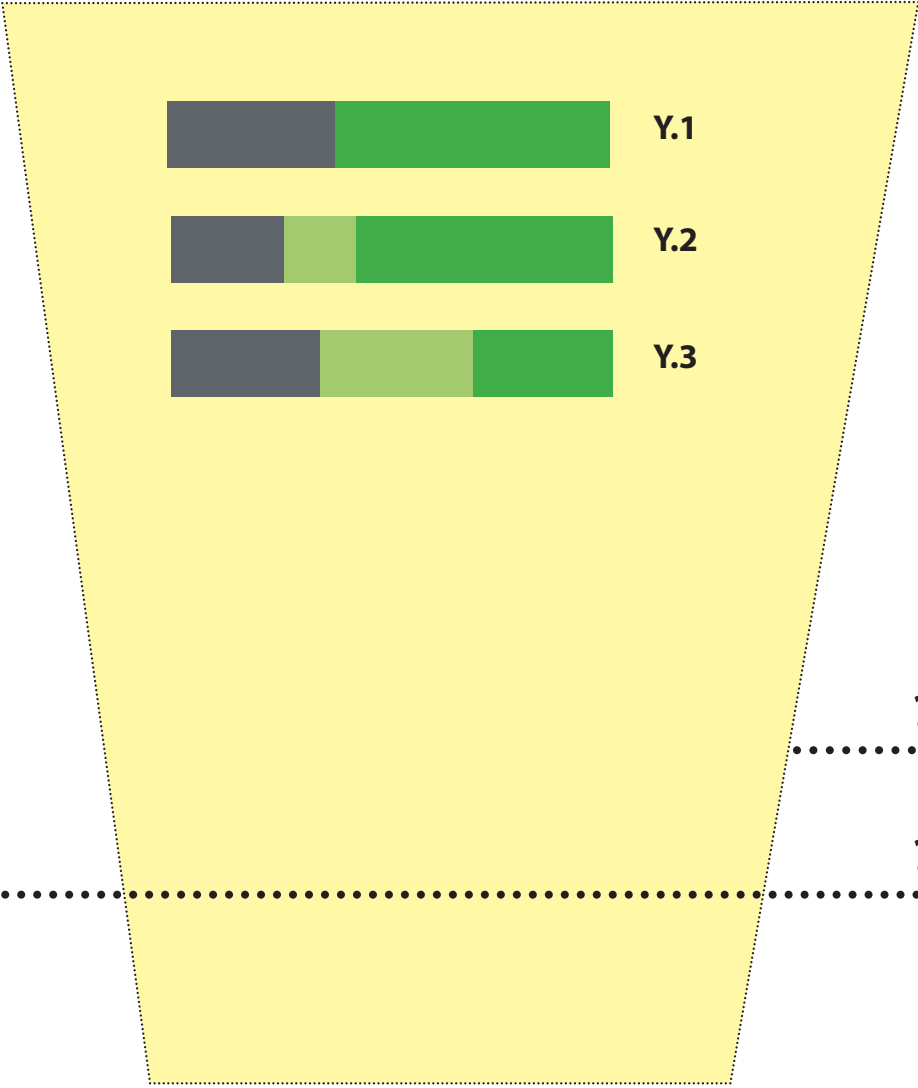


Some “disagree”



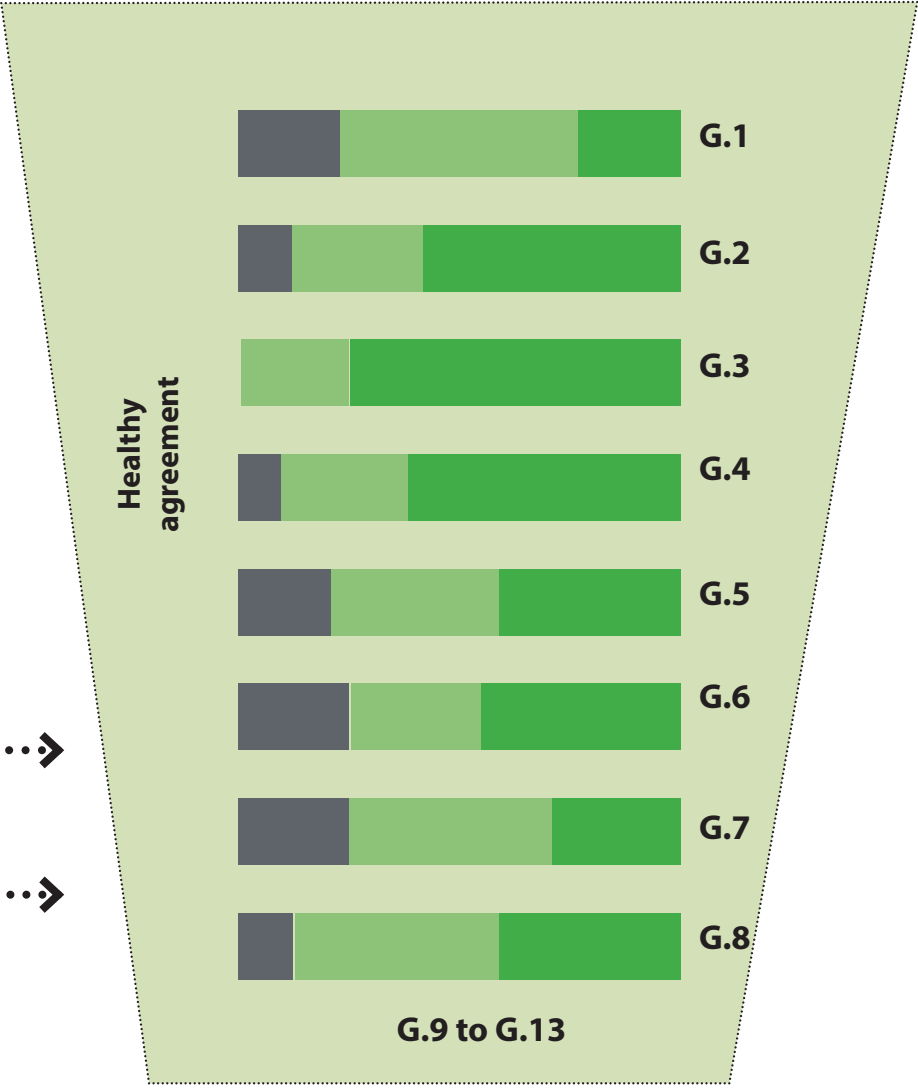
Discuss these

More than 25% “Neutral”



