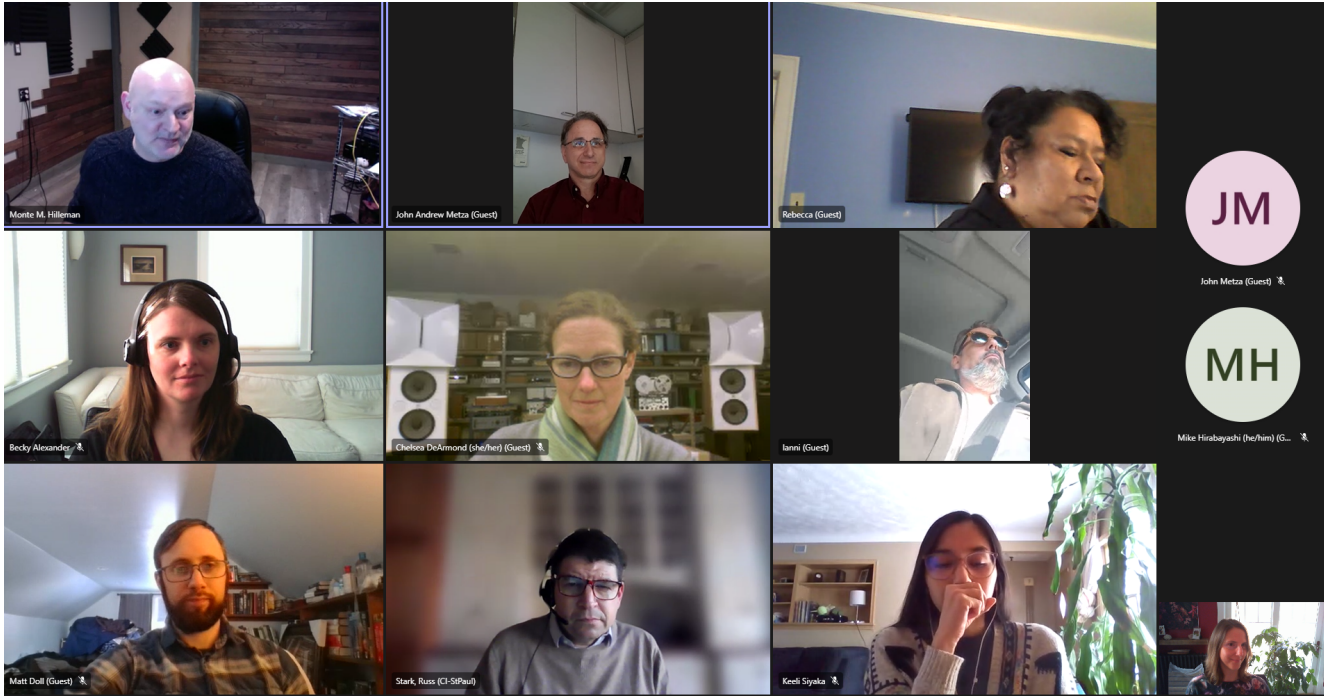


HILLCREST REDEVELOPMENT SUSTAINABILITY WORKGROUP

Meeting Minutes | Friday, January 28, 2022

Attendees

- John Metza
- Rebecca Nelson
- Chelsea DeArmond
- Ian Houmas
- Mike Hirabayashi
- Russ Stark
- Keelie Siyaka
- Monte Hilleman
- Becky Alexander
- Tiffani Navratil



MEETING SUMMARY


1. Team Introductions

After a brief introduction by Monte Hilleman, each member of the facilitating team and the sustainability workgroup provided a background on their story and what brought them to this team

- John Metza worked in the paper industry, dotcom industry, automation engineering, and semi-conductor industry, and started his own company in 2002. Manufacturer on the Eastside of electronics. He has a great interest in sustainability and is eager to build a building at Hillcrest that will blow everyone away with its sustainable strategies (#1 being wood).
- Mike Hirabayashi volunteers with St. Paul 350 and is excited to get a lot done with Hillcrest
- Rebecca Nelson works with a couple district council around the Eastside. We are on Dakota land, so everything related to sustainability is very important to her.
- Chelsea DeArmond works nearby to Hillcrest with St. Paul 350, focused on municipal responses to the climate crisis, especially pushing the City to accept renewable fuel options. She owns an electronic repair company. Hillcrest is an opportunity to lead the country on sustainability.
- Ian Houmas has worked with residential owners to implement sustainable remodeling strategies. He is on the District 2 council, has worked with the Greater MN Housing Fund, and has experience with MN Green Communities.

