

| <a href="#">How do you see the next generation living, working and playing at Hillcrest?</a>  | <a href="#">How can the Hillcrest redevelopment benefit the community?</a>   | <a href="#">What is your vision for the Hillcrest redevelopment site?</a>   | <a href="#">Do you have any concerns about the Hillcrest redevelopment?</a>   | <a href="#">Year of Birth</a> | <a href="#">Ethnicity</a> |
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| I would like to see some one level townhomes that are reasonably priced ( under \$240,000). There are a lot of people who currently live in the area in single family homes that would like to stay but do not want the yard work, shoveling and stairs.  |  | One level townhomes and single family homes with walking paths and mature trees.  | I dont want to see retail space.  | 1958                          | Caucasian/Non-Hispanic    |
| The area that Hillcrest sits on is one of the largest undeveloped pieces of land left in St. Paul. It is of the utmost importance to preserve this space as a functional outdoor green space for future generations.  | The Hillcrest redevelopment being kept as a green space would be a massive benefit to the community. It would be a place that all generations can safely gather to enjoy time with one another. There are also other opportunities to make the space function as well. Including space for outdoor learning classrooms and beautiful but productive gardens.   | I envision the ability to have community gardens, educational gardens created by Urban Roots featuring rain gardens, pollinator gardens, native plant gardens and a beautiful yet productive produce garden. As the space is so large, there is also the potential to have an orchard of fruit trees, especially if the spaces are designed with pollinator gardens in mind. It would also be nice to have walking and bike paths that are close to the gardens, along with sitting areas that people can enjoy being outdoors.<br><br>The gardens can be used as an educational piece for nearby schools and can be tended to by Urban Roots and their youth interns - who are also St. Paul youth.<br><br>In the winter, a portion of the space can be used as well for cross country skiing or snow shoeing. |   | 1989                          | Hispanic                  |
| I think an evolution of a traditional single-family neighborhood form is a good fit for this site over the planning period. By this I mean more duplexes than single family homes, and some small to mid-sized multi-family buildings on the edges of the site. Some of these multi-family structures might serve senior housing or assisted living formats.  | By addressing the serious housing shortages across St. Paul. Hillcrest and the Ford redevelopment can serve to boost new housing stock on the east and west sides of St. Paul, respectively.   | 3-5 three to four-story multi-family structures around some community amenity spaces on the north side along Larpenter. Maybe a series of townhomes in the southeast quadrant. Then a meandering road network around a series of duplexes and single family homes in a fluid, non-grid format that takes advantage of the existing topography of the site that preserves the large existing trees.  | Yes. I think it is not a good spot for any form of industrial development and worry that the St. Paul Port Authority may not be a good fit with a residential-dominant development. I'm also concerned about the cost of infrastructure and that this will drive the "pro forma" to contemplate a greater share of commercial space, which I think is not economically viable.  |                               | Prefer not to answer      |
| More affordable housing for purchase. living wage jobs.   | more taxpayers, more diversity   | Would like to see a grocer there, small cafe, no tattoo parlors, dollar stores, a gas station, green spaces with some versatile fields or courts that could be used for pickle ball/tennis. bike paths, spot of decentralized police station. For access to McKnight, roundabouts<br>If they are going to build I believe it should stay gated. People in the older neighborhood do not want to see a new development and I'm sure the newer development does not want to see the older development. Also I would not run and open the streets up to White Bear Avenue to McKnight. I think that would be a huge mistake and way too many children hit by cars! Arlington Avenue is already a racetrack they will just make it waw worse than it already is!  | Would like to see the % of rentals less than the % of housing available to buy  | 1957                          | Caucasian/Non-Hispanic    |