Discuss these

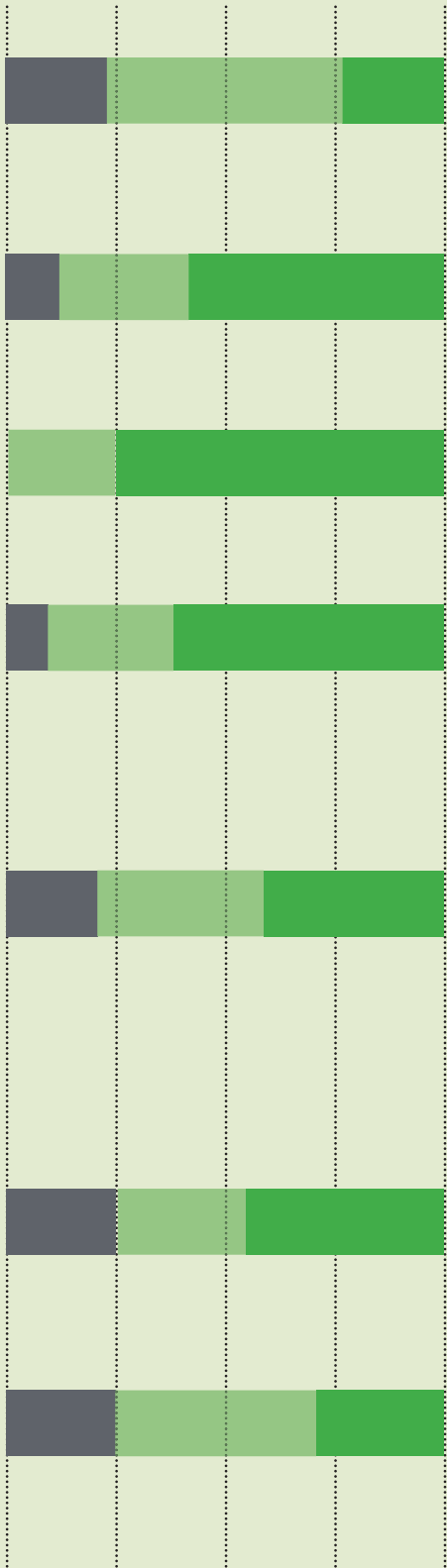
Strong Agreement =
Community Priorities



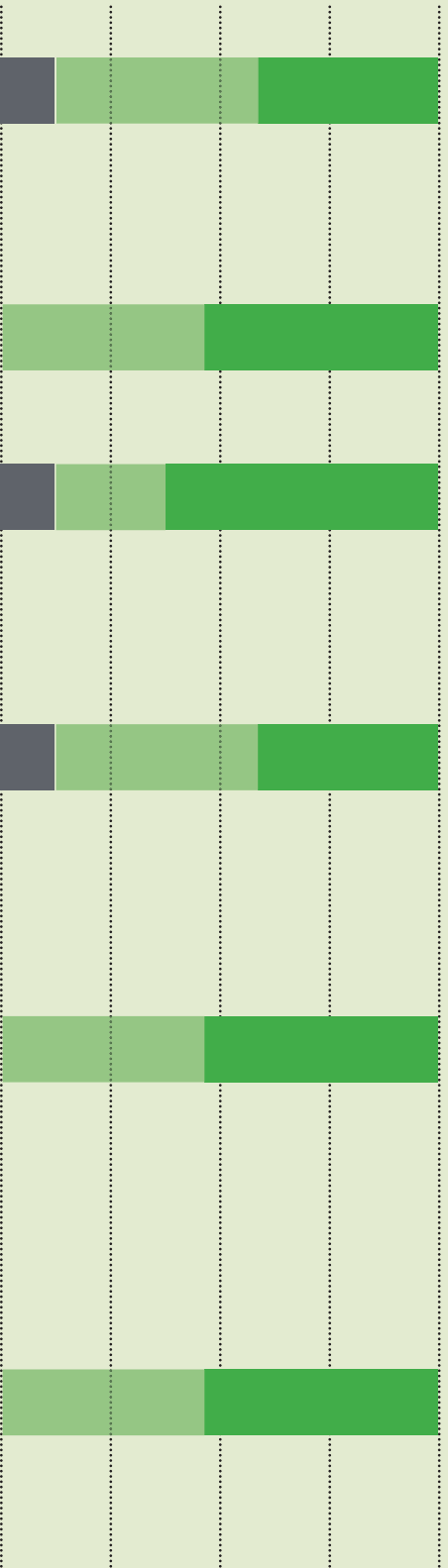
Confirm these

Review and confirm these

- G.1. New development s hould **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 a neighborhood. New development should not eliminate these qualities.
- G.2. Neighborhoods should be **walkable** with connections to nearby parks, schools, public transportation and other amenities.
- G.3. New development should address the serious **housing shortage** in Saint Paul.
- G.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.
- G.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.
- G.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.
- G.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.

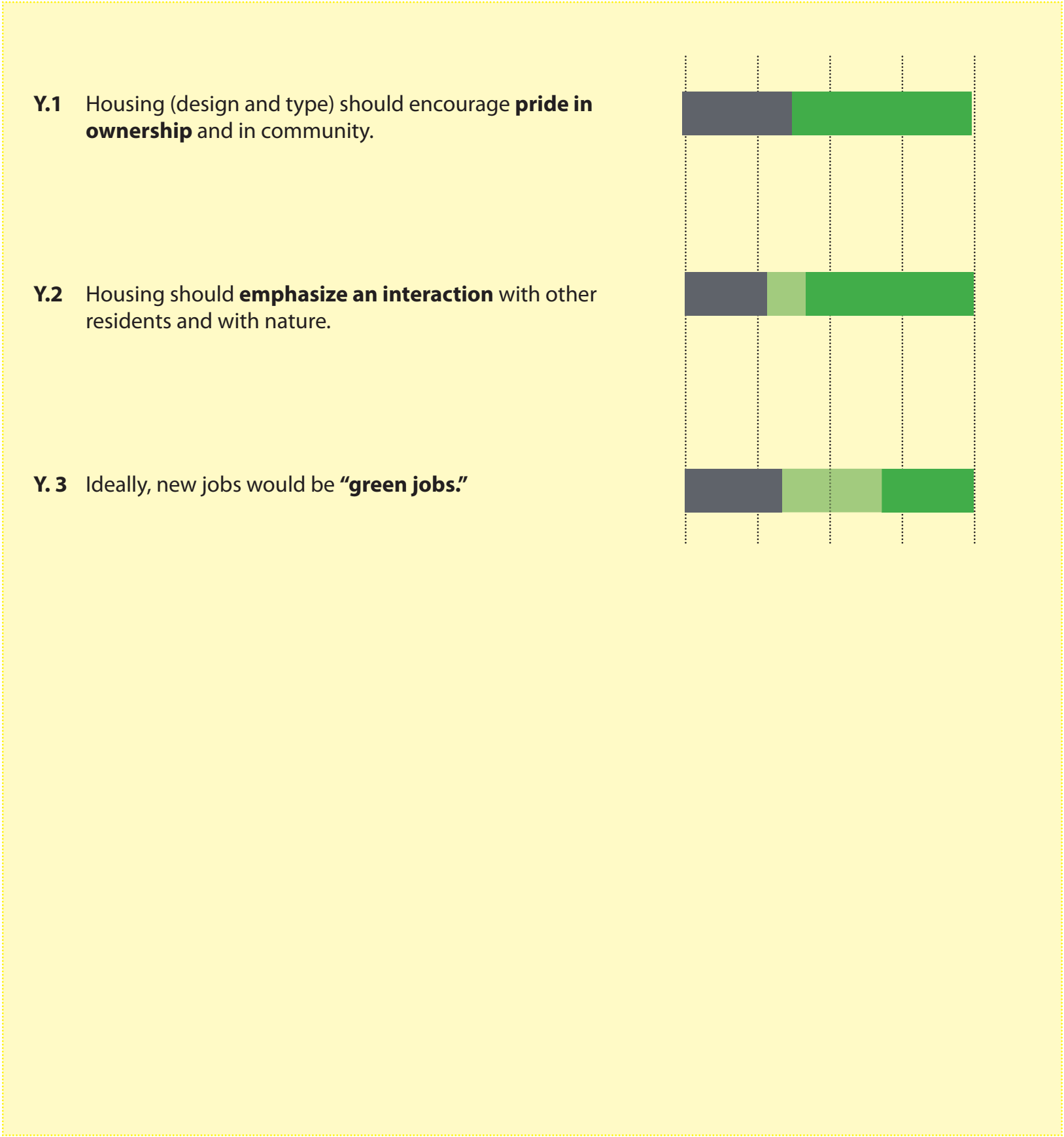


- G.8. The site (and the area) needs **better public transportation** connections. Therefore, the site should be developed in a manner that enables improved transit and encourages the use of public transportation.
- G.9. **Extend trails into the site**, creating a pedestrian and recreational connection that allows people from the neighborhood to access the site, public spaces and businesses.
- G.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.
- G.11. Preserve and respect the **unique topography and features** of the site and maintain healthy mature trees. The rolling hills, wetlands and trees are valuable resources that define the site, perform important ecological functions, and for many are a part of childhood memories. Incorporate them into park space, gardens, wetlands and other amenities useable year-round to distinguish the site.
- G.22. The development should have **ample green space, open space, and park space** to support the needs of the people who will be living and working there and meet the City’s green space and park requirements. These spaces should be connected to surrounding neighborhoods and Beaver Lake with multi-use trails and sidewalks.
- G.13. The site should have ample **community spaces for people to gather and get to know each other** and break down barriers –community center, swimming pool, picnic space, splash pad and playgrounds for young families, natural reserve for kids to explore, dog park and other public or semi-public elements that help create community. Also places for activities like community/educational gardens and a farmers market, and programming such as art in the park and community murals.



