



# HILLCREST MASTER PLAN

INITIAL DEVELOPMENT ALTERNATIVES

CAC REVIEW

JULY 21st, 2020

## WHERE IS HILLCREST?

Hillcrest is a 112-acre site on the far east side of Saint Paul - at the intersection of Larpenteur Ave and McKnight Road. The site was developed in the early 20th Century as a golf course. The golf-course closed in 2017. In July of 2019, the Saint Paul City Council approved bonds for the Saint Paul Port Authority to purchase the site with the intent to redevelop the site to benefit the surrounding communities.

## WHAT IS A MASTER PLAN?

The City of Saint Paul - in collaboration with the Saint Paul Port Authority, community members, and consultants - is developing a master plan. The purpose of the master plan is to develop a future vision for the site including future land uses and street network for the site. Key goals of the plan include how to build opportunity and community wealth on the redeveloped Hillcrest site – bringing more *housing, jobs, and public amenities*.

## WHO IS LEADING THIS EFFORT?

The City of Saint Paul is leading the master plan process, in collaboration with community members, consultants, and the Port Authority.

The Hillcrest Community Advisory Committee provides feedback to City staff and consultants throughout the master planning process. Topics include land use priorities, street and trail networks, open space and neighborhood connections. Members are expected to engage with and speak on behalf of the communities they represent. The CAC's mission includes that its members represent the broader community in addition to (their) own unique perspectives.

The 12-member Community Advisory Committee (CAC) was appointed by Mayor Melvin Carter from among over 70 applications via an open application process. One more member will be added in the next month. The members of your CAC are:

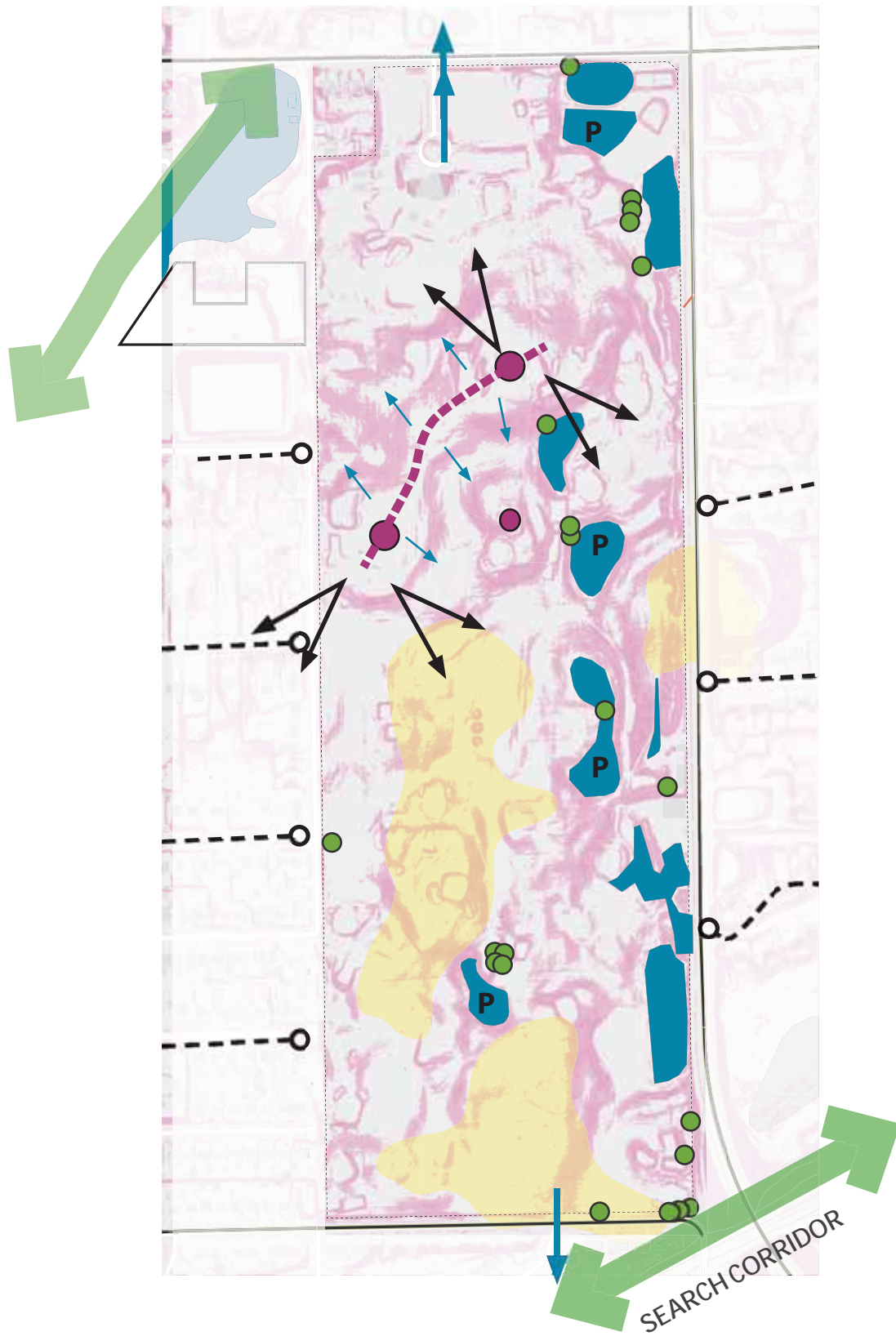
- Anne DeJoy (Planning Commissioner)
- Osman Egal (Saint Paul/Maplewood resident)
- Jon Fure (Saint Paul resident)
- Kathryn Murray (Saint Paul resident)
- James Westin (Saint Paul resident)
- Rachel Finazzo Doll (District 2 Community Council representative)
- Linda Martinez-Higgins (Maplewood resident)
- Tiffany Scott Knox (Maplewood resident)
- Tong Thao (Business representative)
- Que Vang (Housing representative)
- Ethan Osten (Multimodal transportation representative)
- New to-be-named St Paul resident

