

# HILLCREST REDEVELOPMENT SUSTAINABILITY WORKGROUP

Meeting Minutes | May 20, 2022

## Attendees

- Russ Stark
- Chelsea DeArmond
- John Metza
- Ianni Houmas
- Keeli Siyaka
- Monte Hilleman
- Becky Alexander
- Tiffani Navratil

## MEETING SUMMARY

1. Monte starts recording.
2. We are going to read through the document line by line, to make sure that everything in the document is a statement that everyone in the group can agree with.
3. The Letter of Consensus Recommendation starts with an introduction of who the group is, what their goals were, and how often they convened.
  - a. We should add a statement that all work group members (with exception of Russ, who works in the mayor's office) are business owners or community leaders on the Greater East Side – everyone here is a stakeholder in the community.
4. The first list expresses the work group's support for goals that the Port Authority is already pursuing.
  - a. #10 – This is also an environmental justice issue, since the East Side has a disproportionate number of brownfields due to the industrial history of the area. Add a statement that reinforces this need to this statement
  - b. #9 – What do we mean by every parcel (regarding EV charging)? It means every type of property will need to provide a certain percentage of EV charging stations at their parking spaces.
  - c. So, we're not going to get specific about how many parking spots need to have EV? – 50 years from now, 90% of those spots or more will need EV charging capabilities.
    - i. Are there numbers for amperage in the Sustainability Covenants? We haven't committed to anything specific yet so additional suggestions from this group could be added to the second section.
    - ii. Add a comment about making sure EV charging stations are "sufficient to meet future needs".
    - iii. Not every car needs to be charging all of the time (we don't have gas pumps at every parking space either)
  - d. #11 – Add a statement about the restoration of a native plant ecology but stay vague about how/when that restoration takes place, to leave the door open for future treatment of invasive species.
5. The second list incorporates the group's recommendations above and beyond the Port's initially stated goals.
  - a. Is there potential to use the rails just to the south of the site?
    - i. Rail is more used by commodities/raw materials, and not light industrial final products.
    - ii. The volume of activity probably isn't enough to warrant its use in this location.
    - iii. It can be very challenging to cooperate with rail companies.
  - b. Clean transportation

- i. Add a statement about changing/evolving amperage needs for EV charging in the face of an evolving technology.
  - ii. The more people who adopt it here (especially the trucks), will help people adopt it elsewhere.
  - iii. The best place for truck charging would be where they're unloading. If a truck can charge up 20+ miles while they're sitting, there anyway would be huge.
  - iv. Keeping up to date on logistics with EV integration.
  - v. Ask David Williams to refine this language; John Metza can speak with him to refine his thoughts.
    - 1. Tiffani will put them in touch with each other. John will do some math.
  - vi. Future-proof this statement – conduits, space, plan with Xcel about the additional power will come to the site.
  - vii. What is the weight difference between an electric vs. diesel rig? – Tesla has been designing their rigs to be as light weight as possible to maximize the amount of cargo they can carry (not to exceed axel weight limits, prevent damage to infrastructure)
  - viii. John is planning on putting solar over his parking area. We have room if each dock door is a solar charged port.
  - ix. On-site electric car share – Monte spoke to Shannan Crabtree at Hour Car; they think this site is big enough to have specific strategy for Hillcrest.
- c. Healthy landscapes
    - i. The Urban Design Work Group has a lot of specific requirements for this topic.
    - ii. All statements here are approved by the group.
  - d. Maximize locally-owned solar installations
    - i. Chelsea likes the overall district approach to many systems on the site – stormwater, geothermal
      - 1. Reframe this item to be a district approach as well
      - 2. Evergreen ATES approach is one option; Xcel is looking at an alternative district heating plan
      - 3. What does Xcel's community engagement process look like? Difficult to comment on, but this group's work will help with that effort
      - 4. Monte will share a research paper with the group
  - e. Recruit green jobs
    - i. Suggestion to remove the "recycling or composting center" comment, because they are not usually considered a compatible use with residential.
    - ii. The group agrees with deleting this statement.
    - iii. Add statement later how City of St. Paul needs to be more supportive of composting and recycling – put in statement at end of document
    - iv. Keep statement about green jobs more general, because there so many different kinds.
  - f. Emphasize the use of exposed wood in buildings
    - i. Consider shortening statement about SNS response, so it reads like the rest of the document.
  - g. Native American artworks

- i. Group agrees that this statement is off-topic and should be included in the Urban Design Work Group's letter.
6. Russ thinks this is in really great shape – kudos to LHB for developing the document!
  - a. In general, in terms of ideal urban development, there's going to be too much surface parking – how can we maximize the space – pervious, solar on top, just less of it, etc.
  - b. In Light Industrial areas, parking spaces typically means jobs; Councilmember Yang wants to see these parking lots activated during off hours, hosting social and cultural activities.
7. Ianni thinks that the Letter is great – LHB did a great job putting it all together!
8. Keeli thinks we covered everything.
9. Chelsea wants to know when we will be able to share this document
  - a. Becky described next steps – finalize document in the next week and send out to the group to get people's signatures
  - b. We will use Meeting 6 (June 24<sup>th</sup>) to present the Letter to Monte and hear his comments about how the Port is going to metabolize these recommendations.
  - c. Everyone is ok with electronically signing the document.
10. Monte will be providing his feedback during Meeting 6 about how these get turned into Covenants/plans/goals via the Port's internal processes.
  - a. Some items will be a slam dunk, and some will be a reach, due to financial, policy, or regulatory issues.
11. John thinks this site is going to be a success!! And will have a huge ripple effect. Great job!
12. Chelsea enjoyed being part of the process and learned a lot from the group and from each other.