



HILLCREST REDEVELOPMENT PLAN
CAC Meeting #7 : June 16, 2020

STORY

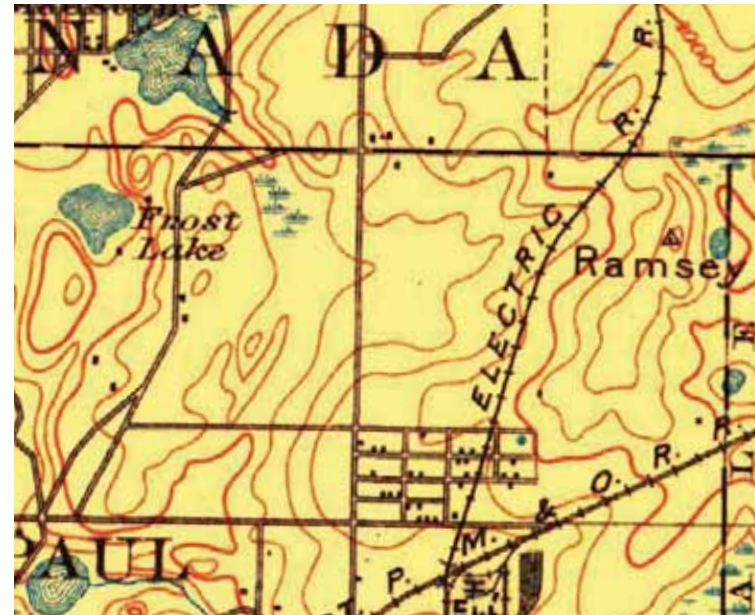
This is a story of change ; a story of how the landscape of Hillcrest has changed over time in line with changing needs of the surrounding community and environment. Hillcrest Master Plan is a continuation of that story.