- f. Matt Doll lives in a house not far from Hillcrest (about 8 minutes away). He works for the MN Environmental Partnership, especially focused on sustainability at the state level.
 - g. Keeli Siyaka is an environmental educator, focusing on environmental framework for their organization. She is a Dakota woman, so sustainability is strongly integrated in her lifeway.
 - h. Russ Stark is the Chief Resiliency Officer with Mayor Carter. The city is very excited about the opportunity at Hillcrest, and he is happy to contribute.
2. Overview of Project, workgroup role, and timeline
 - a. Participants are here to represent their neighbors and their interests as they relate to Hillcrest
 - b. Tiffani is the point person for all deliverables
 - c. Property history
 - i. Brownfield – mercury contamination from fungicide application (top 1-3' of topsoil)
 - ii. A bank will not lend on this property until a clean-up happens, and the City can't allow public access due to environmental liability
 - iii. Market study said the site could absorb 1000 housing units and 1000 jobs
 - iv. Master Plan sets out the blueprint for land use in large zoning blocks
 - v. Master Plan includes a sustainability section, so there are already requirements in place
 3. Project Timeline
 - a. Master Plan approval should be in May
 - b. After all approvals are in place, remediation will ideally begin in August
 - i. Some contaminated material will be shifted off-site, some will be sequestered under parking lots, buildings, etc., on-site
 - c. Utility Work will commence in Fall 2023
 - i. By the time utilities and roads are underway, we could begin development of private parcels
 4. Work Group Timeline
 - a. Path to LEED for Communities at next meeting
 - b. Beyond LEED for Communities at Meeting 3
 5. Deliverables
 - a. A series of these documented conversations via minutes, presentation recordings, and reference materials
 - b. LHB is helping develop several guiding documents that influence sustainability requirements
 6. What is Sustainable Development?
 - a. Equity/Environment/Economy
 - b. The Environmental component is the focus of this group – Equity and Economic issues are being addressed by other groups
 7. Master Plan Objectives
 - a. Fulfill the requirements stated in the 2040 Comp Plan
 - b. Remediate the contamination on-site so the site can be made accessible again
 - i. Dept of Ag manages the mercury contamination (based on labeled agricultural application)
 - ii. Pollution Control Agency manages all other contaminants on-site
 - c. City Ordinance requires 15 acres of open space, 5 acres of City Park, 1000 dwelling units, and 1000 jobs
 8. Survey & Focus Group Results
 - a. Monicat Data managed the survey efforts
 - b. Big focus on climate and sustainability concerns
 9. Master Plan Sustainability Section
 - a. Covers a lot of sustainability objectives already
 10. LEED for Communities
 - a. Selected as the framework for a comprehensive approach to sustainable development
 - b. LEED for Communities site with a bunch of LEED-certified buildings on it is a very attractive niche in the marketplace

