From:	Amy Gilbert
To:	*CI-StPaul_Contact-Council
Cc:	info@sustainstpaul.org; #CI-StPaul_Ward4; Basgen, Tom (CI-StPaul)
Subject:	Hillcrest Master Plan
Date:	Monday, May 23, 2022 9:46:22 PM

Dear City Councilmembers,

I live in the Union Park neighborhood for the past 24 years. I came to St. Paul in 1991 to work as a family physician on the East Side. Currently I work with the Pipefitters Local 455 and other plumbers and pipefitters unions. I am immensely excited about the Hillcrest Master Plan and I write to you to explain why I support it.

I first heard about the proposed development as a member of St. Paul 350, an environmental group working for access to safe, sustainable and affordable energy for everyone in St. Paul. We participated in a presentation about Hillcrest last summer. I have read the Master Plan, and participated in the hearing on Friday 3/4/22.

I support this development most urgently because of the climate crisis. This area can be one of the first-ever LEED Platinum community projects. The impact for the East Side of St. Paul is impressive - and can provide inspiration and an example for other communities in St. Paul and our entire region. I live near Marshall and Snelling Avenues where apartment buildings are going up every 20 feet - They should ALL be zero-carbon, and this project will show that it can be done!

These are things I like about the plan:

- Geothermal district heating. I toured Local 455 and learned about geothermal. Of course I am excited that much of the work to build this system would likely go to St. Paul Pipefitters Local 455.

- I am impressed with the depth of the work going into this, with creativity and inclusion, technical skill and wide imagination. The idea of 54 acres of light industrial land use initially sounds ugly. But the Master Plan makes clear that with public art; trees, vegetation and landscaping; and creative spacing and design, these areas can be functional AND attractive.

- Low-income and middle-income communities need and deserve the public health benefits and affordability of all-electric appliances and energy-efficient housing. The energy cost burden will be much lower for residents in this development. And they will avoid the risks that come from piping and burning fossil ("natural") gas in their homes.

I urge this:

- Rooftop solar to provide additional energy to both industrial and residential buildings. This should be community-owned, distributed solar power. Hire people from the East Side to install the panels and be trained as solar installers. We do not need a monopoly utility - which continues to use coal plants (for now) and fossil gas plants (for many more years) providing energy to this development.

- Be sure the housing units and industrial sites use all-electric power - with induction electric stoves, electric dryers and electric hot water heaters (ideally hybrid heat-pump electric). This can avoid the costs of bringing ANY gas lines into the development. Provide the option for residents and workers to plug in electric cars.

- Continue to work for equity and inclusion in housing and in jobs (both the on-going jobs and building the development).

- The City should cover the up-front costs of the ATES/geothermal heating-cooling system. It will be more cost-effective over time than using fossil fuels.

St. Paul needs more housing and we need good jobs close to where we live. This is a plan that supports EACH of the ten Core Values in St. Paul's 2040 Comprehensive Plan. (Equity and opportunity, Building on our assets. Resiliency and sustainability, Celebrating parks, Innovation, People-centered, Health, Welcoming and safe, Growth and prosperity through density, Integration and coordination.) Additionally, it is a powerful leader in meeting the goals of our Climate Action and Resilience Plan.

I strongly urge the City of St. Paul to adopt and financially support the Hillcrest Master Plan and to move ahead without delay.

Sincerely,
Amy Gilbert, MD, MPH

P.S. This is from the CARP on the Building Sector:

Guiding Themes

The near-term strategies in this plan are also linked to important guiding themes for the city:

- Prioritize conservation, energy efficiency, and energy recovery
- Prioritize renewable-based distributed generation and energy storage
- Ensure solutions and opportunities are equitable, particularly in communities and households of color
- Commit to reducing the energy burden on low- to moderate-income residents
- Focus on efforts that result in co-benefits (e.g. employment, economic development, other environmental benefits such as water conservation and improved air quality)
- Showcase best practices and innovative solutions