OAK BARRENS AND OPENINGS



RESILIENCE

AGRICULTURAL



ABUNDANCE

RECREATION



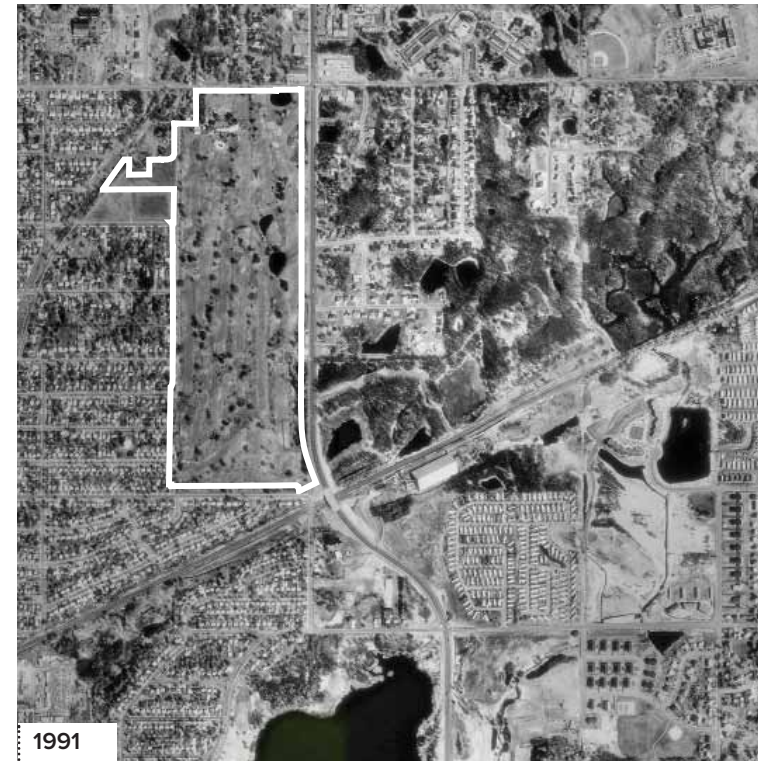
SOCIAL INFRASTRUCTURE

HILLCREST SITE

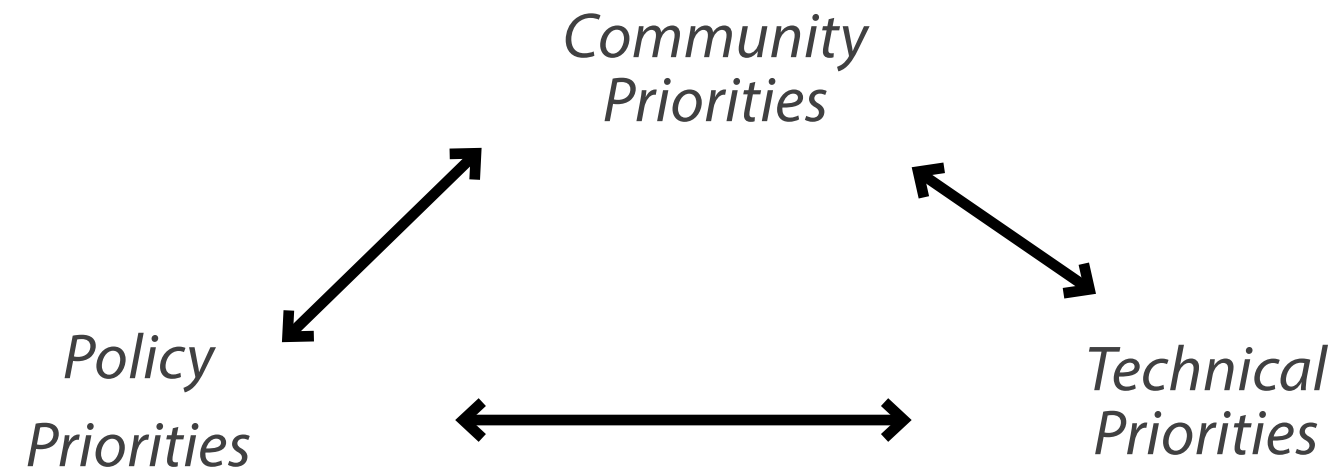


POTENTIAL

CHANGING CONTEXT: CHANGING LANDSCAPE



PRIORITIES / TENSIONS : “Both And”



BOTH Maintain topography/natural features AND create flat buildable lots

BOTH Promote Connectivity to the Site AND ensure safe neighborhood streets

BOTH Encourage job density & transit supportive development AND maintain a quiet neighborhood

BOTH Create large outlots for future subdivision AND maintain an urban block scale









BOTH Support non traditional housing types AND 8-10 year absorption

BOTH Line up connections to McKnight AND avoid wetland disturbances

COMPOSITE - OPPORTUNITIES AND CONSTRAINTS



“NATURAL” FEATURES

-  WETLAND and WATER
-  SLOPE > 20%
-  HIGH STORMWATER INFILTRATION POTENTIAL
-  VIEWPOINT - SITE HIGH POINT
-  SIGNIFICANT TREE
-  STORMWATER FLOW
-  RIDGE
-  PARK