- c. LEED for Communities Checklist
 - i. Touches on all aspects of land development and makes sure that you are employing innovative strategies to achieve each item
 - ii. We are pre-certified at the Platinum level
 - iii. Greenhouse Gas Emissions are the most heavily weighted item on the list – unaware of other sites in the US that have achieved as many points as possible for this item
- 11. Carbon Free
 - a. Reducing the carbon impact was a early priority during the planning process
 - b. Conducted a green gas analysis to figure out how we can get there
 - c. We want to ensure that the pursuit of a carbon free community does not compromise social and economic justice issues, etc.
 - d. Strategies for carbon-free include:
 - i. Energy-efficient buildings
 - ii. District energy system
 - iii. All-electric community
 - iv. Rooftop solar
 - v. EV support
 - vi. Low-carbon transportation
 - e. Predominantly focusing on items that are occurring physically within the site
 - f. Majority of emissions are from heating and fossil-fuel based thermal energy production
 - i. Proposal to pursue a district geothermal energy model
- 12. Beyond LEED
 - a. LEED for Communities provides a really wholistic framework for sustainability, but we do recognize its limitations
 - b. There is an ability to go beyond LEED and create requirements for private developments
 - c. Example: LEED requires 2% of public space to be EV-ready; there is potential to require higher thresholds for private parcels as well
 - d. We need 12-14 MW of solar production for this community
- 13. Sustainability Covenants
 - a. The Port uses restrictive covenants to control aesthetics
 - b. Started introducing sustainability requirements in 2003
 - c. Follows the property in perpetuity – applies to current owner and all future owners
 - d. By covenant and purchase requirement, all buildings will have to hook up to the district energy system
- 14. Milestone Targets
 - a. District Energy System – Evergreen's Aquifer Thermal Energy Storage (ATES) system or potential system from Xcel
 - b. Projecting \$100M for all the sustainable strategies (not all new money – just retargeting funds toward financial strategies)
 - c. Need City Council and Administration support to pull this off
 - d. This site will not attract owners who want to build energy-inefficient buildings
 - i. Targeting developers who recognize the value of sustainable strategies
- 15. LEED for Communities Interest Assessment



LEED for Cities and Communities: Plan and Design

Project Checklist

Y ? N

Cities Communities

Category	Points	Requirement	Possible	Required	Score
1 INTEGRATIVE PROCESS	2	Prereq	Integrative Planning and Design Process	5	5
	2	Credit	Green Building Policy and Incentives	5	5
	5	Credit	Natural Resources Conservation and Restoration	5	5
11 NATURAL SYSTEMS AND ECOLOGY	2	Prereq	Ecosystem Assessment	13	13
	2	Prereq	Construction Activity Pollution Prevention	13	13
	2	Prereq	Green Spaces	13	13
15 TRANSPORTATION AND LAND USE	3	Credit	Compact, Mixed Use and Transit Oriented Development	18	18
	4	Credit	Walkability and Bikeability	4	4
	2	Credit	Access to Quality Transit	2	2
7 WATER EFFICIENCY	2	Prereq	Integrated Water Management	12	12
	2	Prereq	Water Access and Quality	12	12
	2	Credit	Stormwater Management	5	5
29 ENERGY AND GREENHOUSE GAS EMISSIONS	2	Prereq	Power Access, Reliability and Resiliency	31	31
	2	Prereq	Energy and Greenhouse Gas Emissions Management	31	31
	2	Credit	Energy Efficiency	4	4
7 MATERIALS AND RESOURCES	2	Prereq	Construction and Demolition Waste Management	11	11
	2	Prereq	Solid Waste Management	11	11
	2	Credit	Organic Waste Treatment	2	2
8 QUALITY OF LIFE	2	Prereq	Demographic Assessment	10	10
	2	Prereq	Social Infrastructure	10	10
	2	Prereq	Economic Growth	10	10
5 INNOVATION	2	Credit	Innovation	6	6
	2	Credit	Regional Priority	4	4
	2	Credit	Regional Priority	4	4
88 TOTAL	88	88	119	119	119

District Energy/ Geothermal

40-49 CERTIFIED 50-59 SILVER 60-79 GOLD 80+ Points PLATINUM

Project Name: Hillcrest

Project ID: 1000128167

Date: 1/27/2021

Cities Communities

Would love to see this whole development be natural gas free

very interested district energy, especially aquifer geothermal

interested in geothermal

interested in cooperative ownership options (eg for community owned rooftop solar)

quality of life for employees - natural light in work areas

figure out DE

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HOMEWORK

Email images and descriptions of inspirational sustainability measures to Monte, Tiffani, and Becky.