Discuss these because there was a reasonable amount of “neutral” responses.

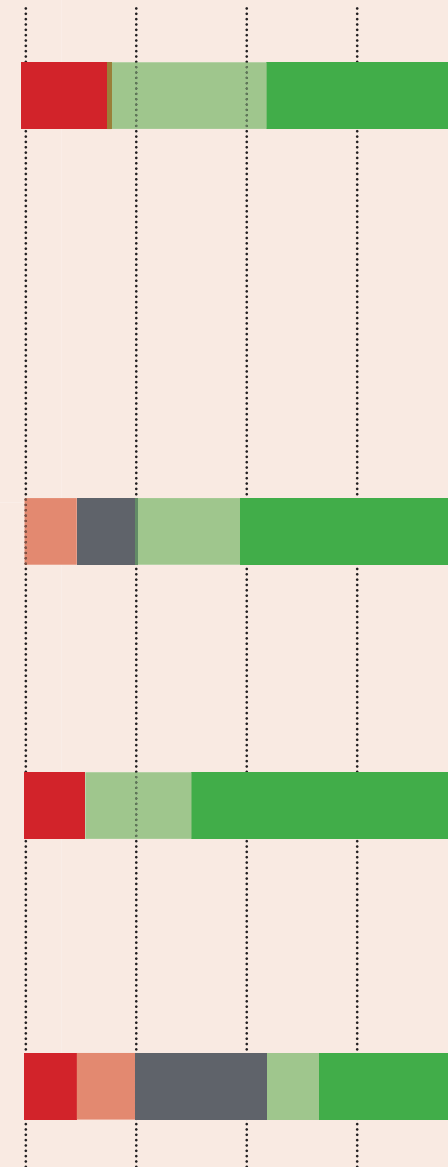
Task : to provide clarity and explanation, and/or to modify them so they can move into the green category. Or leave them out because they are not a consensus item.



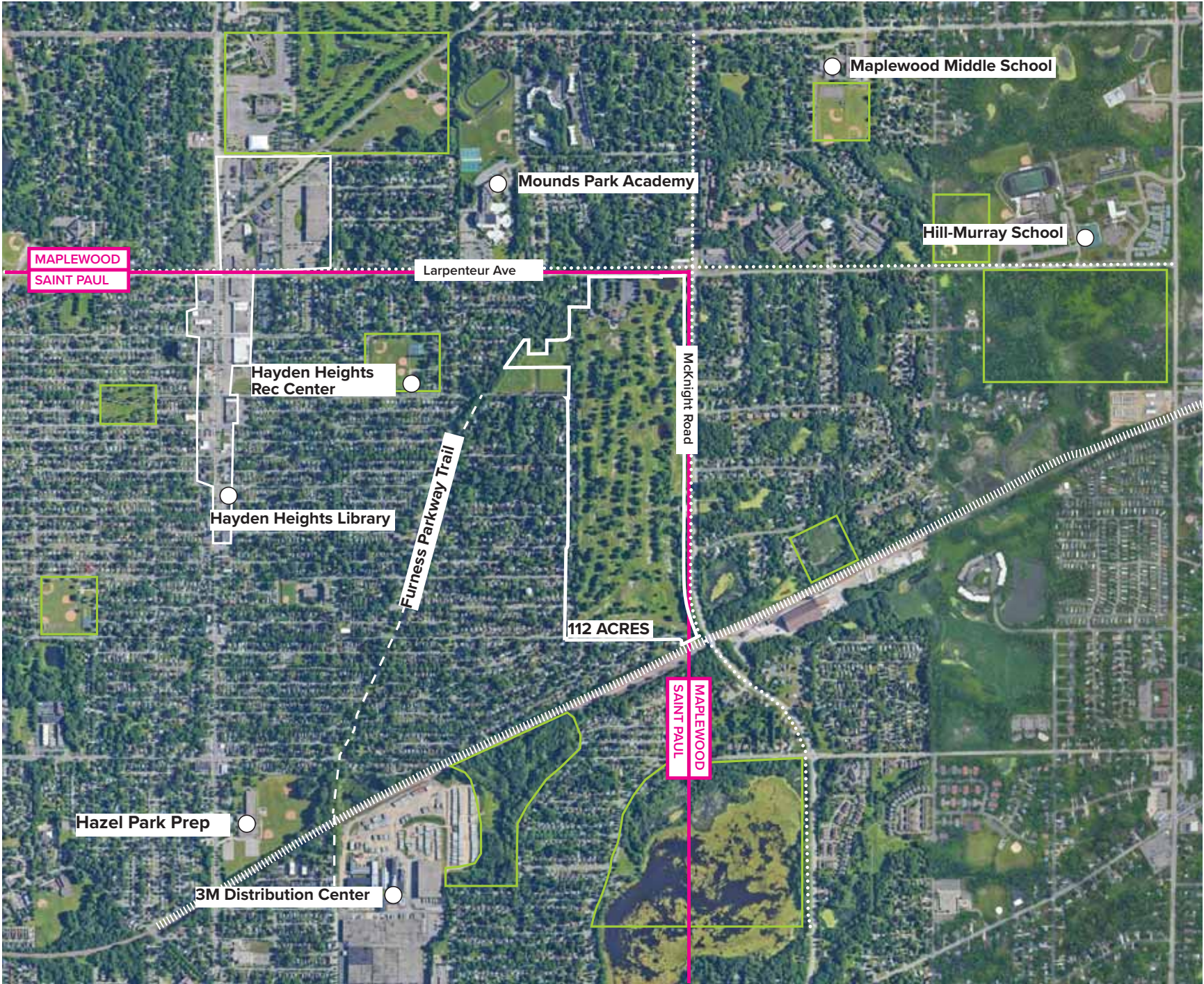
Discuss these because there was a reasonable amount of “disagree” responses.

Task : to provide clarity and explanation, and/or to modify them so they can move into the green category. Or leave them out because they are not a consensus item.

- R.1** Provide a **mix of housing options** on the Hillcrest site that blends into the existing community and allows people to both stay on the East Side and choose to live on the East Side. This may include smaller single family homes including two-three bedrooms for young families, cottages, twin and town homes, duplexes, live/work homes, affordable homes (many types), senior options (assisted and independent living cottages), and starter homes, all with yards and green space a priority.
- R.2** New housing should consider **emerging and existing family types** – such as multi generational, extended, and single person households, cooperative housing arrangements, and intergenerational mixes.
- R.3** New development should help **complete the Greater East Side** by providing jobs, health services, pedestrian-accessible commercial and retail uses, and new housing that the East Side currently does not have.
- R.4** Avoid connections to the west that carry fast and high volumes of vehicular traffic. Connections into the site, if any, from the west, should be **carefully designed so as to avoid excess traffic** flow through the neighborhood. Many neighborhood streets do not have sidewalks, so pedestrian safety is a priority. If traffic is increased, provide sidewalks.