Base Rules - Common Elements

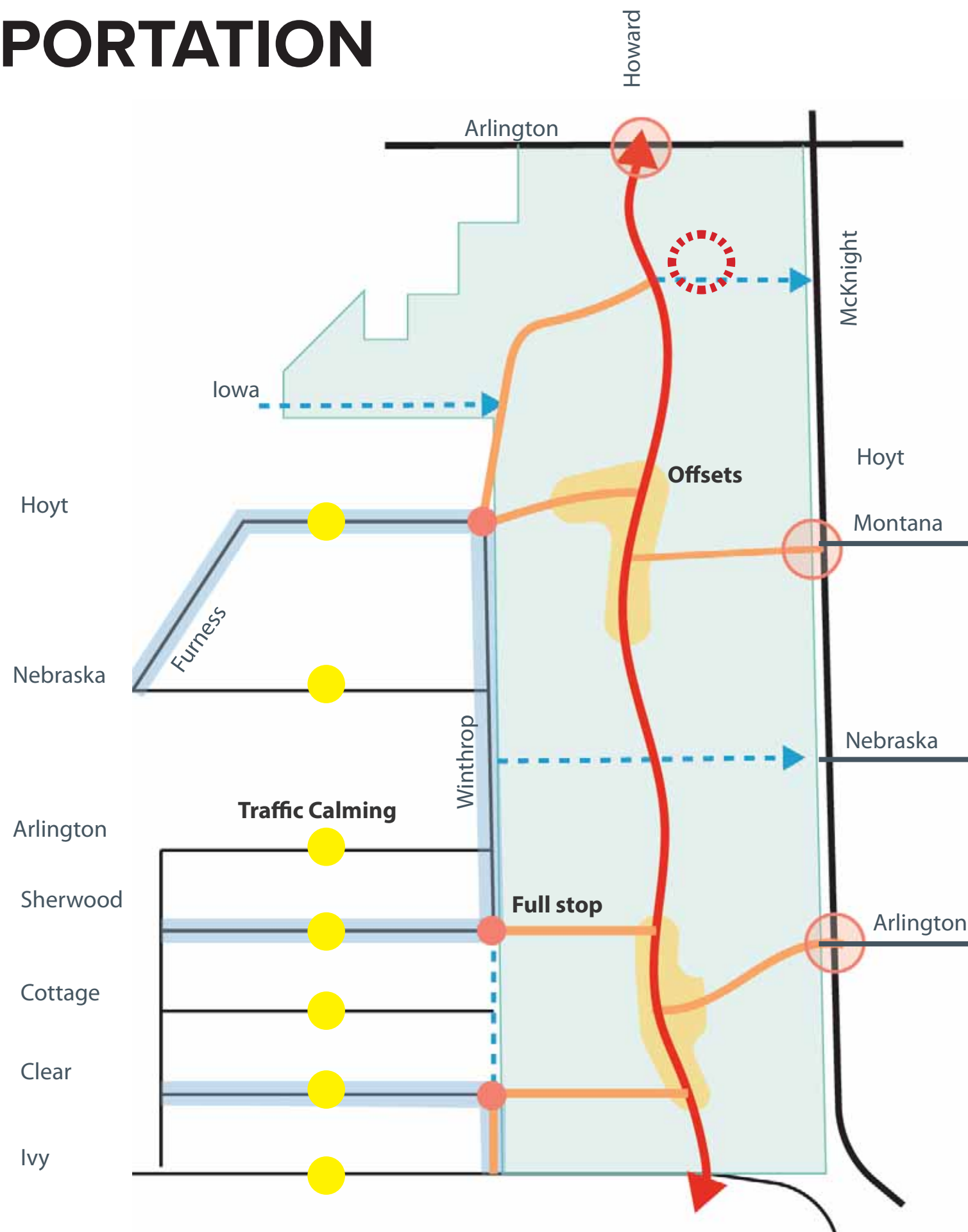
- A mix of complimentary uses
- Open space in accordance to the Port's agreement with the City
- A connected network of streets and trails and sidewalks.
- Presence of a Hillcrest
- Access McKnight and Larpenteur
- Trail to Trail Connections