DRAFT

WINTER 2020	PHASE 1	<p><b>Research, Data Collection, and Initial Public Engagement</b></p> <p>The City of Saint Paul, in collaboration with the community and consultant team, will collect and review information on the site's the history, current conditions, opportunities, and constraints. This includes technical and sustainability analyses as well community wants and needs. This information will be used to develop Hillcrest Master Plan's Goals and Priorities.</p>
SPRING 2020	PHASE 2	<p><b>Initial Alternatives Development</b></p> <p>Using the goals and priorities developed in Phase 1, the Hillcrest team will develop initial development concepts for the site.</p>
SUMMER 2020	PHASE 3	<p><b>Initial Alternatives Public Review</b></p> <p>The initial development concepts will be presented to the public for their review. Multiple tools, from on-line surveys to in-person events, will be used to capture community feedback on this initial development concepts. Sign-up for project updates to keep up to date on these events and opportunities.</p>
FALL 2020	PHASE 4	<p><b>Edits to the Alternative and Report Development</b></p> <p>Feedback from the community, associated governmental agencies, and other stakeholders will be reviewed and analyzed. The development concept will be adjusted to incorporate this feedback. The Master Plan document will be developed.</p>
WINTER 2020-2021	PHASE 5	<p><b>Refined Altnerative Public Review and Document Completion</b></p> <p>The refined development concept will be presented to the public for comment. These comments will be used for a final round of edits and completion of the Master Planning Document.</p>

we are here

# SITE FEATURES



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



# LAND USE TARGETS

**+/- 1000 JOBS**

**+/- 1000 HOUSEHOLDS**

**+/- 20 ACRES OF OPEN SPACE**

# COMMUNITY ENGAGEMENT PHASE 1 → COMMUNITY PRIORITIES

The purpose of Phase 1 Engagement was to introduce the public to the project, to give background information, and to listen to participants' visions and concerns for redevelopment of the Site. Discussions were generally structured around community character, living/housing, working/jobs, and overall community priorities.

Following the phase 1 community engagement, the Community Advisory Committee developed 20 community priorities for the Hillcrest Master Plan Project based on the community responses that will be carried through the development of site alternatives.

 **Community Forum**  
160 attendees

 **Pop Up Meeting (x3)**  
60 attendees

 **On line Surveys**  
22 responses

Total  
  
**+/- 220**  
engagements



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.
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 part of childhood memories. Incorporate them into park space, gardens, wetlands and other amenities useable year-round to distinguish the site.
12. 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.
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 playground for young families, natural reserve for kids to explore, dog park and other public or semipublic 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.
14. Design of housing should encourage pride in one's home and the community. [As revised by the CAC.]
15. Housing should emphasize an interaction with other residents and with nature.
16. Ideally, new jobs would be "green jobs."
17. 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, homes that are affordable to many incomes and family types, senior options (assisted and independent living cottages), and starter homes, all with yards and green space a priority.
18. New housing should consider emerging and existing family types – such as multi generational, extended, and single person households, cooperative housing arrangements, and intergenerational mixes.
19. 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. Retail should primarily serve the immediate area and not compete with White Bear Avenue.
20. Limit connections to the west and south that carry fast and high volumes of vehicular traffic. Connections into the site from the west and south 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.