ANALYSIS

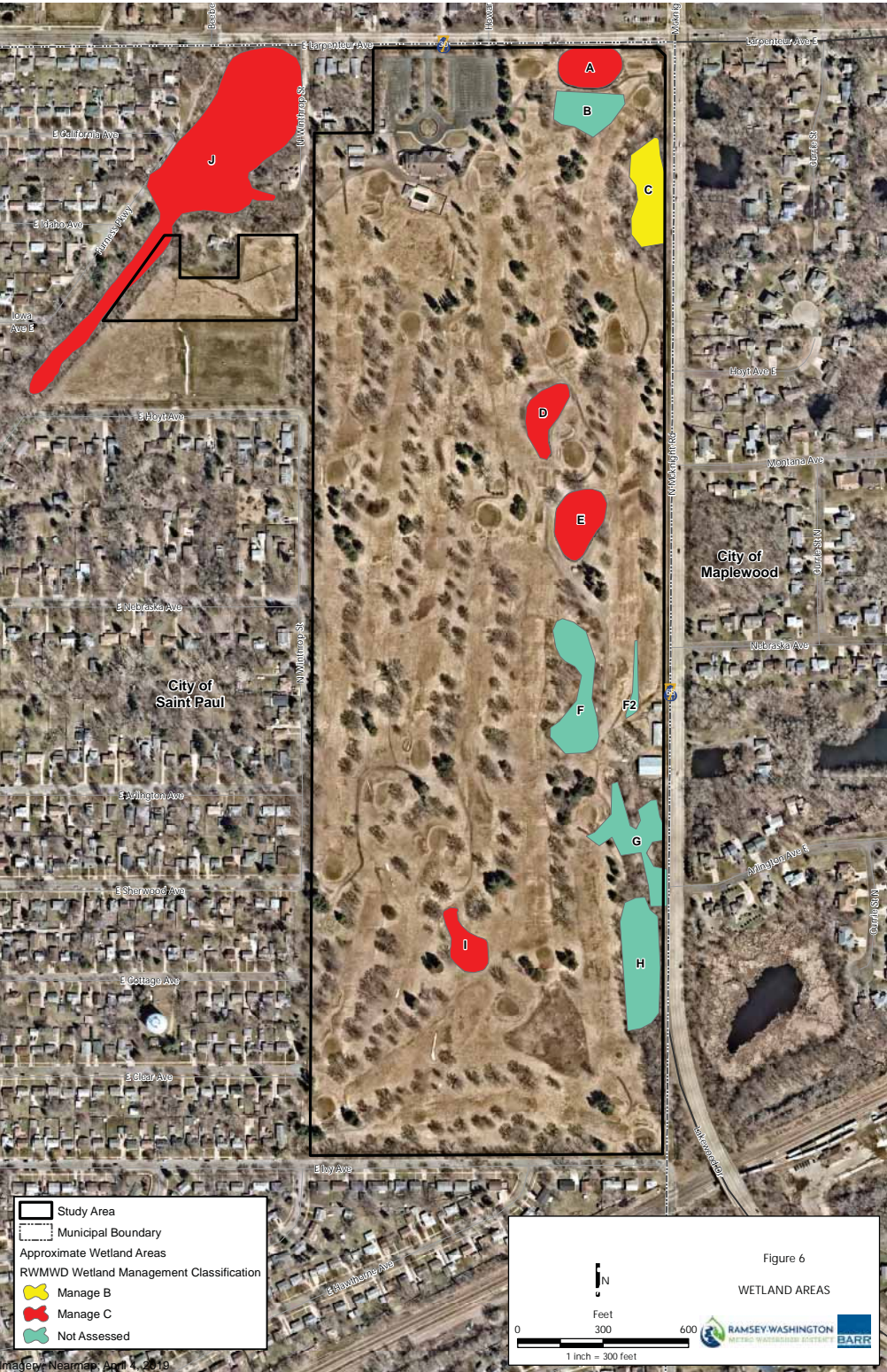


ECOLOGY

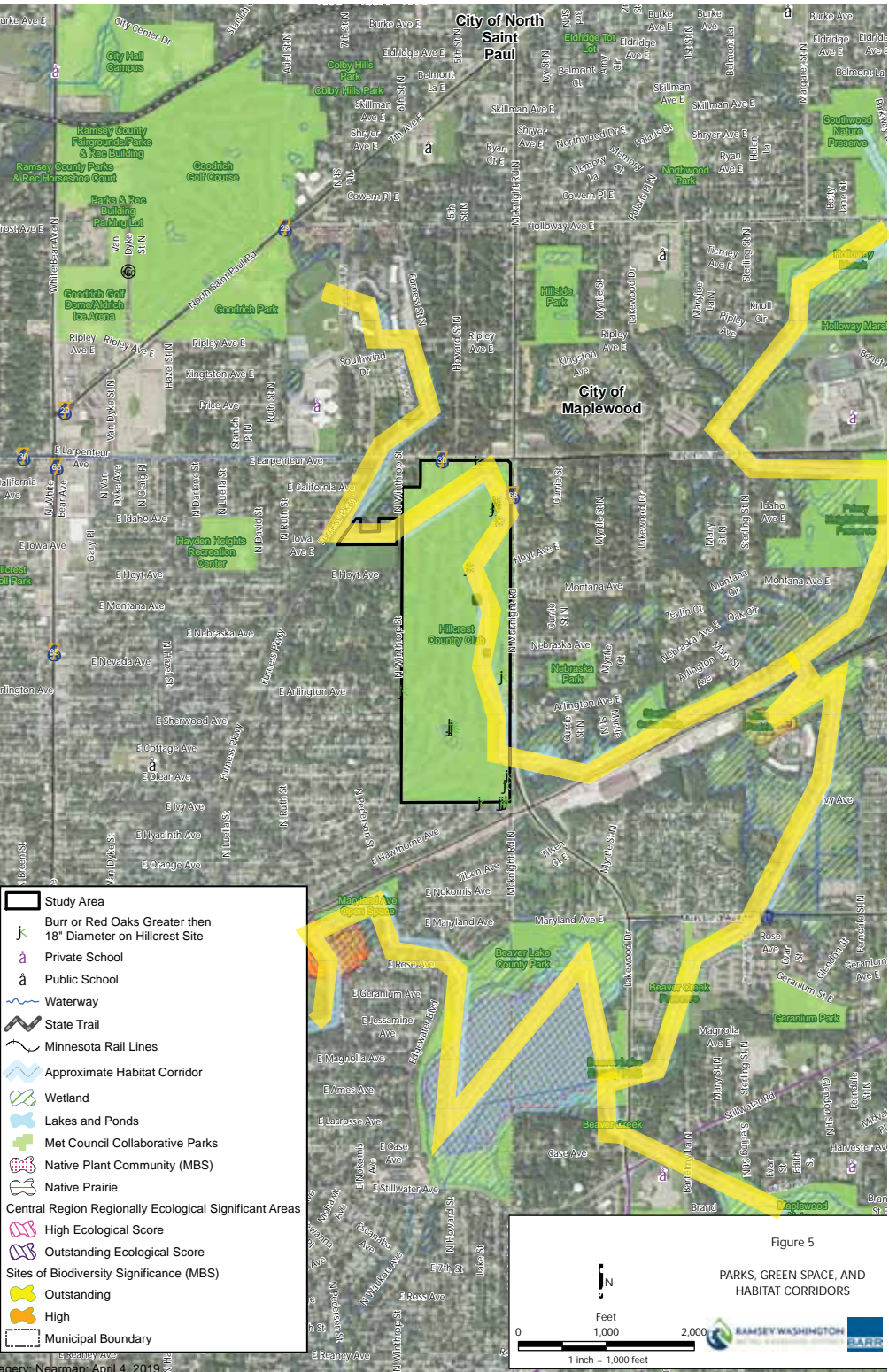
TREE CANOPY