Mix and Match Elements

- Extension of Winthrop
- Connections to the west



TRANSPORTATION



 **Manage East West Traffic Full access at Montana and Arlington (Nebraska)**

 **Offsets at the main North South Road (Howard)**

 **Full stop intersections where connecting on west edge of site**

 **Identify and prioritize streets in the neighborhood with sidewalks**

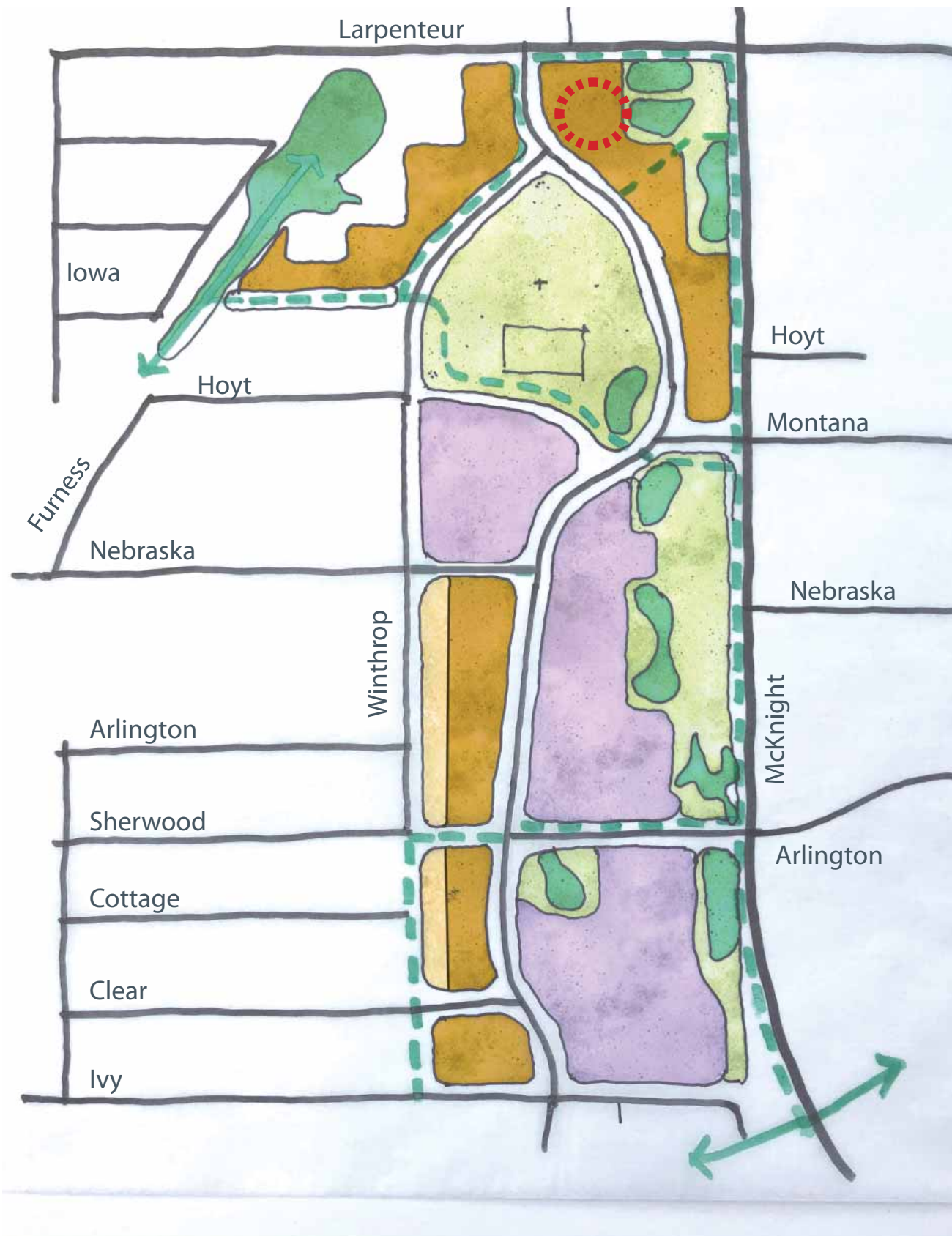
 **Traffic calming on long bocks as needed**