## THEMES

  
**CONNECT**  
build strong connections to existing infrastructure and community systems

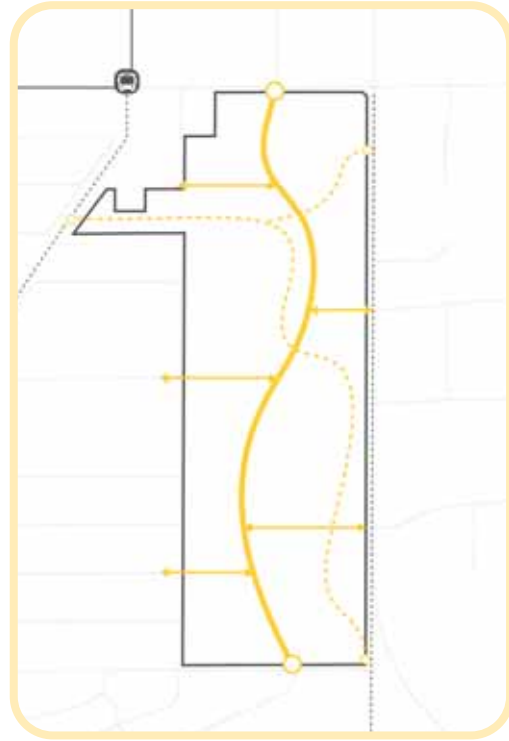
  
**ACTIVATE**  
spark community and economic activity through innovative development

  
**CONSERVE**  
conserve existing site features that celebrate the character and ecological value of the site

  
**BLEND**  
thoughtfully integrate the new development into the existing neighborhoods

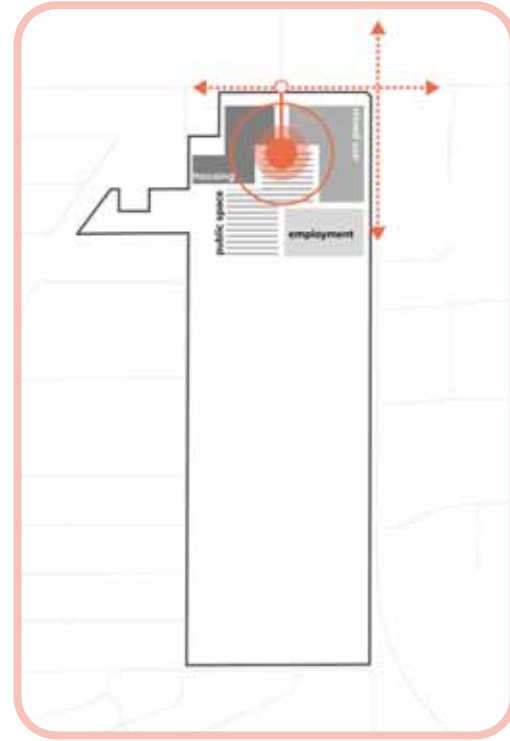
  
**BUILD**  
provide new community resources through site development

# DEVELOPMENT TOOLS



## CONNECT

the new development in the hill-crest site will create connections to the surrounding infrastructure network and will balance the needs of pedestrians, cyclists, and vehicles.



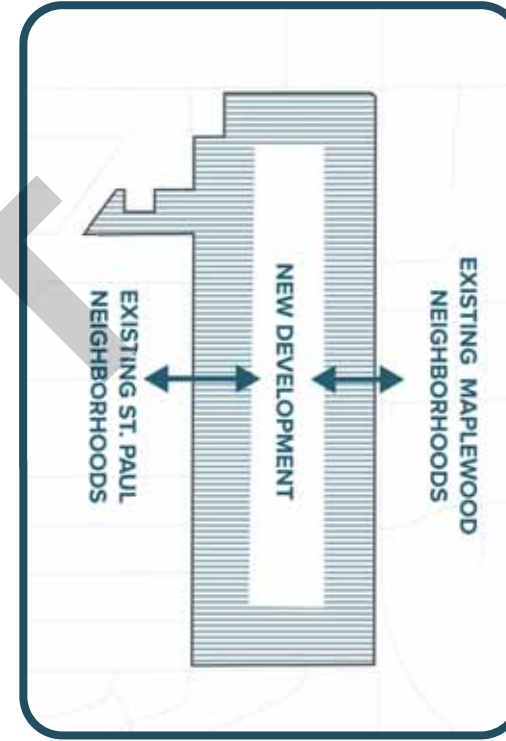
## ACTIVATE

the new development looks to spark economic and community activity on the site. This is often created through placement of complementary land uses - housing, public open space, retail, and employment. Each approach proposes a different way to balance the land uses and activate the site.