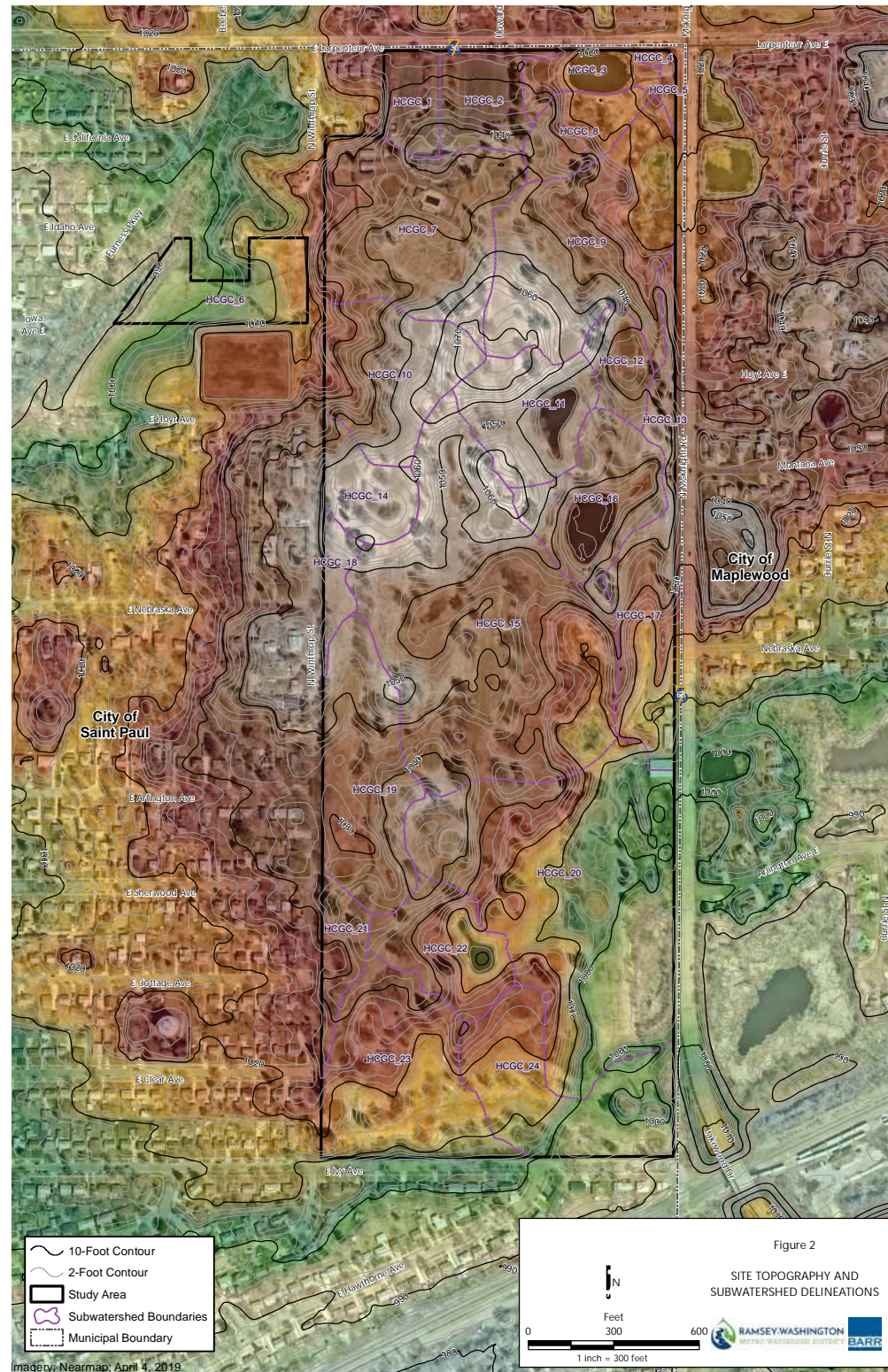
WETLAND



SYSTEM CONNECTIONS



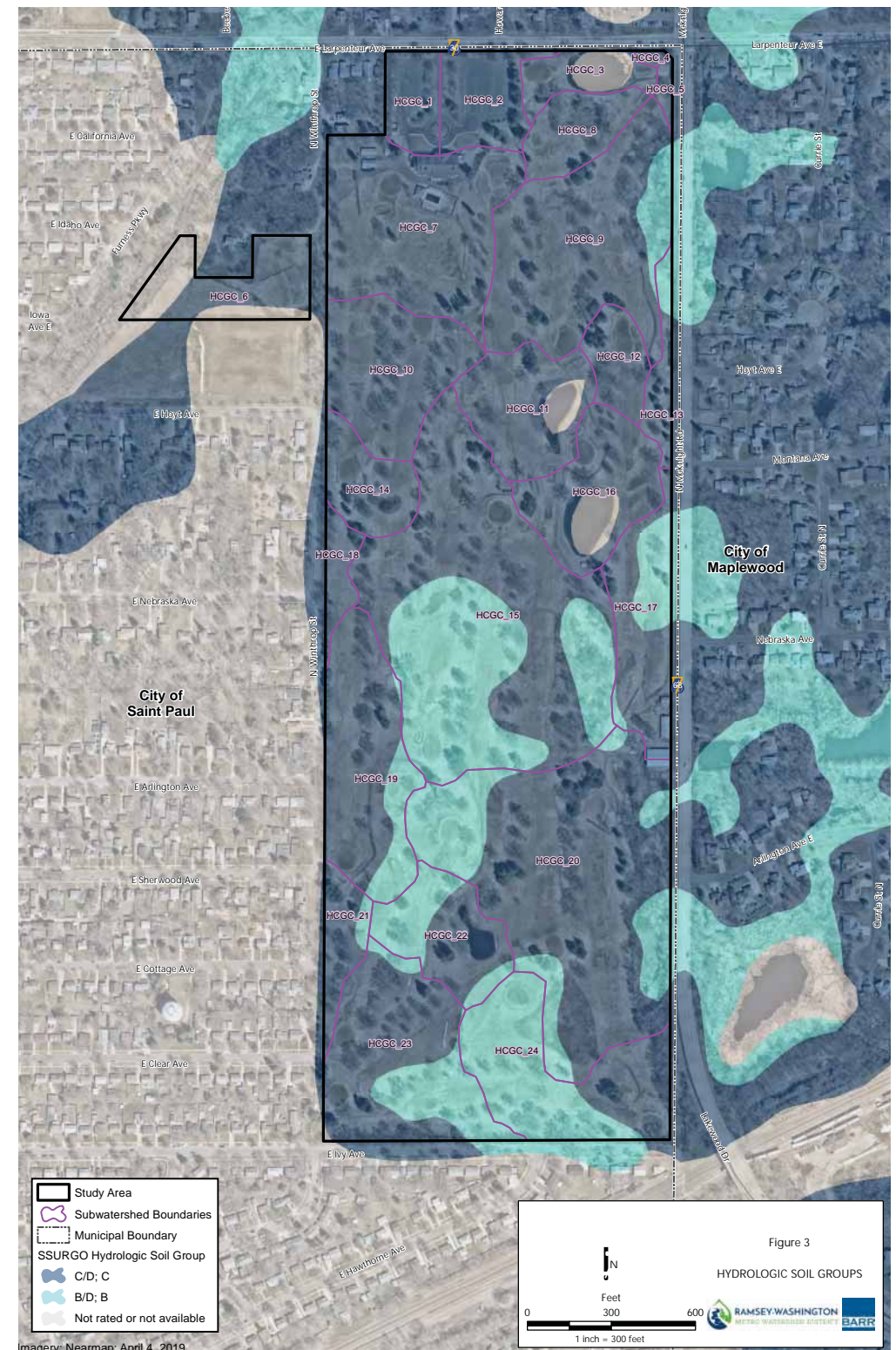
TOPOGRAPHY