 **Trail connections to create small blocks and access McKnight Trail**

LIGHT TOUCH APPROACH



LIGHT TOUCH APPROACH



Transportation



Open Space

CONSERVATION APPROACH



CONSERVATION APPROACH



Transportation



Open Space

SHAPE



SHAPE



Transportation



Open Space

SCULPT



Transportation



Open Space

Significant Interventions

Gentle Interentions



Sculpt Approach

Re-Shape Approach

Conservation Approach

Light Touch Approach





Sculpt Approach



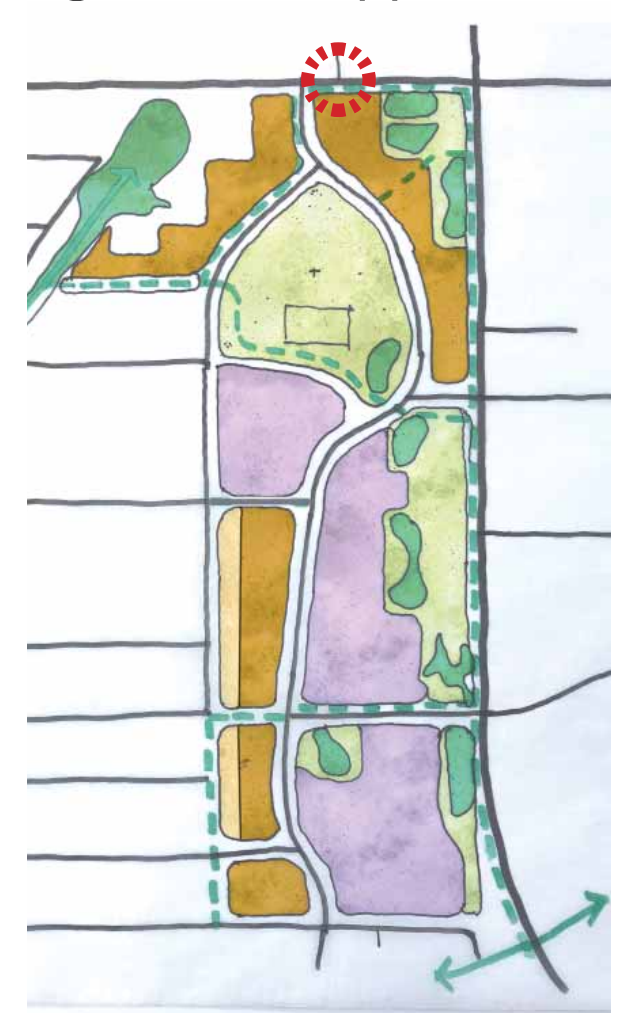
ReShape Approach



Conserve Approach



Light Touch Approach



	SCULPT	RESHAPE	CONSERVE	LIGHT TOUCH
ROW	+/- 20	+/- 20	+/- 20	+/- 20
Employment	+/- 38	+/- 38	+/- 25	+/- 32
Low Density Residential	+/- 6	+/- 0	+/- 11	+/- 7
High Density Residential	+/- 19	+/- 25	+/- 30	+/- 25
Open Space	+/- 24	+/- 27	+/- 23	+/- 30
notes	<p><i>sculpts a hill and moves the wetlands to create more design possibilities</i></p> <p>Keeps select wetlands, eliminate ponds, significant grading to sculpt the hill, two areas of open space connected by trail, active park on the north</p>	<p><i>pushes the hill and moves the ponds to expand design possibilities</i></p> <p>Keeps all wetlands, eliminate ponds, significant grading to push and sculpt the hill, two areas of open space connected by trail, active park on the south</p>	<p><i>gathers valuable natural and cultural resources in one location and builds intensely elsewhere</i></p> <p>gathers and expands wetlands in single location, creates a broad corridor through site adjusts the hillcrest slightly active park to the north</p>	<p><i>responds most directly to the features of the land, preserving them in place</i></p> <p>keeps wetlands and ponds minimal grading around the hillcrest</p>

COMMUNITY PRIORITIES

OPEN SPACE, COMMUNITY SPACE, NATURE

1. New development should respect the **quiet nature of the existing neighborhood**. Whereas we recognize that new development may “open up” our neighborhood, we value our trees, quiet streets, access to nature, and sense of neighborhood. New development should not eliminate these qualities.

10. Analyze the public services that will be necessary to provide for public safety such as additional fire and police, or a new elementary school.

11. Preserve and respect the unique topography and features of the site and maintain healthy mature trees. The rolling hills, wetlands and trees are valuable resources that define the site, perform important ecological functions, and for many are part of childhood memories. Incorporate them into park space, gardens, wetlands and other amenities useable year-round to distinguish the site.