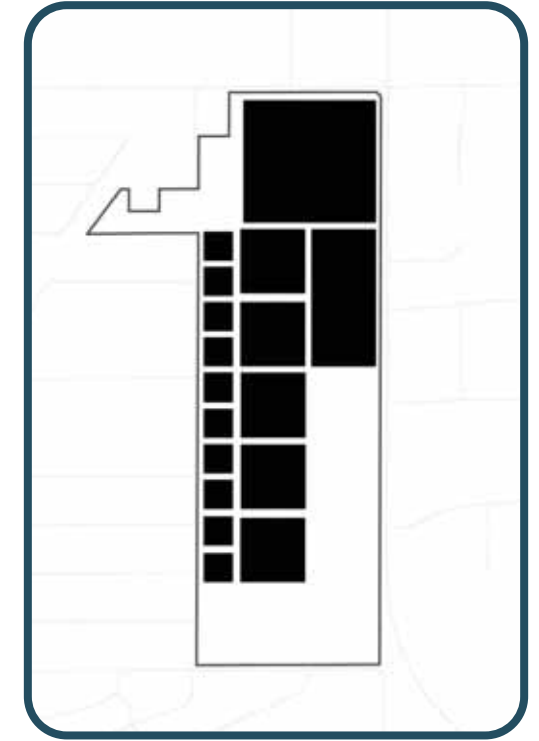
## CONSERVE

the community has identified natural features on the site - including the topography, mature trees, and wetland - as valuable features to maintain in the new development. Each alternative proposes a different way to approach this conservation.



## BLEND

the new development should complement the surrounding neighborhoods and act as a bridge between the communities of st. paul and maplewood.



## BUILD

the site will use varying scales in blocks and buildings to meet the needs of each of the land uses. Each alternative looks to balance the scales to support new activity as well as blend into the surrounding development.

# ALTERNATIVE 1 : LIGHT TOUCH



## BUILD

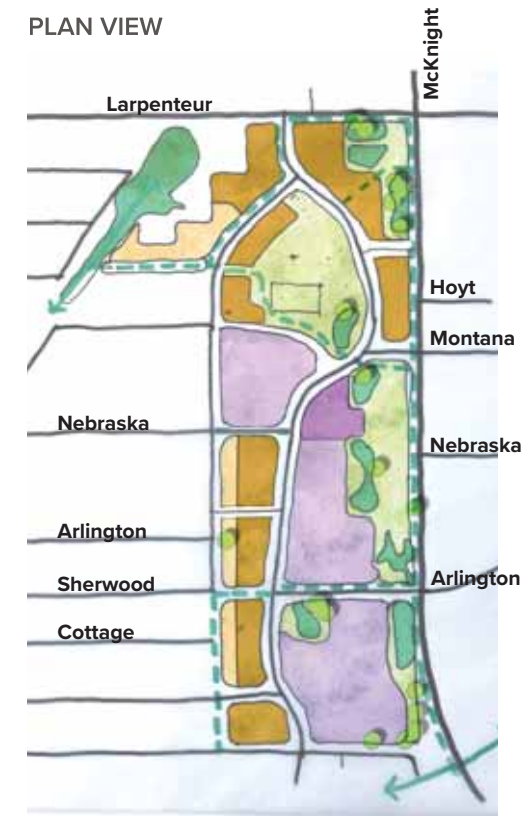
this alternative conserves the current location and extents of the hill crest and wetlands as central site features. Proposed land uses are placed around these features and existing site topography.