SLOPES

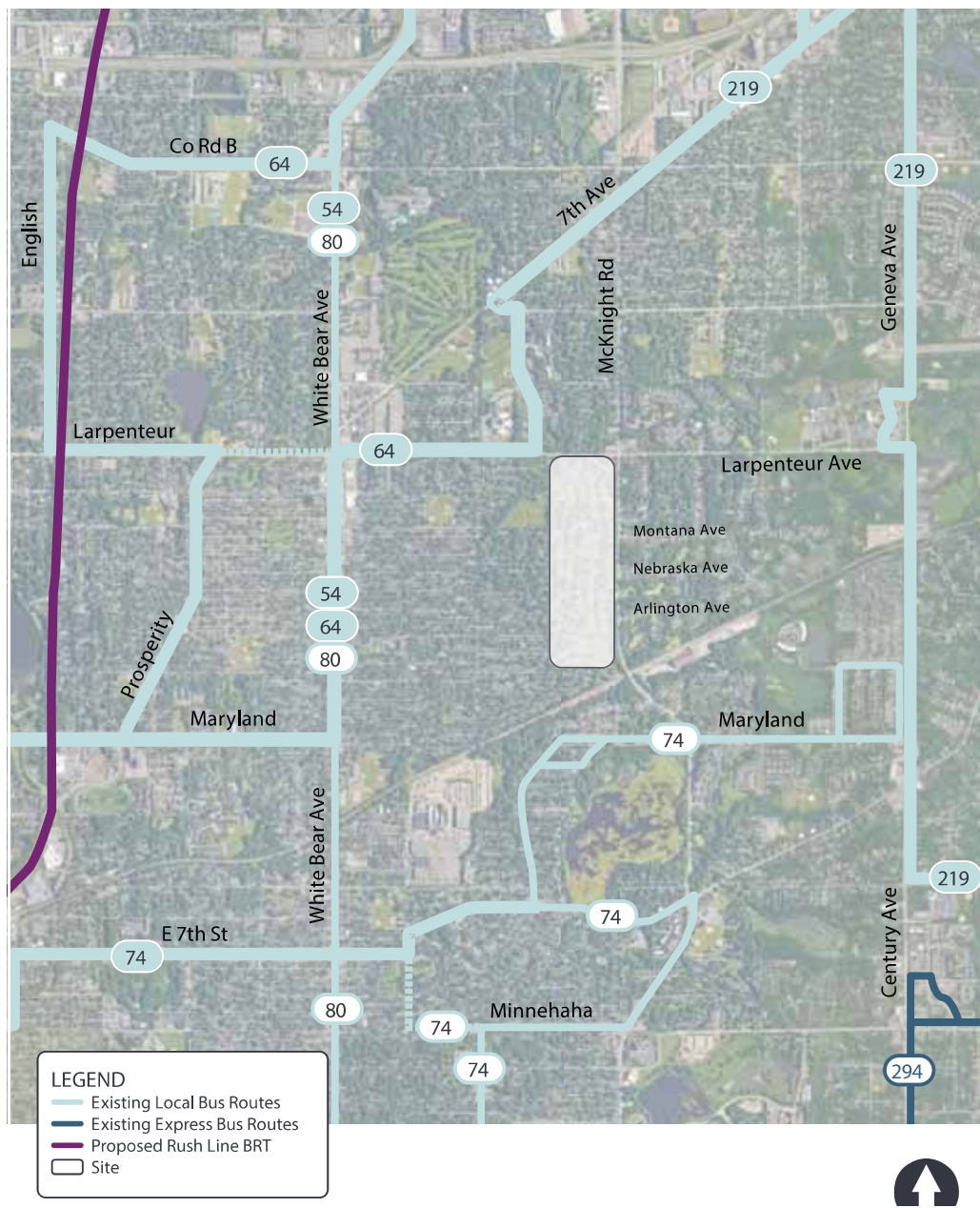


SOILS

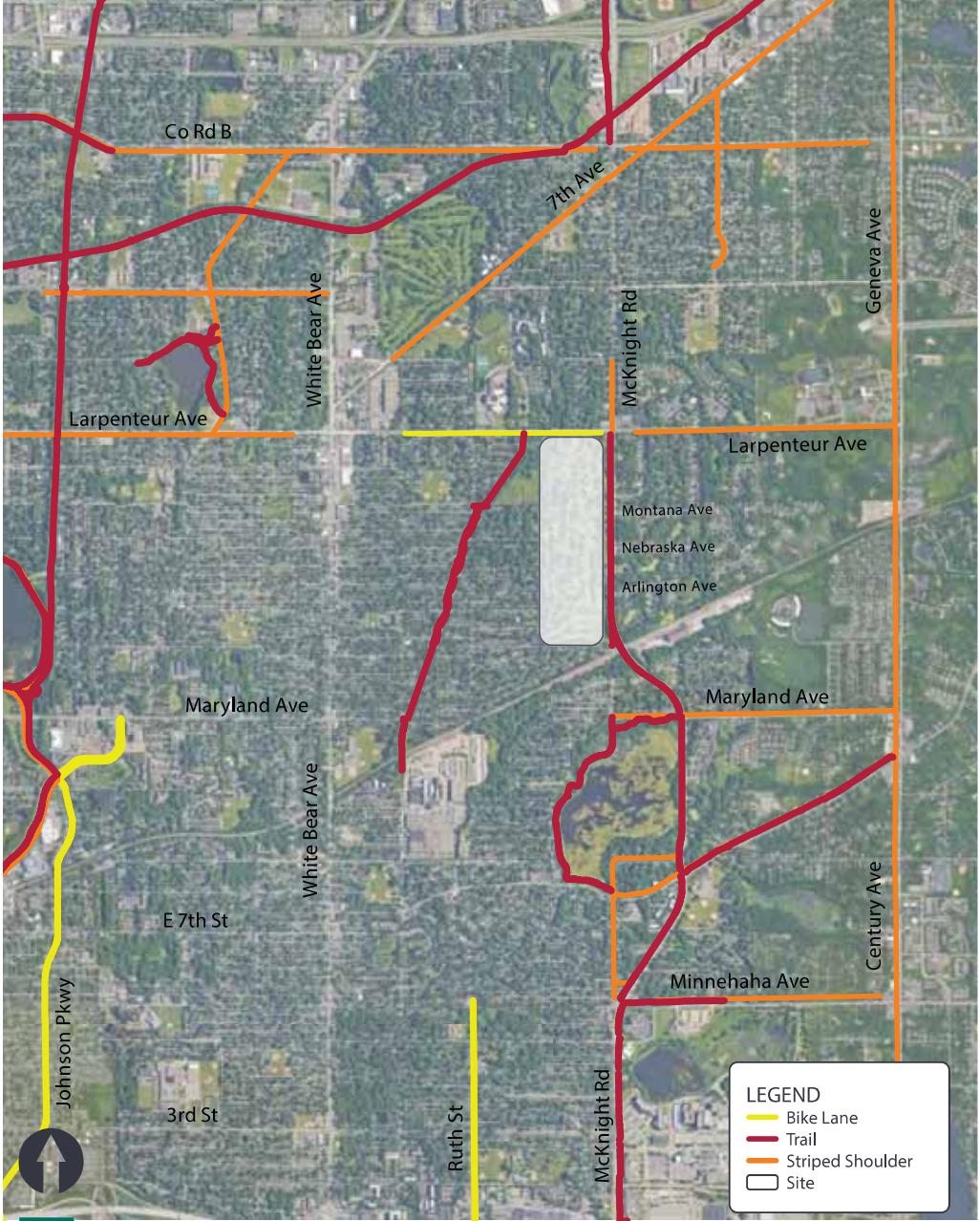


TRANSPORTATION

