



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.

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 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.
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.