



CITY OF SAINT PAUL
Melvin Carter, Mayor

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HILLCREST REDEVELOPMENT MASTER PLAN COMMUNITY ADVISORY COMMITTEE (CAC)

Meeting Summary

October 15th, 2019, 5:00-6:30pm @ Hayden Heights
Library

CAC members in attendance: Anne DeJoy, Rachel Finazzo Doll, Osman Egal, Linda Martinez-Higgins, Kathryn Murray (~5:30), Ethan Osten, Tiffany Scott Knox, Tong Thao, Que Vang, James Westin.

Others: Bill Dermody, Luis Pereira, Mike Richardson, Tim Scanlon-Johnson (City of Saint Paul staff); Andrew Dresdner (City's consultant); Kathryn Sarnecki, George Hoene (Port Authority staff); Tom Goodrum, Ken Larsen, James Soltis (Port's consultants).

The meeting began at 5:05 p.m.

Welcome & Introductions

Bill Dermody provided a brief welcome. All in the room introduced themselves.

Project Overview

Bill Dermody used a Process Overview graphic to explain the timeline for the master plan, including points for public engagement and key CAC decision points: 1. Voting on a list of community priorities for the consultants to use to create master plan concepts in early 2020, and voting in late 2020 regarding the CAC's opinion on a final draft master plan that will go to the Planning Commission and City Council for formal hearings. He explained that a master plan addresses land uses (e.g. single-family/multi-family/townhome housing, retail, employment center/light industrial) and how they will be laid out on the site. It also includes locations of streets/trails, parks, and key stormwater features like ponds. Some important steps for the development, like environmental review and platting, will not be part of the master plan and will come after.

- Question from Tong Thao
 - o How much of the materials we discuss in CAC meetings can be public and/or put on social media?
- Answer from Bill Dermody
 - o All content and materials used and discussed at the CAC will be posted online as well. We will ask you to represent the broader community and not just yourselves, so sharing materials that way can be how you get those opinions.
- Comment from Linda Martinez-Higgins
 - o That means we have to be prepared and informed to answer questions from the public.
- Comment from Bill Dermody
 - o Yes, and formal community engagement opportunities will exist as well; but CAC members should keep the public informed.

Port Authority: Property Owner perspective

Kathryn Sarnecki from the Port Authority discussed the opportunity of Hillcrest and why/how the Port came to be involved. She explained the Port's role, history, and mission. She said the Port understands this will be different than the usual Port project, that this will be most likely mixed use. She explained the \$10 million financing and the Port's desires for the site, including jobs, energy efficiency (LEED for Communities, etc.), and cleanup of environmental contamination. She offered that their consultant team can be a resource for the CAC with any questions.

- Question from Linda Martinez-Higgins
 - o How does LEED work on a development-wide scale?
- Kathryn Sarnecki explained how the LEED for Communities scoring system works.
- Question from Anne Dejoy
 - o Can we tour the site?
- Answer from Kathryn Sarnecki
 - o That will be up to the CAC schedule, but yes from the Port.
- Answer from Bill Dermody
 - o That's a possibility.

CAC Mission & Responsibilities

Bill Dermody reviewed the CAC Mission & Responsibilities document.

- Question from Que Vang
 - o Will you be keeping minutes of the CAC meetings in case anyone misses a day?
- Answer from Bill Dermody
 - o Yes, summaries of CAC meetings can be made public.

Demographics Highlights

Tim Scanlon-Johnson presented a summary of the demographics of the area (nine Census block groups) surrounding the Hillcrest Site, including that 45% of adults are under age 40, 58% of all residents are White, 15% are Asian, 11% are Hispanic, and 10% are Black. The block groups on the Saint Paul side are somewhat younger, and on the Maplewood side people are somewhat older.

- Question from Que Vang
 - o Can we see additional data on homeownership, rental, AMI (Area Median Income), income generally, number of units, affordable housing?
- Question from Linda Martinez-Higgins
 - o Can we see small business and employment numbers?
- Comment from Tong Thao
 - o Yes, employment numbers will be important.
 - o Are we looking at a large enough area?
- Discussion by group ensued, leading to a consensus that White Bear Avenue, North St. Paul, and 3M should be looked at for employment numbers.
- Comment by Linda Martinez-Higgins
 - o Speaking of 3M, McKnight Road is being narrowed to 3 lanes. It will be important to consider the impact of the Hillcrest site on this.

Community Engagement

Bill Dermody reviewed the role of community engagement in the process, including that they aim to have engagement reflect the area demographics.

- Question from Tiffany Scott Knox

- Who will actually do the community engagement? How will they relate to the area demographics?
- Answer from Bill Dermody
 - ZAN Associates is set to do the engagement. Their team includes a Hmong speaker and a Spanish speaker. We intend to have targeted engagement, for example like Ramsey County recently conducted for the Rush Line at Hmong Village.

Consultant Team Introduction

Andrew Dresdner, an urban planner/designer from Cunningham Group introduced himself as the lead for the City's intended consulting team on this project and explained his background. He also listed the other sub-consultants who will work with Cunningham on Hillcrest. He explained his perspective that successful developments are walkable, authentic, prosperous, and healthy, and further explained his team's tasks.

- Question from Que Vang
 - Could planning/architecture students get involved in this project?
- Answer from Andrew Dresdner
 - That's a good idea. A draft public engagement plan will be presented soon and we can discuss how to engage young people and everyone.
- Comment from Linda Martinez-Higgins
 - We need to keep in mind that someone younger will want something different ... what needs to be at the Hillcrest Site for young people to want to live there?

Elect Co-Chair

The CAC unanimously elected Linda Martinez-Higgins to be CAC co-chair, joining Anne DeJoy who was previously assigned to that role as the Planning Commission representative.

Future Meeting Times

After discussion of other potential days of the week for meetings, and other potential Tuesdays, the group's consensus was to stick with the third Tuesday of the month for CAC meetings. They also decided to move the start time back 30 minutes to help with commuting from work, so that the meetings run 5:30 to 7:00 p.m.

Reflections/Concerns/Ideas

Tiffany Scott Knox mentioned that Mounds Park Academy could be an alternate venue for the CAC or community engagement events.

The meeting adjourned at 6:15 p.m.