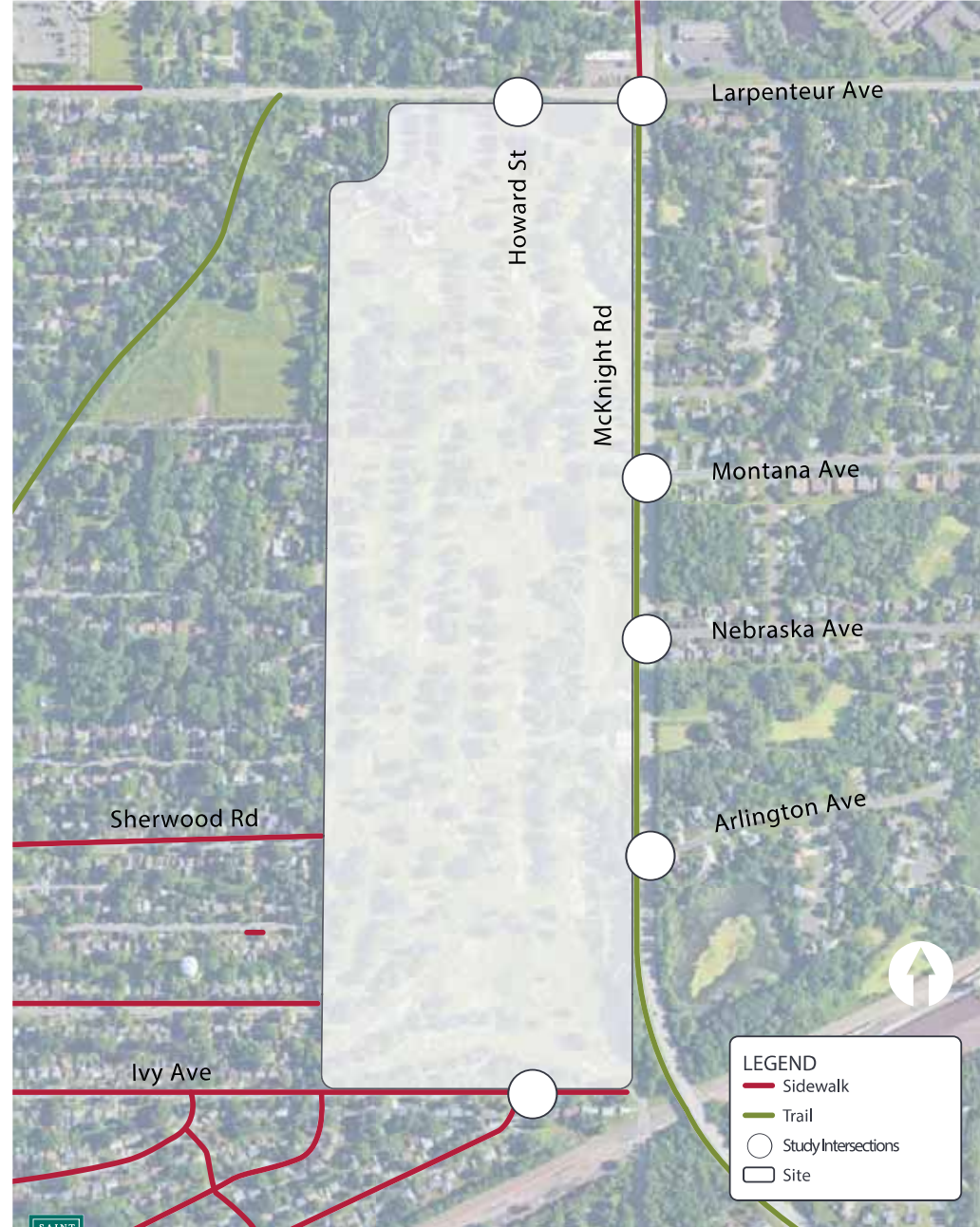
BUS



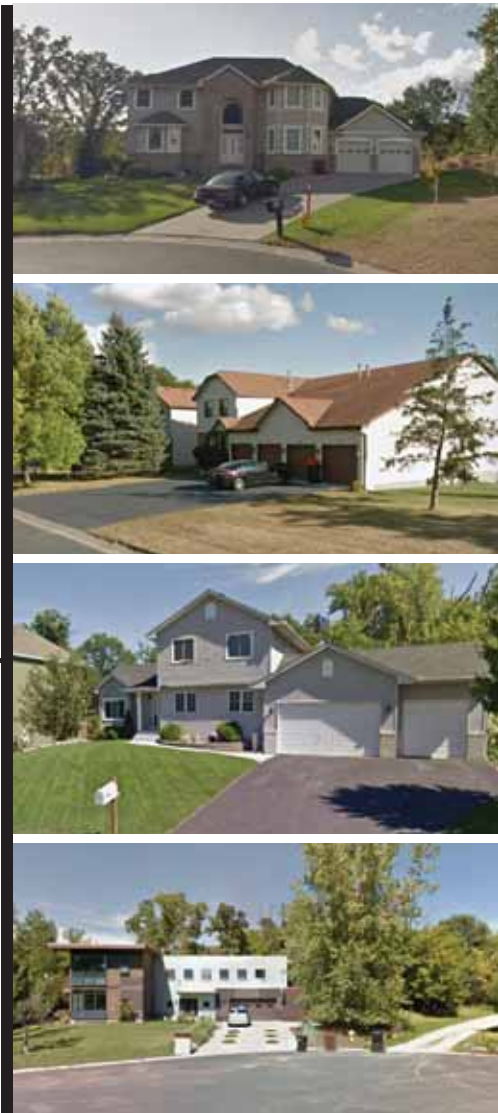
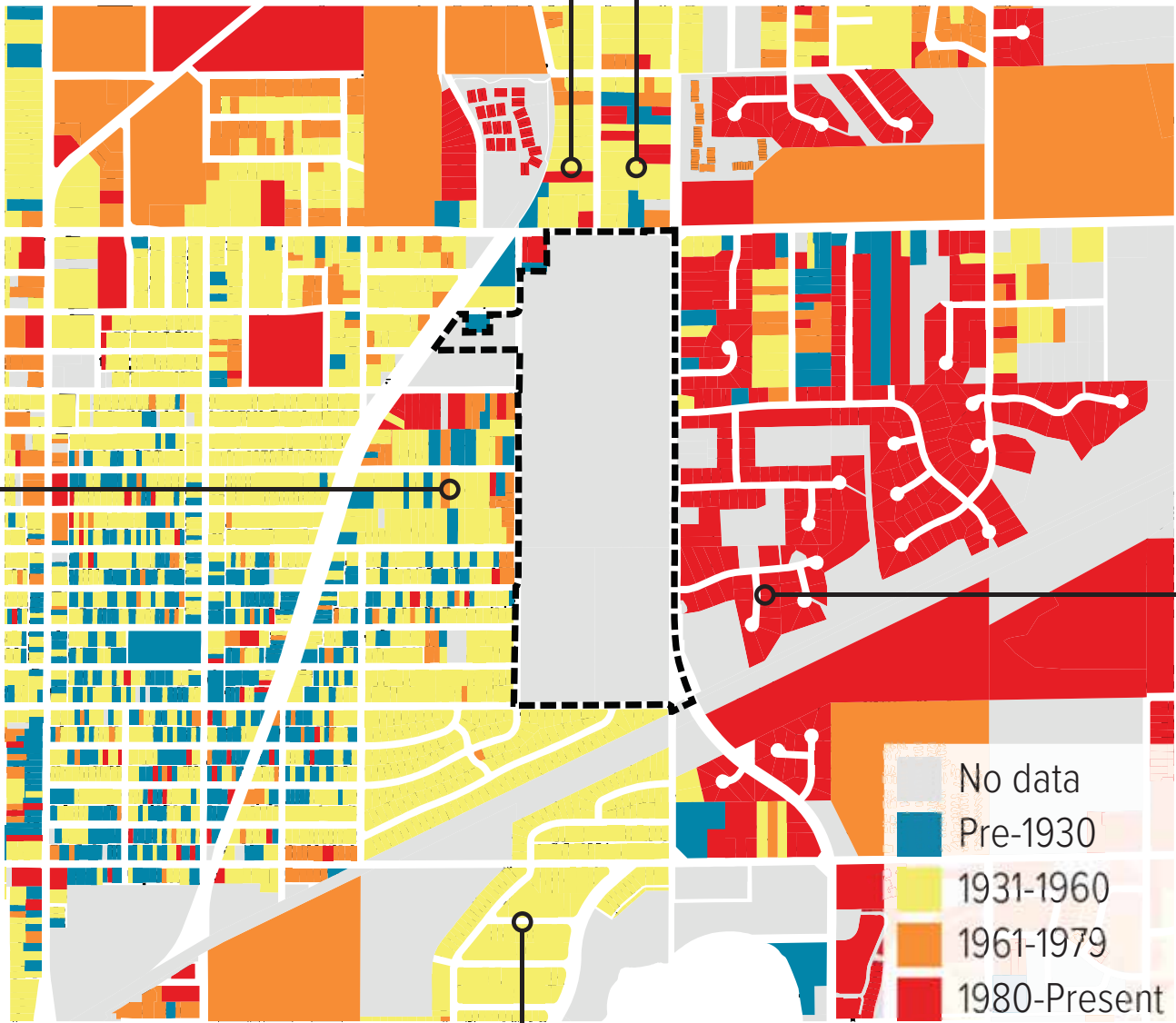
BIKE