### LANDUSES

- residential 1 : higher density
- residential 2 : lower density
- open space
- park land
- wetland
- employment: industrial
- employment: office
- trail easement
- right-of-way

LAND USE	Acres
ROW	15
<b>Trail Easement</b>	<b>3</b>
<b>Total Open Space</b>	<b>33</b>
Open Space (including wetlands, not active park)	25
Active Park	8
<b>Employment (Industrial + Office)</b>	<b>29</b>
Office	2
Industrial	27
<b>Total Residential</b>	<b>32</b>
Residential 1	24
Residential 2	8
<b>Total Area</b>	<b>112</b>

## PLAN VIEW



## CONNECT

a single north south connection meanders through the site with east west roads connecting to existing local network at select roads. This placement conserves the wetland and existing hillcrest in their current locations. Trails connect the site to the existing trail network and allow for easy pedestrian and bicycle circulation in the new development.

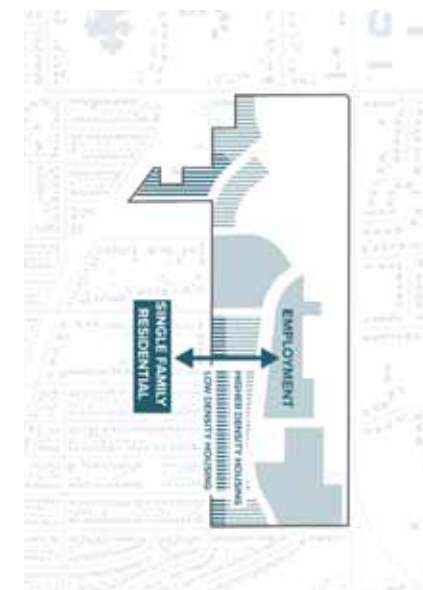
- existing road
- existing bus route
- existing trail
- proposed trail
- proposed road 70' ROW
- proposed road 80' ROW



- existing significant tree
- existing wetland
- hillcrest

## CONSERVE

All wetlands, majority of significant trees, and the existing hillcrest are conserved in this alternative.



## BLEND

employment land uses are located in the center of the site. Lower to higher density residential development are used to blend the site into the existing neighborhoods' grid.



## ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing, employment, and retail around flexible public space - including a 5+ acre active park and hill crest.

# ALTERNATIVE 2 : CONSERVATION



## BUILD

this alternative balances the conservation of the existing natural site features with acreage identified for new development. This alternative focuses development around the intersection of McKnight Road and Larpenteur Ave.

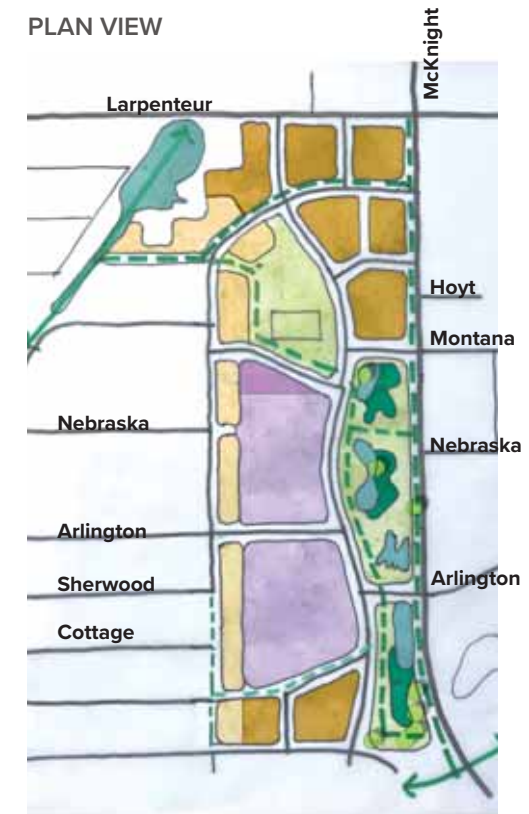
### LANDUSES

- residential 1 : higher density
- residential 2 : lower density
- open space
- park land
- wetland
- employment: industrial
- employment: office
- trail easement
- right-of-way

LAND USE	Acres
ROW	17
<b>Trail Easement</b>	<b>4</b>
<b>Total Open Space</b>	<b>29</b>
Open Space (including wetlands, not active park)	24
Active Park	5
<b>Employment (Industrial + Office)</b>	<b>23</b>
Office	1
Industrial	22
<b>Total Residential</b>	<b>40</b>
Residential 1	23
Residential 2	17
<b>Total Area</b>	<b>113*</b>

