



CITY OF SAINT PAUL
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HILLCREST REDEVELOPMENT MASTER PLAN COMMUNITY ADVISORY COMMITTEE (CAC)

Co-chairs Anne DeJoy and Linda Martinez-Higgins

Meeting #4 Summary

January 21st, 2020, 5:30-7:00pm
@ Hayden Heights Library

CAC members in attendance: Anne DeJoy, Rachel Finazzo Doll, Linda Martinez-Higgins, Kathryn Murray, Tiffany Scott Knox, Tong Thao, Ethan Osten, James Westin.

Others: Bill Dermody, Luis Pereira, Tim Scanlon-Johnson (City of Saint Paul staff); Andrew Dresdner, Coal Dorius, Regina Flanagan, Jeff Mandyck (City's consultants); Monte Hilleman, George Hoene, Kathryn Sarnecki (Port Authority staff); Mary Bujold, Tom Goodrum, James Soltis (Port's consultants); Joe Waters (Maplewood resident); Jennifer George (Saint Paul resident); Khayree Duckett (Saint Paul Area Association of Realtors)

Welcome & Introductions

Co-Chair Anne DeJoy began the meeting with introductions around the room.

Community Engagement Plan and Preparation for Feb. 12th Meeting

Andrew Dresdner, Regina Flanagan, and Coal Dorius presented their plans for the upcoming Community Forum on February 12th.

Coal Dorius walked the CAC thru the schedule for the February 12th meeting and introduced the planned engagement activities and the underlying concepts of community engagement. This first event is about building trust, gaining knowledge, and pulling out some values of the community.

CAC members responded with input, including both positive and negative feedback on the idea of creative, hands-on activities – that it could be great for some people, and that it would not be satisfying or useful for attendees. A good presentation overview was stated to be important so that people can be informed and so that the process and opportunities for input can be made clear. Another idea is allowing people to text right away in reaction to the presentation: “What are you most excited about/worried about?”

The consultant team also presented the schedule and ideas for the other upcoming community engagement events (i.e. pop-up events).

CAC members expressed that the planned locations for future community engagement events were further out than what they think of as the immediate area around the site.

CAC members and the consultant team discussed some ideas for other locations for community engagement and the potential for pop up community events.

Based on the concerns expressed by the CAC members with the formatting for the Community Forum, Andrew Dresdner proposed the idea of having a smaller subcommittee help to plan the February 12th Meeting. Rachel Finazzo Doll and Tiffany Scott Knox volunteered for that role.

Market Study Update

Mary Bujold of Maxfield Research and Consulting presented an updated market study of the Hillcrest area. Mary discussed overarching trends of housing type, retail, etc. and noted the demand for neighborhood serving retail, and the potential for new housing typologies to be accepted and explored by the market.

Question from James Westin

Are old retail trends coming back?

Answer from Mary Bujold

There's a resurgence of people wanting to start small local businesses and neighborhood serving retail spaces

Soft goods manufacturing in the USA and retail is an exciting trend too; e.g. Duluth Trading Co

Question from Ethan Osten

Are there metrics estimating employees per square foot?

Answer from Mary Bujold and Kathryn Sarnecki

Mary stated that 0.5 employees/1,000 sq. ft. is a norm, or it could be higher in the urban core. The Port Authority has a commitment of 1 employee per 1,000 square foot, and has recently been averaging 1.7 jobs per 1,000 square foot on their projects.

Question from Tiffany Scott Knox

Do you have income percentages for the housing demands?

Answer from Mary Bujold

In the more thorough forthcoming update of the market study we will look into demand for low income, medium, etc.

Comment from Linda Martinez-Higgins

Wages associated with retail are not high.

Response from Mary Bujold

Not proposing that market could support major retail center, but some neighborhood supporting retail is practical.

Sustainability Overview

Jeff Mandyck of Cunningham Group presented an overview of the sustainability policy and tools that could be used at the Hillcrest site including AIA Minnesota's 21st Century Development project. He also gave an overarching definition of sustainability and a preview of the most up to date concepts and technologies to create a highly sustainable site.

Priorities Exercise

The planned priorities exercise was deferred to the next CAC meeting.

The meeting adjourned at 7:10 p.m.