PEDESTRIAN



CHARACTER



COMPOSITE - OPPORTUNITIES AND CONSTRAINTS



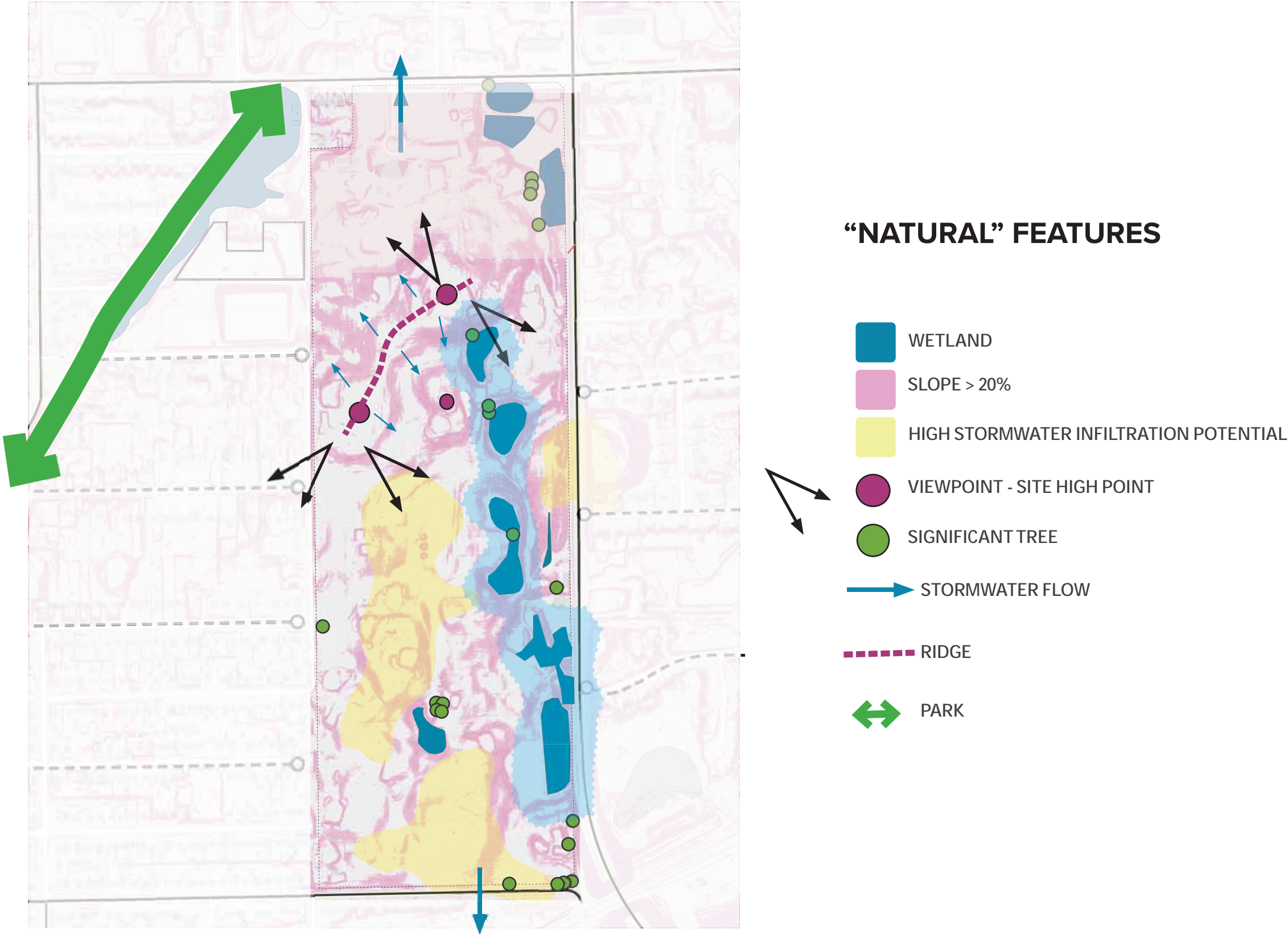
“NATURAL” FEATURES

- WETLAND
- SLOPE > 20%
- HIGH STORMWATER INFILTRATION POTENTIAL
- VIEWPOINT - SITE HIGH POINT
- SIGNIFICANT TREE
- STORMWATER FLOW
- RIDGE

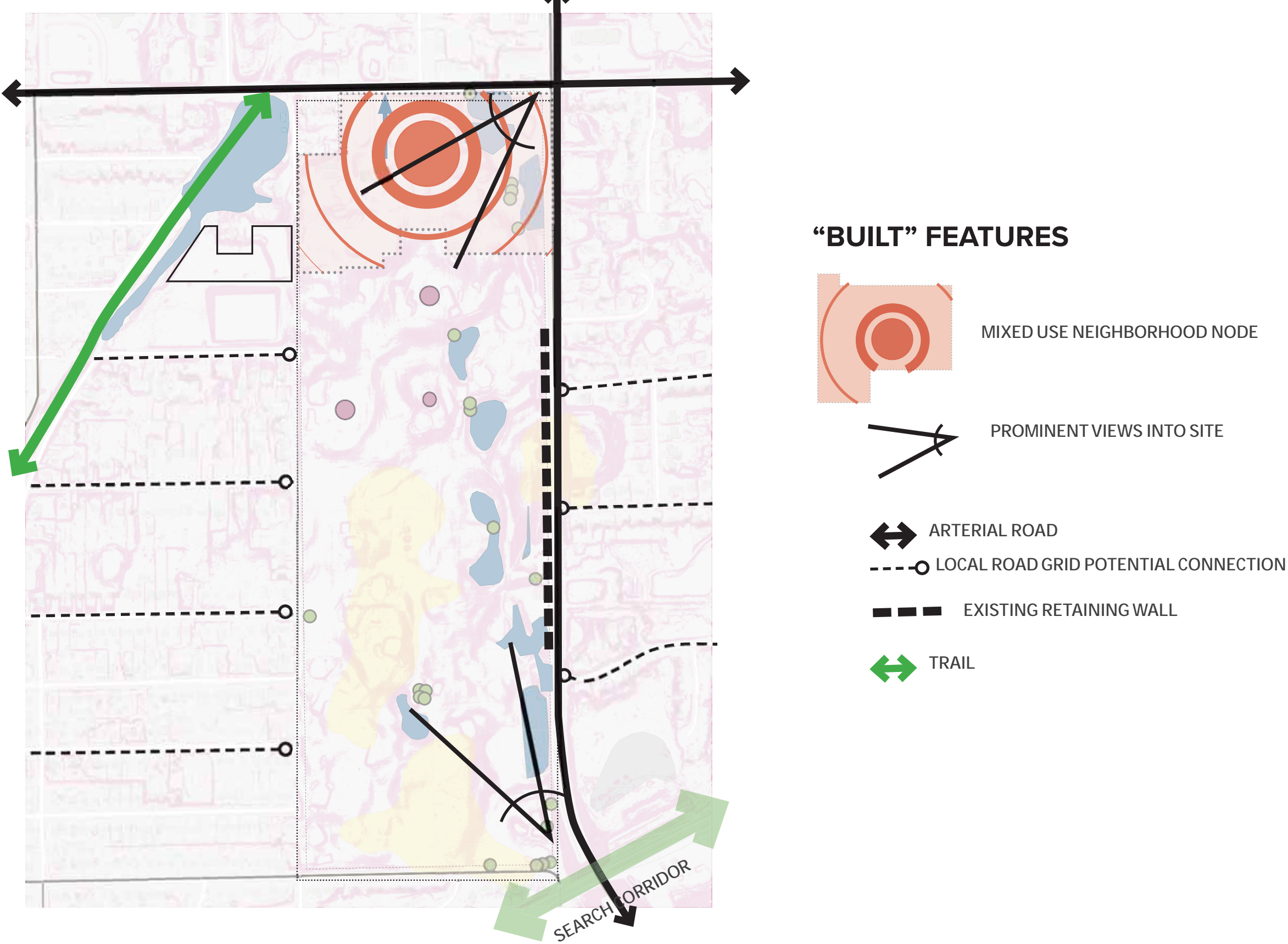
“BUILT” FEATURES

- MIXED USE NEIGHBORHOOD NODE
- PROMINENT VIEWS INTO SITE
- ARTERIAL ROAD
- LOCAL ROAD GRID POTENTIAL CONNECTION
- EXISTING RETAINING WALL
- TRAIL

COMPOSITE - OPPORTUNITIES AND CONSTRAINTS



COMPOSITE - OPPORTUNITIES AND CONSTRAINTS



DESIGN DRIVERS -

what decisions will most impact the design of the site?

LAND USE, INTENSITY, AND DISTRIBUTION

Which land uses make sense in what parts of the site?

Much of that land use can each part of the site handle?

How can those land uses support the surrounding community?

CONNECTIVITY AND ACCESS

How can you and others access the site?

Should the grid be extended from the west....or from the east....or something different altogether?

How can access be designed to achieve community goals related to transit, walkability, open space?

WETLANDS, STORMWATER and OPEN SPACE

Where and how should the open space network on the site be arranged?

What functions should it perform? How can it help achieve community goals?

How can the existing features (topography, wetlands, trees) be integrated into the site?