



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102

HILLCREST REDEVELOPMENT MASTER PLAN COMMUNITY ADVISORY COMMITTEE (CAC)

Co-chairs Anne DeJoy and Linda Martinez-Higgins

Meeting #6 Summary April 21st, 2020, 5:30-7:00pm via Skype

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

Others: Bill Dermody, Mike Richardson, Tim Scanlon-Johnson (City of Saint Paul staff); Andrew Dresdner, Mo Convery, Jeff Mandyck, Coal Dorius, Regina Flanagan, Tom Lincoln, Nathan Campeau, Brandon Bourdon (City's consultants); Kathryn Sarnecki, Monte Hilleman, George Hoene, Andrea Novak (Port Authority staff); James Soltis, Tom Goodrum (Port's consultants)

Welcome & Introductions

Co-Chair Anne DeJoy called the meeting to order at 5:33pm. Co-Chair Anne DeJoy briefly explained the protocol and logistics / highlighted the challenges of conducting this meeting online during this time of COVID-19.

CAC Schedule and Role / General Project Update

Andrew Dresdner updated the CAC on their schedule and role going forward as well as the updated timeline for the Hillcrest master planning process. Andrew addressed time lost due to the COVID-19 outbreak.

Regina Flanagan and Coal Dorius highlighted takeaways from the community engagement events, and informed the CAC that all of the information from the community engagement events is available on the CAC page of the City's website.

Community Priorities

Andrew Dresdner described 20 draft community priorities, and how they were derived from the various community engagement events and online input. Based on a pre-meeting survey of CAC members, Andrew categorized the 20 draft statements as either **“Green”** (positive reception by CAC members in the survey) **“Yellow”** (neutral reception by CAC members in the survey), or **“Red”** (an unclear / negative reception by CAC members in the survey).

“GREEN” Potential Priorities

The CAC was first asked to review and confirm or discuss the 13 “Green” statements that were identified by the consultants as garnering a positive reception in the CAC member survey. The CAC spoke positively about these priorities.

“YELLOW” Potential Priorities

Next, the CAC was asked to review and discuss the “Yellow” policies that received a neutral response in the CAC member survey.

CAC members expressed concern with statement Y1 regarding housing, including that the “pride in ownership” phrase doesn’t address rental housing.

On statement Y3, it was asked what “green jobs” means. Monte Hilleman explained that, for the Port Authority, sustainable development is in their mission and history. However, a lot of living wage jobs with low barriers to entry are not necessarily green jobs. Andrew Dresdner noted that, in affirming this statement as a Community Priority, we might end up with a tension between Community priority and a Technical Priority, and that is okay. CAC members expressed support for statement Y3 because green jobs would ideally be created in a new development like this.

On statement Y2, there were questions about whether it was redundant of other priority statements. But also, it was stated that emphasizing connection to nature is one of the most important community priorities heard. Regina Flanagan explained that this statement emphasizes an interaction with other residents and nature and is focused on architectural design, as opposed to focusing on parks, trails, and green space.

“RED” Further Discussion Policies

Mike Richardson noted that multi-family housing is absent from priority R1, and asked if CAC members have heard anything from the community on this topic. CAC members reported hearing about duplexes, but not about apartments. Mayor Carter’s comments at the community event were recalled, about how St. Paul’s population is growing, and not everybody will be in a single-family home. CAC members did hear about people wanting to see different kinds of housing.

On statement R3, it was stated that the community wants to see redevelopment along White Bear Avenue, so this statement about creating commercial and retail spaces might be an issue.

On statement R4, Andrew Dresdner relayed that people say they don't want traffic that is dangerously fast and that they don't want too much traffic. Priority R4 tries to thread the needle between absolute rejection of new traffic and the reality that connections will be needed for convenience, hence why this emphasizes design of streets carefully. CAC members said that R4 is a little confusing, that people were mostly worried about speed and danger, and that maybe some of the reluctance around this traffic is apprehensiveness about who would be wandering the neighborhood.

Linda Martinez-Higgins moved to affirm the "GREEN" and "YELLOW" priorities, with Y1 amended to be "pride in home," and to defer the four "RED" priorities to the next meeting. Kathryn Murray seconded the motion. CAC members voted 9-0 to pass the motion.

Site Analysis & Design Drivers

Andrew Dresdner and Mo Convery presented an overview of physical site characteristics and how they are anticipated to impact the eventual master plan's design.

Kathryn Sarnecki announced that the Port is putting together a map of the site's contamination for the CAC.

The meeting adjourned at 7:07pm