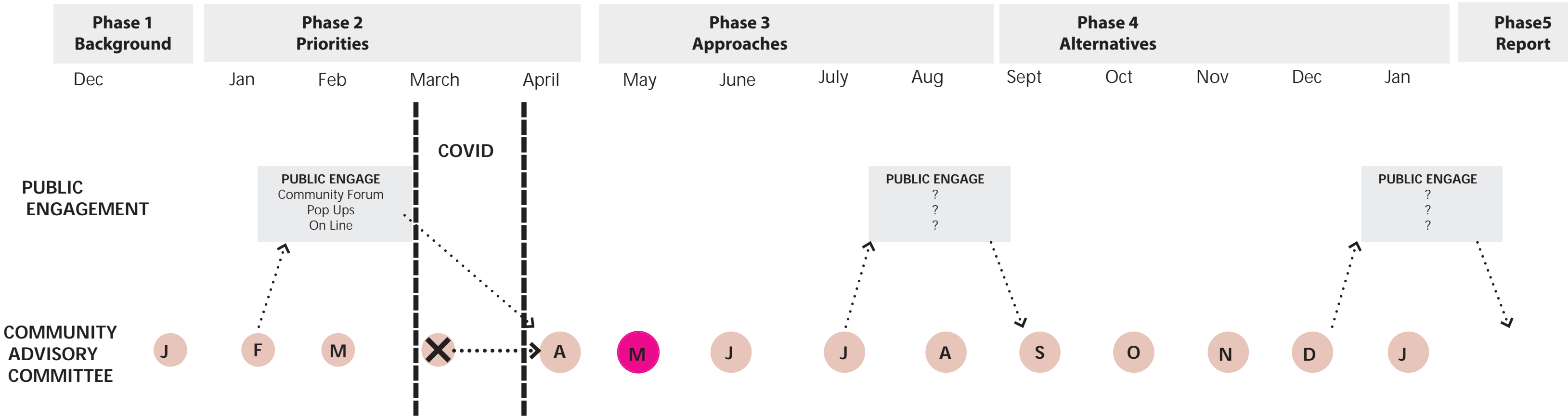


HILLCREST REDEVELOPMENT PLAN
Community Advisory Committee
May 19, 2020



UPCOMING CAC AGENDAS



APRIL
 Restart and Refresh
 Confirmation of Priorities
 Site Analysis
 Design Drivers



MAY
 Complete Priorities
 Pollution and Environmental
 Site Opportunities and
 Constraints

