



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 #7 Summary**

May 19<sup>th</sup>, 2020, 5:30-7:00pm  
via Skype

CAC members in attendance: Anne DeJoy, Rachel Finazzo Doll, Osman Egal, Linda Martinez-Higgins, Ethan Osten, 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 (City's consultants); Kathryn Sarnecki, Monte Hillman, George Hoene (Port Authority staff); James Soltis, Ken Larsen (Port's consultants)

### **Welcome & Introductions**

Co-Chair Anne DeJoy called the meeting to order at 5:34pm and reviewed the meeting protocol.

### **CAC Schedule / General Project Update**

Andrew Dresdner updated the CAC on the project and CAC schedule going forward.

### **Community Priorities Revisited**

Andrew Dresdner reviewed the 20 draft community priority statements, including the 16 affirmed by the CAC in April. Andrew called for any comments, concerns, or discussion points on the remaining 4 draft priority statements.

Regarding statement R1, CAC members commented that the hang up is the term "affordable," as in "affordable housing." Affordability is important, but we need to be

clear what that means. Proposed change to “homes that are affordable to many incomes and family types.”

Regarding statement R2, it was asked what is meant by “housing that the East Side does not currently have.” Andrew Dresdner responded that almost all housing is constructed with the nuclear family in mind, but only ~25% of people live as a nuclear family. Multi-generational or co-op housing are two examples of non-traditional housing types. Bill Dermody commented that this statement could refer to housing that is in demand, but without much supply on the East Side. CAC members commented that co-op housing is indeed in demand right now. It was asked how many people can live in each housing unit. Bill Dermody responded that these details will be addressed later – right now we just need to know if this is a priority.

Regarding statement R3, CAC members commented that there is interest around developing White Bear Avenue and concern about development on this site will take away from anything there. Also, there are benefits to commercial, especially walkable commercial, for the new Hillcrest housing development as well as surrounding activity (e.g. Mounds Park Academy). Bill Dermody suggested an amendment to clarify that retail should serve the immediate area and not compete with White Bear Avenue.

Regarding statement R4, CAC members suggested deleting the words “if any” to recognize that there will be some connections from the west that complete the grid and create connections across the site. Similarly, it was suggested to say “limit connections to the west” rather than “avoid connections.” There should be a way to do this responsibly while addressing people’s concerns. It was questioned why north-south connections weren’t also being considered. Andrew Dresdner stated that the site’s direct connection to Larpenteur Avenue should discourage additional north-south traffic in the neighborhood. Bill Dermody suggested that the CAC could add the word “south” because it’s consistent with the main point of avoiding vehicles speeding through the neighborhood.

Linda Martinez-Higgins moved to affirm Community Priorities R1, R2, R3, and R4 with the revisions discussed. Tong Thao seconded. CAC voted 9-0 to pass the motion.

### **Pollution and Environmental Process**

Kathryn Sarnecki and Ken Larsen reviewed the site’s pollution from golf course operations, and the process for remediation. A map was shown that illustrates the locations of contamination. CAC members asked how deep must you go to eliminate contamination, what’s the status of the site’s water, and whether it’s feasible to excavate while leaving the retaining wall along McKnight Road. Ken Larsen responded that the depth of contamination is greatest on the greens and is less extensive out from there. It was noted that much land will probably need to be moved for the cleanup process. Ken Larsen said that they have collected groundwater samples and are not seeing mercury on this site being very mobile. Regarding the retaining wall, Kathryn Sarnecki responded that we are not sure –

part of the site's challenge will be matching existing grades around the site, while having a workable site layout.

### **Site Opportunities and Constraints Revisited**

Andrew Dresdner reviewed some of the key site features, including the hilltop, wetlands, and well-drained soils. Bill Dermody commented that these features are not conveniently placed for site planning purposes, and will be factors in the site approaches that are presented to the CAC next month.

The meeting adjourned at 7:07 pm