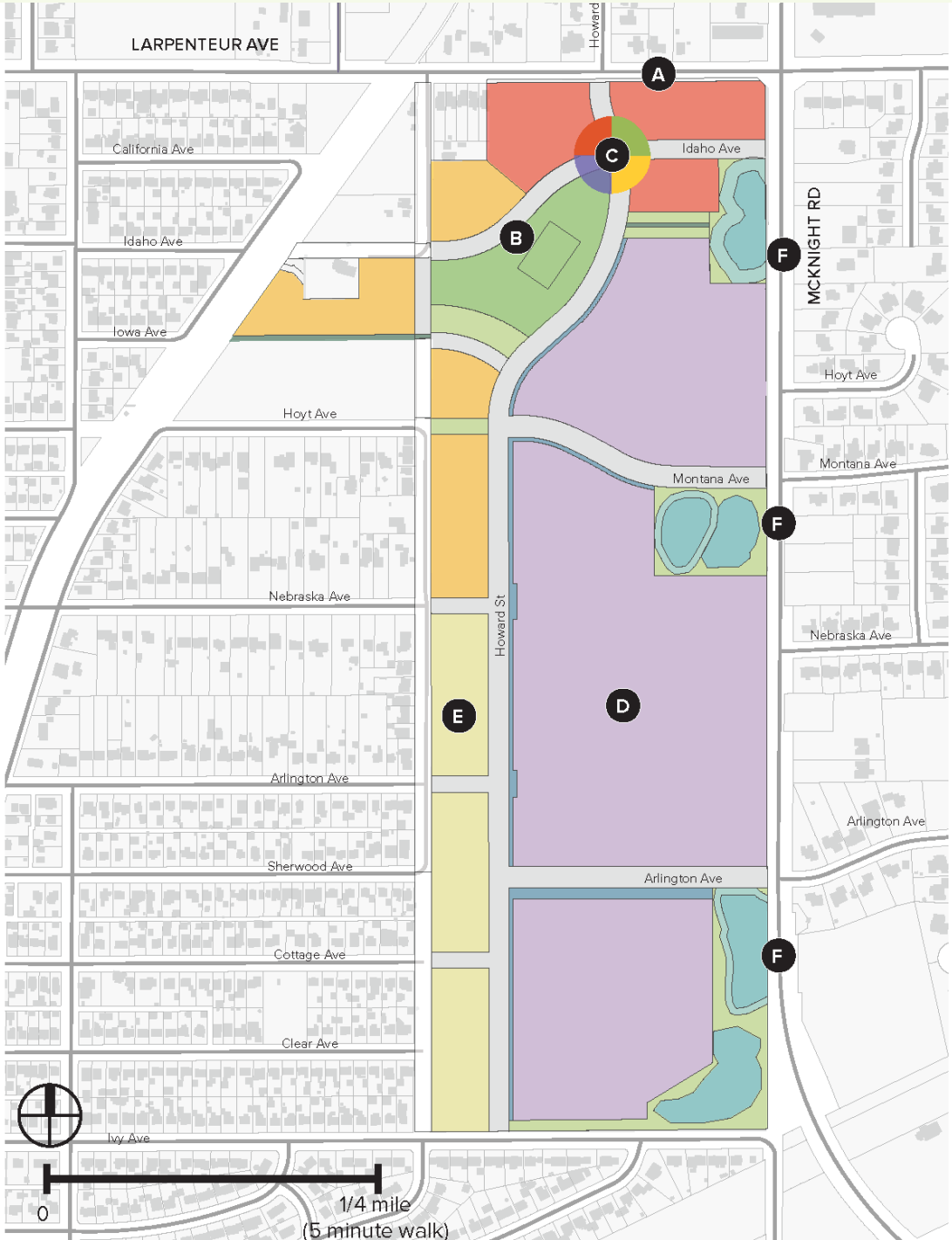


An aerial photograph of a lush green landscape. A paved road runs vertically through the center-right of the image. The surrounding area is filled with various types of trees, including deciduous and evergreen, and open grassy fields. In the far distance, a city skyline is visible under a clear blue sky.

HILLCREST REDEVELOPMENT PROJECT

INFRASTRUCTURE REQUEST












Todd Hurley & Sarah Erickson



- A** Higher density housing located at the primary corner of McKnight Road and Larpenteur, near the location of the designated Neighborhood Node.
- B** A City Park, owned and operated by the City located at the Neighborhood Node. Park to be designed for active recreation, gatherings and events that facilitate community building.
- C** A Neighborhood Node is located on the north side of the site where a variety of compact and relatively dense uses come together in a walkable environment
- D** Large flexible Light industrial blocks along McKnight Road.
- E** Lower and Medium density housing along the seam with the existing neighborhood to the west.
- F** Wetlands along McKnight Road are incorporated into the district stormwater system and are leveraged as a public asset as passive open space.