| I thought it was nice to have an open area no traffic and more privacy. I think Ramsey County is way too congested as it is they need more open areas!  | I think if they keep it gated in and make a walking/ dog park out of it would be perfect! We need more open areas like this in the city.   |   | My main concern is opening the streets straight through from McKnight to White Bear Avenue. There is way too much traffic as it is on them streets and there's way too many children and school buses in the neighborhood. Keep the new development gated and it will keep the crime down by a massive of percent!  | 1973                          | Caucasian/Non-Hispanic    |
| By keeping it a golf course, of course!   | Keeping it calm and beautiful like it used to be.  | I see a public 9 hole golf course.  | I do not want my dead end to be an open road. That will destroy our sense of community on our street.<br><br>I do not want to see dumpsters facing my property.<br><br>I do not want any public housing whatsoever!   |                               |                           |
| Maybe some one level homes for our aging population on a 9 hole public golf course.   |  | I used to see a gated community until I found out the clubhouse was destroyed.<br><br>I could possibly see a park. But I do not want to see tents set up by the homeless.   | Keep that for all the empty lots on White Bear Avenue.  | 1968                          | Prefer not to answer      |
| Considering most of the homes are single family, 2-3 bedroom homes most likely occupied by young families, I would envision a development that caters to this demographic. I would like to see smaller/tiny homes mixed with green space/walking and biking paths, small amphitheater for music or movie in the park, perhaps a small dog park and limited retail space ( small specialty grocery store/coffee shop, etc).  | See above.   | See above.  | I don't want to move. I love my house I love my neighborhood. I have 21 years worth of memories in this house. My backyard garden consists of plants of my now deceased father. My kids want to bring their kids to the house they grew up in when they have children. We are old school. We never wanted to upgrade into The burbs like <del>Maplewood also. We had a house there!!</del><br>Yes. For existing homeowners, we do not want our dead end streets opened up. This is one of the reasons we purchased our homes in this area. We do not want to see a huge industrial site. We want to keep it family owned, like the idea of tiny houses for young professionals or seniors - no apartments, no rental and no section 8 properties! |                               | Caucasian/Non-Hispanic    |
| Diverse. Working class. Engaged and concerned about neighborhood safety, community, recreation and family   | Create more energy on the east side. Build tax base. Create opportunities for families.  | New options for housing and jobs beyond the existing adjacent area. Create energy in the NE area of the city. A destination for those liking to raise families. Options for all income levels for housing opportunities including higher incomes.   | I am currently concerned about the appearance of the boarded up clubhouse-- what is the interim plan for the building? Would this make a great community center for the area- the building is not very old.<br><br>Only if it doesn't create a highly valued piece of the city for housing, recreation and jobs   | 1981                          | Caucasian/Non-Hispanic    |
| In an upgraded, safe residential area of affordable housing that doesn't include condo apartments with underground or surface parking lots. Possibly a common interest community of cottages or town homes in planned unit development zoning. Open space with paths and bike trails, a small playground area. Traffic flow that doesn't further clog main arteries of McKnight Rd, Larpenteur Ave and White Bear Ave..   | All communities? It has neighboring Maplewood to benefit as well. Maplewood is rezoning the area this year to somewhat accommodate what happens at Hillcrest. The retail part of WBA is half St. Paul, half Maplewood. When will it get cleaned up? There is no decent grocery store in that center. There was a 2002 market study on the area, what happened with that? <a href="https://maplewoodmn.gov/DocumentCenter/View/15956/Hillcrest-Study_2002-PDF?bidId=">https://maplewoodmn.gov/DocumentCenter/View/15956/Hillcrest-Study_2002-PDF?bidId=</a> | Public open space with a developed park and NO MORE TRAFFIC GENERATED IN THE AREA. 1000 living units with how many cars or even buses as people movers? Seriously?!!!! to mix with city buses, school buses, even some semi's?  | Too numerous to list. Including the time and equipment disruption required to actually prepare the golf course for redevelopment. Serious concerns about the additional infrastructure support emergency services required for coverage from two cities for a larger population. - lived in this area since 1974  | 1943                          | Prefer not to answer      |