\*Includes 1 acres ROW outside of existing site

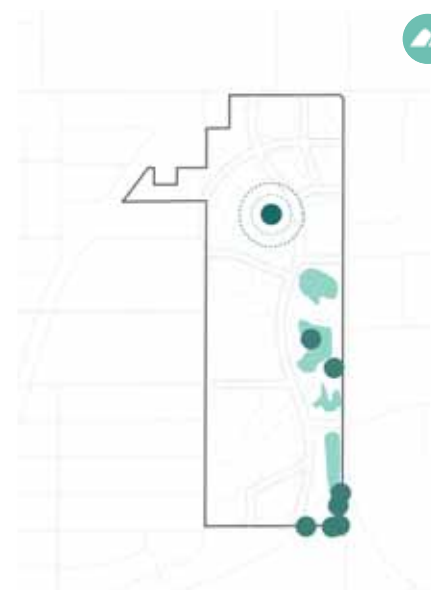
## PLAN VIEW



## CONNECT

a single north south connection meanders through the site with east west roads connecting to existing local network at select roads. This road placement creates a range of block scales needed for the different land uses - smaller blocks for residential use and larger areas for industrial. Trails connect the site to the existing trail network and allow for easy pedestrian and bicycle circulation in the new development.

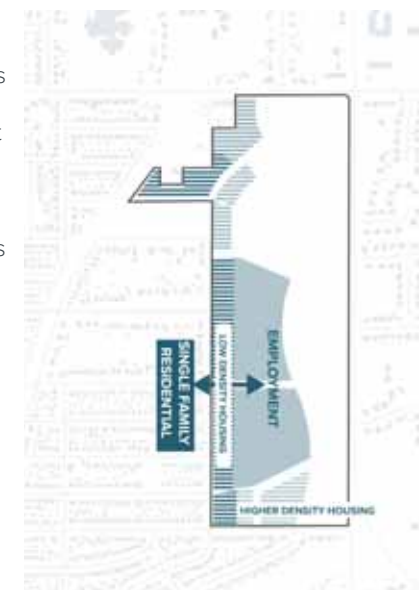
- existing road
- existing bus route
- existing trail
- proposed trail
- proposed road 70' ROW
- proposed road 80' ROW



## CONSERVE

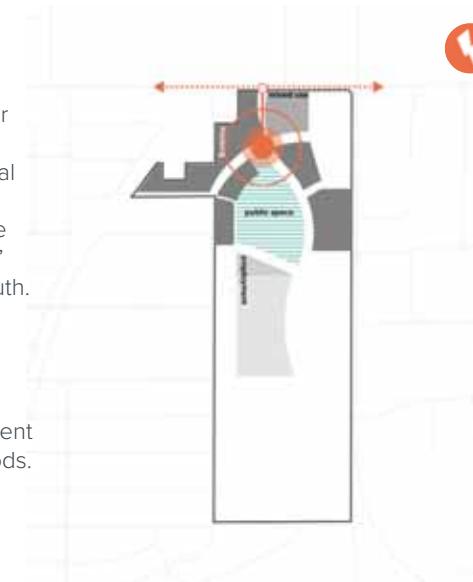
high value existing wetlands on the eastern edge of the site and adjacent significant trees were maintained in this alternative. A hillcrest is identified near to the location of the existing site's highest peak

- existing significant tree
- existing wetland
- proposed hillcrest



## BLEND

employment land uses are located in the center of the site. Lower and higher density residential development are used to blend the site into the existing neighborhoods' grid to the west and south. Maintaining the existing wetlands in the east of the site creates a green buffer between the site development and adjacent residential neighborhoods.



## ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing and retail around flexible public space - including a 5+ acre active park and hillcrest.

# ALTERNATIVE 3 : RESHAPE



## BUILD

this alternative maximizes acreage identified for employment. High Value wetland areas are maintained. Two active community open space nodes are created around the hillcrest in the north and the active park land in the south of the site.

### LANDUSES

- residential 1 : higher density
- residential 2 : lower density
- open space
- park land
- wetland
- employment: industrial
- employment: office
- trail easement
- right-of-way

LAND USE	Acres
ROW	14
Trail Easement	3
<b>Total Open Space</b>	<b>33</b>
Open Space (including wetlands, not active park)	21
Active Park	6
<b>Employment (Industrial + Office)</b>	<b>38</b>
Office	2
Industrial	36
<b>Total Residential</b>	<b>26</b>
Residential 1	21
Residential 2	5
<b>Total Area</b>	<b>113*</b>