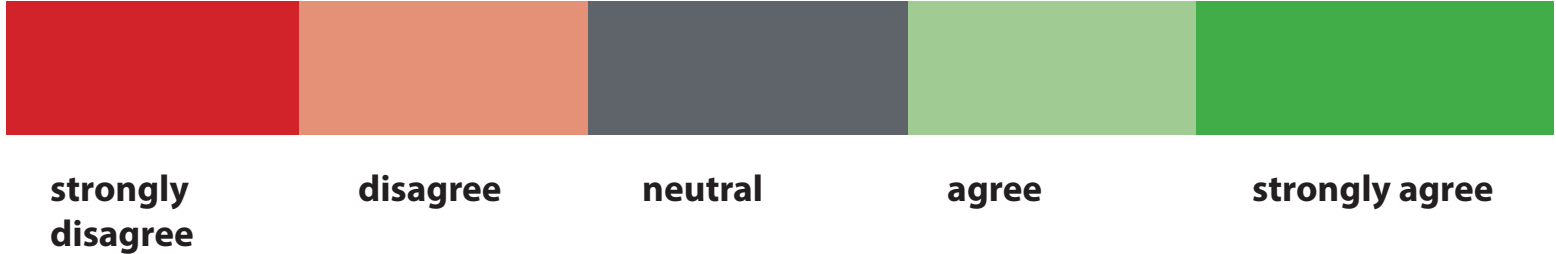


JUNE
 Present Approaches

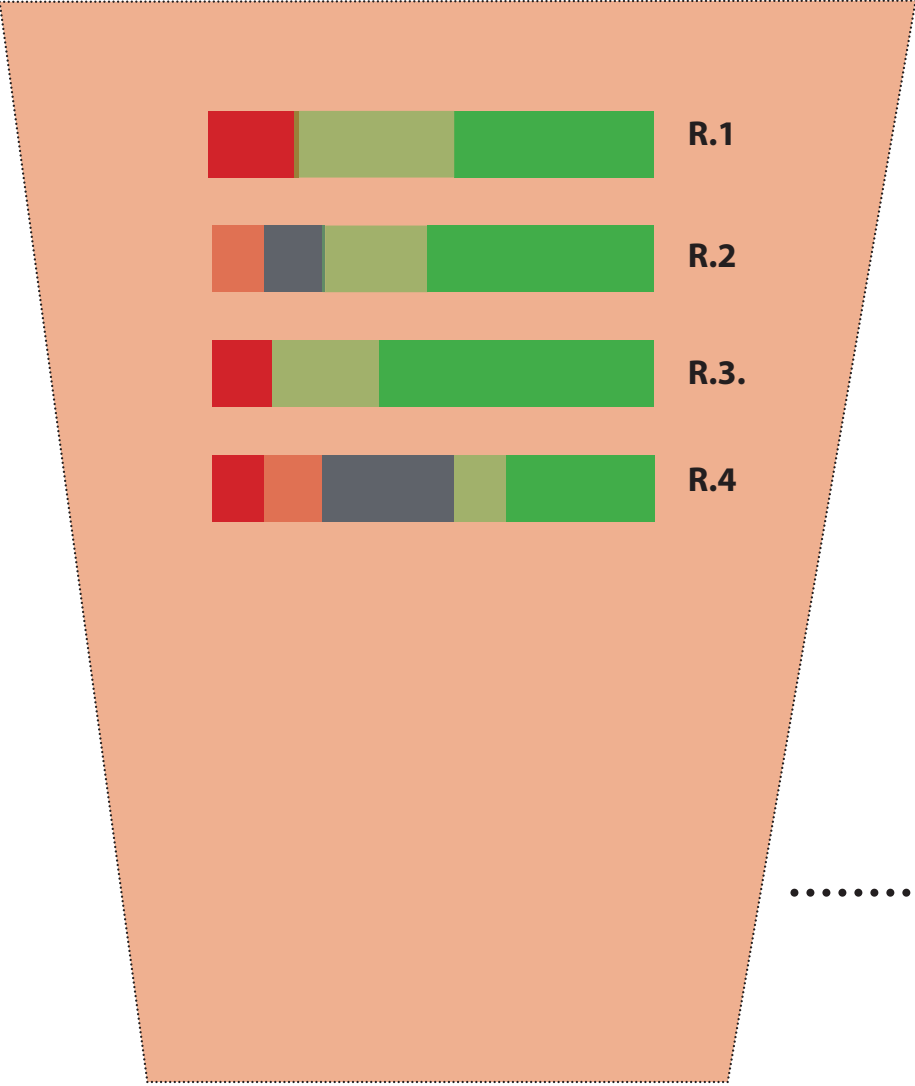


JULY