| residential single family homes, town homes, a business that would create jobs and bring in taxes.<br>Much the same as today. It's a quiet residential neighborhood where people live, play but work elsewhere.   | That's where retail and jobs should be, not McKnight/Larpenteur.<br>Build something that will add value to our properties.   | health care facility, groceries,  | my concern is more low income housing and apartment buildings. we have enough low income housing in this area.  | 1951                          | Caucasian/Non-Hispanic    |
| The industrial/commercial areas are along WhiteBear and it's intersection with Larpenteur. This area has many blank store fronts, the empty Hafner lot and even ARC Value a Village couldn't make a go of it. The McKnight/Larpenteur intersection has commercial development on Maplewood side. There has also been quite a bit of turnover in types of stores and ownership. I worry about traffic on Ruth, Arlington, Ivy if access to the development does not include access points on Larpenteur, and McKnight. Residents already blow/roll thru stop signs as the come down the hill. Ruth street to north already is a mess due to Mounds Park Academy parking exit/entrance. | Leaving green space, small park/playground, connecting to Furness, develop bikeways, keeping it RESIDENTIAL!!!! Spend development \$\$\$ for industrial/commercial areas of WhiteBear Ave.;  | Variety of housing options including single family, senior housing, townhouses and low-rise condo. All for low to moderate income people. Leave green spaces, existing large trees and use topography instead of flattening the entire area for the grid of the city. Tie it into existing neighborhood but also allowing access from McKinght and Larpenteur.  | Must be access points from McKnight and Larpenteur as current access streets are already busy, people ignore stop signs and speed.<br><br>Commercial and industrial belong elsewhere, in particular industrial. This is a residential neighborhood.<br><br>This is not a suburb, so don't make it into one.   | 1955                          | Caucasian/Non-Hispanic    |
| I would like to see this open space left open. The surrounding areas are expanding and filling up very quickly.   | Open space for relaxation and distress. It is currently near a few trails and biking paths that should be incorporated into the plan.  | I would love to see the space kept as an open space. To battle any left over soil contamination, the authority should look towards native plants and re-wilding to assist. This would also bring back native insects, birds, and wildlife to the area.  | Im concerned the space will be developed as unnecessary retail areas. St Paul needs to reevaluate some of the vacant land available on the east side for "redevelopment" (think the old Rainbow foods on White Bear Ave that is very close proximity to public transit, grocery, health services and retail).   | 1989                          | Other                     |
|   |  | Should the area need to be monetized, treat it like the arboretum.  |   |                               |                           |

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| I see the next generation living in large multigenerational homes, working close to home or using public transportation to travel to work, and making use of the outdoors for play.  | The Hillcrest redevelopment can benefit the community by providing green spaces where people can gather and enjoy the outdoors year round, with shaded areas for the summer time and hilly areas for sledding in the winter. Also, the development of a light industrial area will benefit those in the neighborhood by providing local jobs. The increased tax base of the new development will benefit the city and its resources. I hope that some of those resources are located within the redevelopment so that people within the neighborhood can access them. | My vision for the Hillcrest redevelopment is a gradual change from the residential area to a light industrial area with lots of green space as a buffer between the areas. I would like to maintain accessibility while continuing to maintain safety for neighborhood children, especially those attending the Heights and Hayden Heights Recreational Center. I want children to be able to enjoy the outdoors in a safe and engaging area, well lit, space for creative play and playground equipment. I would also like to see more neighborhood amenities such as a grocery store or clinic. I want a variety of community gathering spaces so that neighbors can get to know each other and break down stereotypes and barriers | My concern for the neighborhood is care and upkeep. The streets in the neighborhood are already in disrepair and not taken care of, broken curbs and overgrown areas. I hope this new development is not just a continuation of that problem. I am also concerned about safety for children in the neighborhood. I want children to be able to walk to their neighborhood school or rec center without a large change in the traffic they encounter. I hope there are sidewalks in the new residential area and paths so that people can access the "old" neighborhood and its amenities. | 1983 | Caucasian/Non-Hispanic                  |