\*Includes 1 acres ROW outside of existing site

## PLAN VIEW



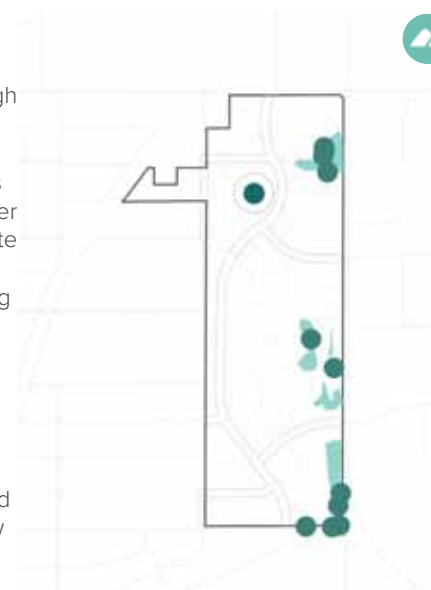
## CONNECT

a single north south connection meanders through the site with east west roads connecting to existing local network at select roads. This road placement creates larger blocks in the center of the site needed for industrial use. A open space buffer runs along the western edge of the site between the industrial land uses and the neighboring residential community. Trails connect the site to the existing trail network and allow for easy pedestrian and bicycle circulation in the new development.

- existing road
- existing bus route
- - - existing trail
- proposed trail
- proposed road 70' ROW
- proposed road 80' ROW

## CONSERVE

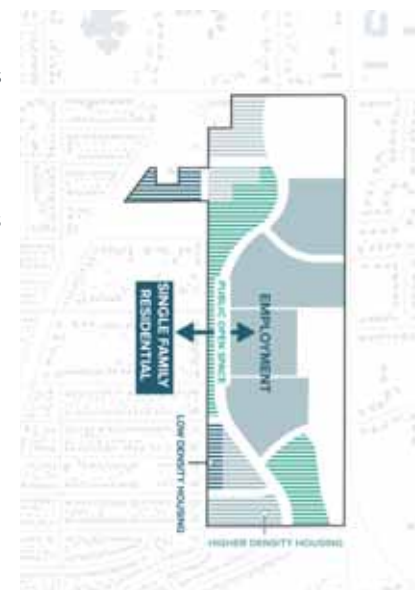
high value existing wetlands and adjacent significant trees were maintained in this alternative. A hillcrest is identified near to the location of the existing site's highest peak.



- existing significant tree
- existing wetland
- proposed hillcrest

## BLEND

employment land uses are located in the center of the site. Residential development and public open spaces are used to blend the site into the existing neighborhoods' grid to the north and south. Maintaining the existing wetlands in the east of the site creates a green buffer between the site development and adjacent residential neighborhoods.



## ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing and retail around flexible public space - including a 5+ acre active park and hillcrest.





# ALTERNATIVE 4 : SCULPT



## BUILD

this alternative maximizes development of the land for employment and housing. Wetland areas are relocated to the southern end of the site following existing grade.

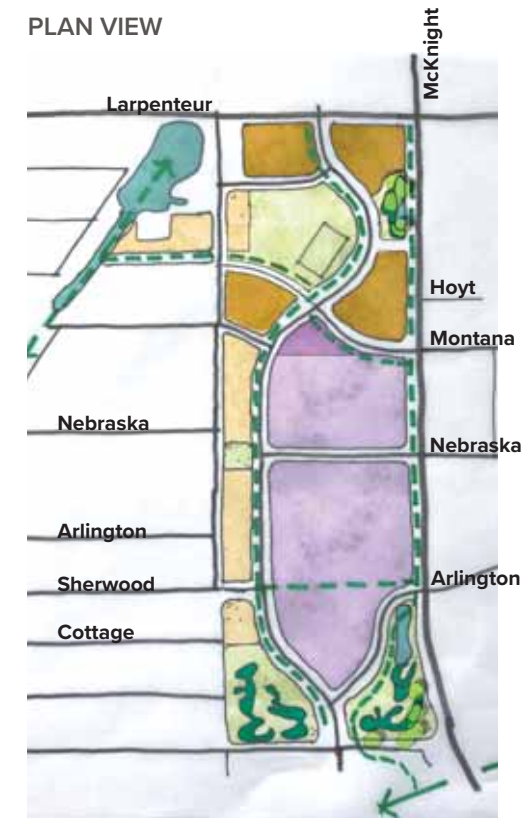
### LANDUSES

- residential 1 : higher density
- residential 2 : lower density
- open space
- park land
- wetland
- employment: industrial
- employment: office
- trail easement
- right-of-way