 Plan August Public Engagement

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

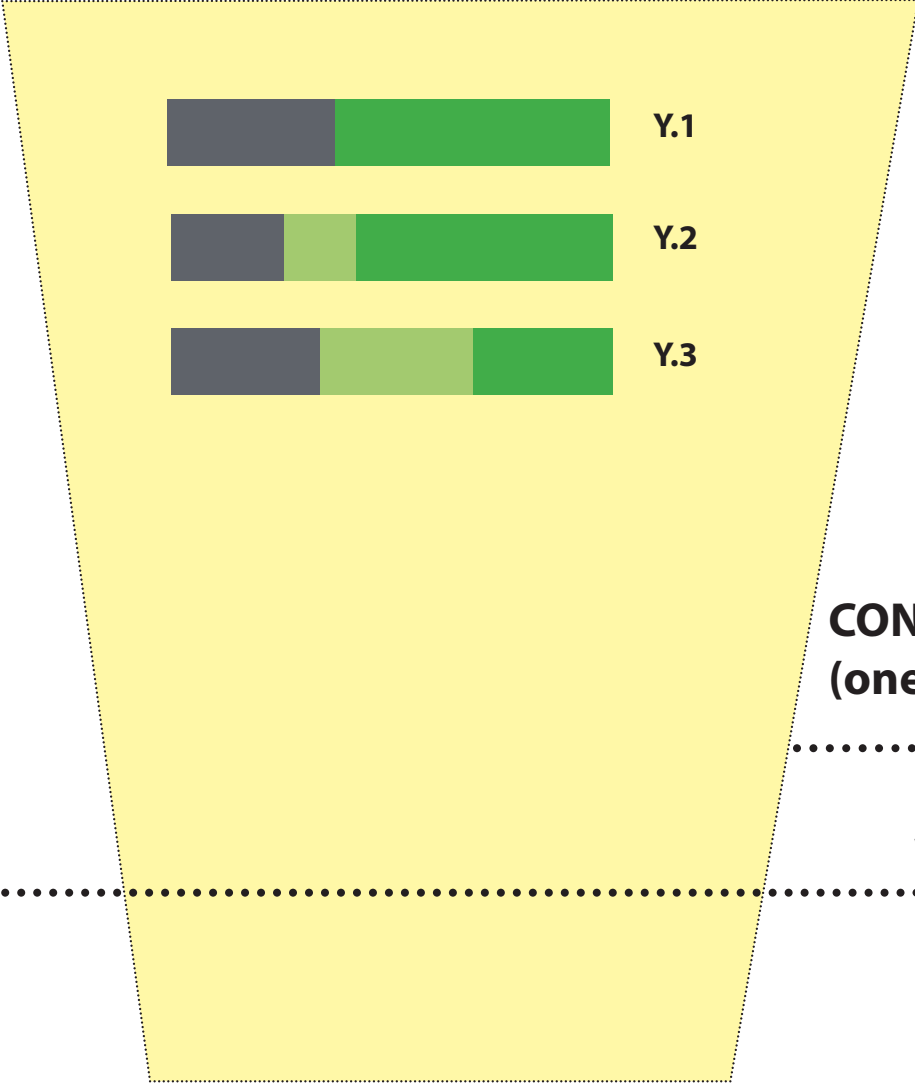


Some “disagree”