| Nice homes with a beautiful park. Mounds Park and Hill Murray are in close proximity...why not give the community and youth a place to gather.   | Bring some pride back to Maplewood. Nice homes where people are proud to say they live. People are now hesitant to say they live in Maplewood (myself included). Everything is now turning to rentals. I have contemplated moving further east to Lake Elmo/Wash countv. We need some more nice areas in the city.  | Higher end homes, Park, Small Business, Walking trails.   | I believe Maplewood already has one of the highest rental rates in Minnesota. We do not need any more.  | 1981 | Caucasian/Non-Hispanic                  |
| Our youth are aware of the need to protect the Earth and preserve as much of our natural ecosystem as possible, for the health and wellbeing of city residents. Any housing should emphasize interaction with other residents and with nature. Any businesses should actively and intentionally prioritize climate care. Any activity we add to the limited space of our city should promote a new way of life that does not isolate, divide, and destroy the good that exists in this land. | By promoting more community building among neighbors, protecting the natural elements of the earth, and honoring the legacy of the Dakota people who were removed from this place.  | Minimal capitalist ventures - only "green" businesses, healing spaces or businesses, and community-building housing.  | Yes, I hope we wont let the highest bidders turn it into high-density luxury rentals or aimless retail space. This should not be about money, but rather about building a stronger community.   | 1984 | American Indian/Alaskan Native Aleutian |
|  |   | Create a planned community that will provide jobs within walking distance of family residences, some senior housing, parks/playgrounds and walking trails, maybe a grocery store, some restaurants, offices - no industrial businesses. Ensure that high speed internet is available.   | Increased traffic on McKnight, Larpenteur, White Bear, side streets   | 1953 | Caucasian/Non-Hispanic                  |
| Bike paths, park for kids, splashpad or pool would be great.   | More jobs and green space for nature and outdoor enthusiasts. Safe place for kids   | A green, fun place for families   | Community safety<br>I don't want it to be too full of traffic, noise pollution. It is such a nice quiet neighborhood with trees and walking paths and nature. Id like to keep it peaceful, green and calm.  | 1978 | Caucasian/Non-Hispanic                  |
| I believe the land should developed for affordable family housing to fit in with the neighborhood. Homes for young families and single level twin homes for people downsizing in the \$250,000 - \$300,000 range. That will keep people in the city rather than moving to the suburbs. A park with pathway connecting to Beaver Lake. Small scale business.es. No retail - this area already has several half empty strip malls within two miles to three miles                              | Provide a nice new neighborhood that fits in with the surrounding areas. See above.   | See above   | Yes, Very concerned. The area around Hillcrest is is a nice neighborhood , if you bring in low income housing I know many of my neighbors including myself will be moving out of the area, I have been here for 20 years. The focus should be on getting people to stay in St. Paul. Wouldn't a nice development of reasonably priced homes create a community that will set down roots and care for that beautiful land.   | 1967 | Caucasian/Non-Hispanic                  |
| I would like to see a park or some open space. A small off leash dog park would be great. I do not want to see this space turned into retail which would bring a lot of additional traffic to a residential area.  | Park space!!  | I would like to see additional housing built there along with park space. I do not want to see retail put right in the middle of a quiet residential neighborhood.  | Potential increased traffic/crime if adding in retail space. Reduction in green space if all the area is developed.   | 1977 | Caucasian/Non-Hispanic                  |
| The younger generation is more focused on city living and access to good transportation. While my grandchildren may get their drivers licenses that isn't a high priority as it was in my generation. The need for affordable housing, good work environment and access to transportation, dining, medical facilities would be paramount.  | Its a central location with access to many areas and services. It would seem to hold promise for a number of offerings.   | A mixture of housing and office space would seem to provide a number of benefits.   | Input of the surrounding area to insure a good environment.   | 1946 | Caucasian/Non-Hispanic                  |