MASTER PLAN DRAFT

DECEMBER 2021

	Lower Density Residential	9 ac
	Medium Density Residential	9 ac
	Higher Density Residential	7 ac
	Light Industrial	54 ac
	City Park	5 ac
	Buffers and Passive Space	7 ac
	Wetlands	6 ac
	District Stormwater/Landscape Buffer	2 ac
	Trail not in the ROW	.3 ac
	Right of Way	14 ac
	Neighborhood Node	

112-acres



Financial Information

- \$10 Million Purchase Price
- No TIF
- Significant growth to the tax base



Uses	
Finance & Design/Engineering	\$ 5,000,000
Grading & Remediation	\$ 16,700,000
Roads & Utility	\$ 18,600,000
Public Amenities & Parks	\$ 6,600,000
	\$ 46,900,000

Sources	
Land Sales	\$ 19,000,000
Assessments	\$ 6,300,000
Development Funds	\$ 9,600,000
State Bonding	\$ 12,000,000
	\$ 46,900,000

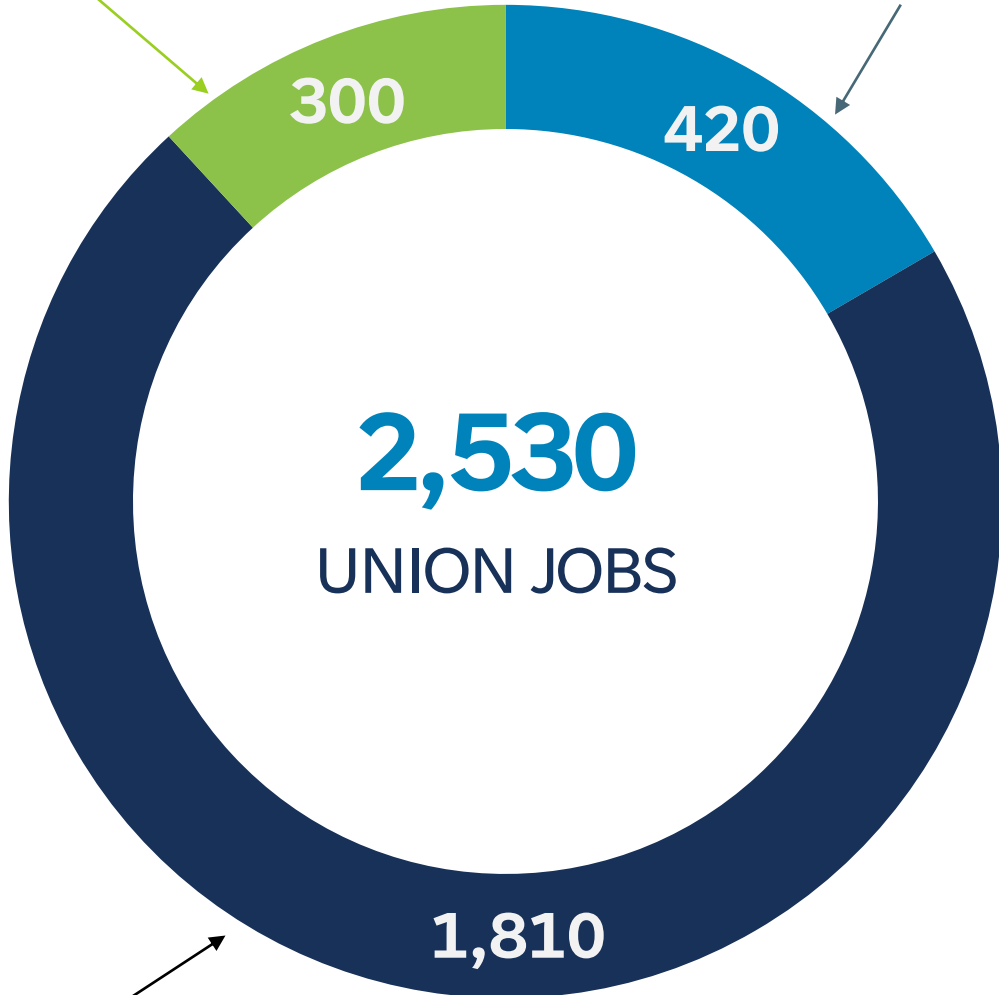


\$12 Million

REQUEST

DISTRICT ENERGY SYSTEM

GRADING & REMEDIATION



2,530
UNION JOBS

VERTICAL CONSTRUCTION

UNION JOB POTENTIAL

EMPLOYMENT OPPORTUNITY

There are no large employers on the Greater Eastside and 33% of households make \$35K/year or less .



SOLUTION

Bring 1,000 living wage jobs to the site, focusing on light industrial operations with low barrier to entry jobs.

HOUSING OPPORTUNITY

There is a housing shortage in the City Saint Paul, including the Greater Eastside.



SOLUTION

Bring 1,000 housing units to the site - a mix of low, medium, and high-density inventory, including affordable housing options.

SUSTAINABILITY

Every decision made at Hillcrest will be done through the lens of environmental sustainability. The goal is to create a carbon-free community with a **Platinum LEED for Communities** certification.



PARKS + GREEN SPACE

The plan calls for a 5-acre park and additional outdoor nodes to be activated for community use.

An architectural rendering of a park or public square. In the foreground, a man and a woman are sitting on a wooden bench, talking. Behind them, other people are sitting on benches, some reading. There are several trees with green leaves, a fountain with water spraying, and a large blue circular sculpture in the background. The sky is a mix of blue and orange, suggesting sunset or sunrise.

TIMELINE

2021

- Master Plan
- Environmental Review
- Design/Engineering

2022

- Remediation
- Grading

2023

- Utility Work
- Shovel Ready Sites/Ground Breakings