LAND USE	Acres
ROW	16
Trail Easement	3
<b>Total Open Space</b>	<b>26</b>
Open Space (including wetlands, not active p	21
Active Park	5
<b>Employment (Industrial + Office)</b>	<b>37</b>
Office	1
Industrial	36
<b>Total Residential</b>	<b>32</b>
Residential 1	16
Residential 2	16
<b>Total Area</b>	<b>113*</b>

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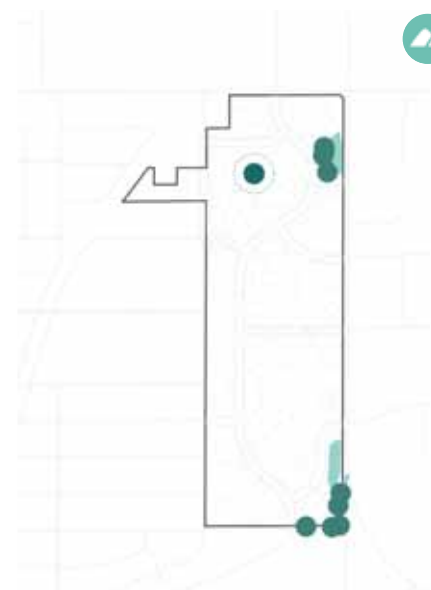
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## CONNECT

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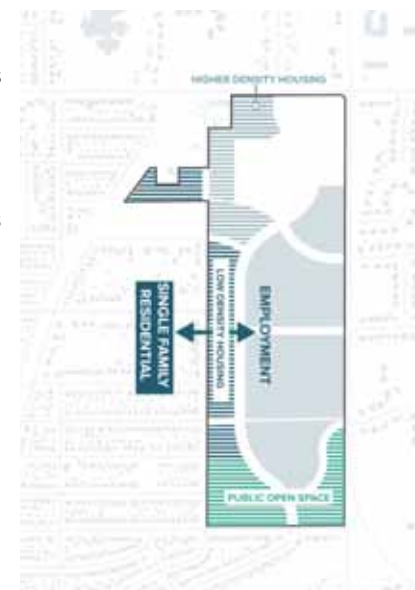
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## CONSERVE

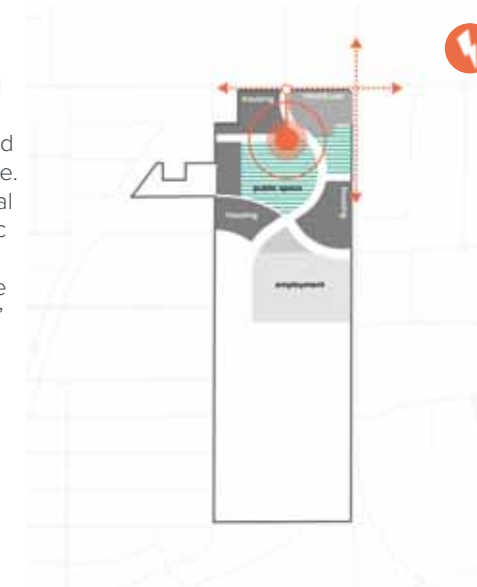
high value existing wetlands and adjacent significant trees were maintained in this alternative. A hillcrest is identified near to the location of the existing site's highest peak

- existing significant tree
- existing wetland
- proposed hillcrest



## BLEND

the large area identified for employment use is located in the center and eastern edges of the site. Lower density residential development and public open spaces are used to blend the site into the existing neighborhoods' grid.



## ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing and retail around flexible public space - including a 5+ acre active park and hillcrest.

# COMPARISON OF THE ALTERNATIVES

ALTERNATIVE 1 : LIGHT TOUCH



ALTERNATIVE 2 : CONSERVATION



ALTERNATIVE 3 : RESHAPE



ALTERNATIVE 4 : SCULPT



**responds most directly to the features of the land, preserving them in place**

keeps wetlands and ponds minimal grading around the hillcrest

**gathers valuable natural and cultural resources in one location and builds intensely elsewhere**

gathers and expands wetlands in single location, creates a broad corridor through site  
adjusts the hillcrest slightly  
active park to the north

**pushes the hill and moves the ponds to expand design possibilities**

Keeps all wetlands, eliminate ponds, significant grading to push and sculpt the hill, two areas of open space connected by trail, active park on the south

**sculpts a hill and moves the wetlands to create more design possibilities**

Keeps select wetlands, eliminate ponds, significant grading to sculpt the hill, two areas of open space connected by trail, active park on the north

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