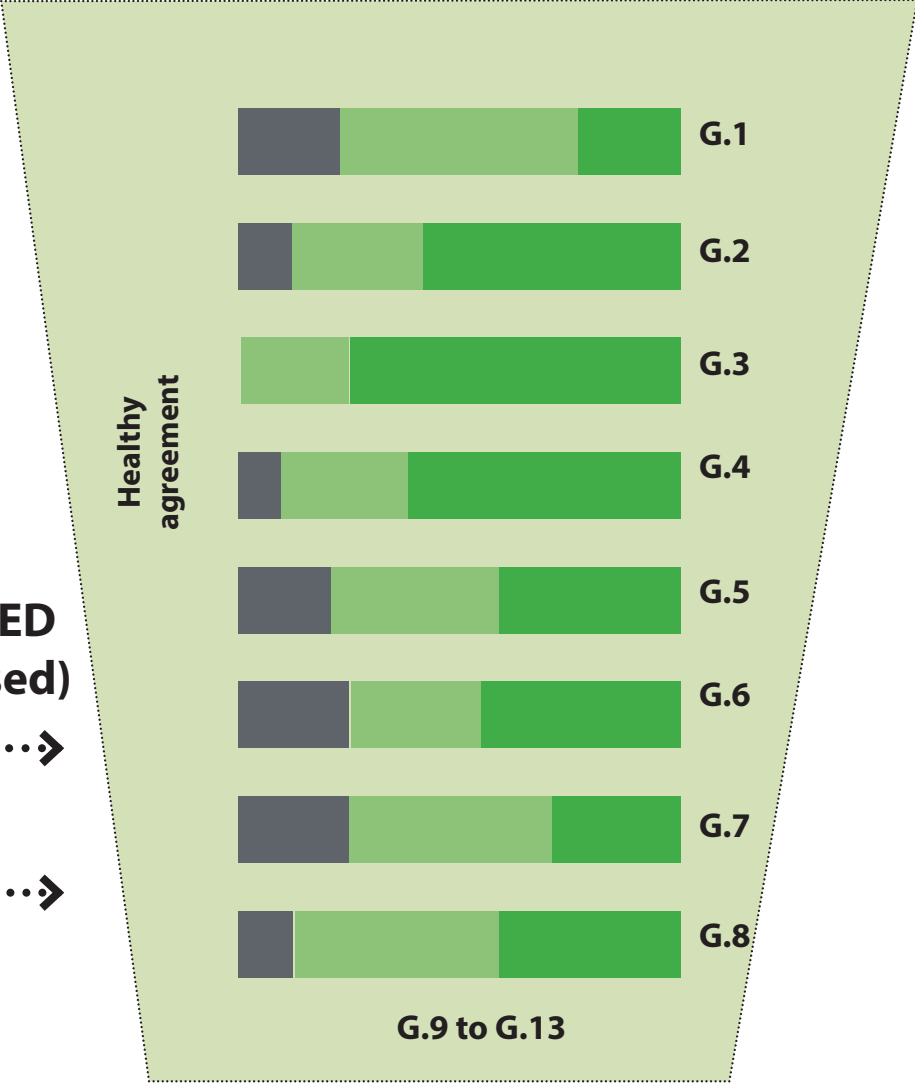
Discuss these

More than 25% “Neutral”



Discuss these

Strong Agreement = Community Priorities



CONFIRMED

CONFIRMED (one revised)

?

CONFIRMED

G.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 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.



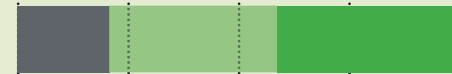
G.3. New development should address the serious **housing shortage** in Saint Paul.



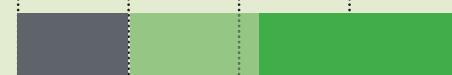
G.4. New jobs on the site should be for a **diverse working class**, providing sustainable living wage jobs and have local hiring goals; stable jobs for skilled labor for all education levels, and not with high turnover rates.



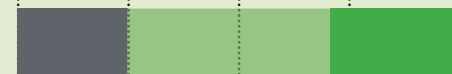
G.5. Development on the site should **strengthen existing businesses** and also support the growth of small, local, and entrepreneurial businesses. This can include (but is not limited to) provisions and allowances for home (and garage) based businesses, affordable commercial workspaces, co-working and 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.



CONFIRMED

one revised

Y.1	Design of housing should encourage <i>pride in one's home and the community.</i> (AS REVISED BY THE CAC)	
Y.2	Housing should emphasize an interaction with other residents and with nature.	
Y.3	Ideally, new jobs would be "green jobs."	

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

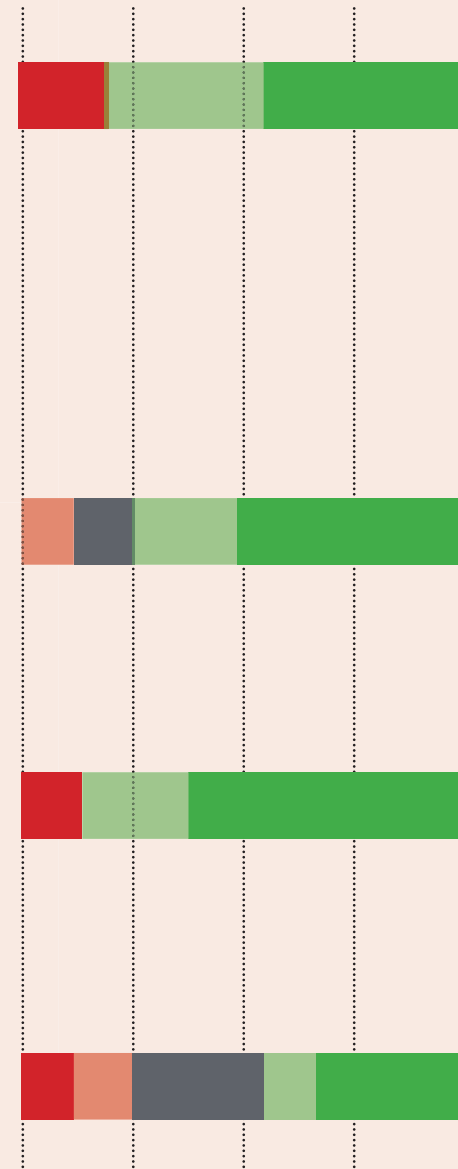
Task : to provide clarity and explanation, and/or to modify them so they can move into the green category. Or leave them out because they are not a consensus item.

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.



COMPOSITE - OPPORTUNITIES AND CONSTRAINTS



“NATURAL” FEATURES

-  WETLANDS and WATER
-  SLOPE > 20%
-  HIGH STORMWATER INFILTRATION POTENTIAL
-  VIEWPOINT - SITE HIGH POINT
-  SIGNIFICANT TREE
-  STORMWATER FLOW
-  RIDGE
-  PARK



SUITABILITY ANALYSIS: Development