12. The development should have **ample green space, open space, and park space** to support the needs of the people who will be living and working there and meet the City’s green space and park requirements. These spaces should be connected to surrounding neighborhoods and Beaver Lake with multi-use trails and sidewalks.

13. The site should have **ample community spaces for people to gather** and get to know each other and break down barriers – community center, swimming pool, picnic space, splash pad and playground for young families, natural reserve for kids to explore, dog park and other public or semi-public elements that help create community. Also places for activities like community/educational gardens and a farmers market, and programming such as art in the park and community murals.

HOUSING AND NEIGHBORHOODS

3. New development should address the **serious housing shortage in Saint Paul**.

14. Design of housing should **encourage pride in one’s home and the community**.

15. Housing should emphasize an **interaction with other residents and with nature**.

18. New housing should consider **emerging and existing family types** – such as multi generational, extended, and single person households, cooperative housing arrangements, and intergenerational mixes.

17. Provide a **mix of housing options** on the Hillcrest site that blends into the existing community and allows people to both stay on the East Side and choose to live on the East Side. This may include smaller single family homes including two-three bedrooms for young families, cottages, twin and town homes, duplexes, live/work homes, homes that are affordable to many incomes and family types, senior options (assisted and independent living cottages), and starter homes, all with yards and green space a priority.

JOB EMPLOYMENT AND BUSINESS

4. New jobs on the site should be for a **diverse working class**, providing sustainable living wage jobs and have local hiring goals; stable jobs for skilled labor for all education levels, and not with high turnover rates.

5. Development on the site should **strengthen existing businesses and also support the growth of small, local, and entrepreneurial businesses**. This can include (but is not limited to) provisions and allowances for home (and garage) based businesses, affordable commercial workspaces, co-working and collaboration spaces, incubators/accelerators and startup retail including small shops and kiosks.

6. Any **retail should be pedestrian-accessible**, not automobile-based strip commercial. Attract distinctive small businesses like a coop grocery market, ice cream shop, small cafes, and entertainment venues.

7. Industrial/manufacturing building types should integrate with the neighborhood’s character and be **located on the edges of the site near higher volume streets** like Larpenteur and McKnight.

16. Ideally, new jobs would be “green jobs.”

19. New development should help **complete the Greater East Side by providing jobs**, health services, pedestrian-accessible commercial and retail uses, and new housing that the East Side currently does not have. Retail should primarily serve the immediate area and not compete with White Bear Avenue.

TRANSPORTATION AND ACCESS

2. Neighborhoods should be **walkable with connections to nearby parks, schools, public transportation** and other amenities.

8. The site (and the area) needs better public transportation connections. Therefore, the site should be developed in a manner that **enables improved transit** and encourages the use of public transportation.

9. **Extend trails into the site**, creating a pedestrian and recreational connection that allows people from the neighborhood to access the site, public spaces, and businesses.

20. **Limit connections to the west and south** that carry fast and high volumes of vehicular traffic. Connections into the site from the west and south should be carefully designed so as to avoid excess traffic flow through the neighborhood. Many neighborhood streets do not have sidewalks, so pedestrian safety is a priority. If traffic is increased, provide sidewalks.

Equal in all Approaches

Too detailed

Results Vary

Sculpt Approach



Re-Shape Approach



Conservation Approach



Light Touch Approach



Results Vary across Approaches

OPEN SPACE, COMMUNITY SPACE, NATURE

Preserve and respect the unique topography

HOUSING AND NEIGHBORHOODS

address the serious housing shortage in Saint Paul.

provide mix of housing options

JOBS EMPLOYMENT AND BUSINESS

located on the edges of the site near higher volume streets

Sculpts and re-builds wetlands

+/- 25 acres

Full McKnight Frontage

Re-Shapes

+/- 25 acres
(no low density)

Partial McKnight Frontage

Conserves

+/- 41 acres

Set back from McKnight

Preserves

+/- 32 acres

Woven into the site