

Highland Hills

Community Engagement

Sept 24 & 25, 2024

Hopes and Concerns Exercise

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Hopes and Concerns Exercise

Hopes & Concerns Exercise - Transcribed comments.

Comments

- 1 How many level, flat building sites are there?
- 2 Can 1-level houses be built? (as opposed to split level houses)
- 3 Will walking trails still be made / available?
- 4 Will steam lines be run to new homes?
- 5 Is there a better egress to the neighborhood?
- 6 What if there is a crisis and all families had to funnel out of one exit / entrance?
- 7 How many more egress (entrance/exits) will be made?
- 8 Will the parks be able to be put more throughout neighborhood ex. long & skinny like central park with trails so more houses have access.
- 9 Can the park be on the steep sides and be shelf out into the slope and be a "donut" around the housing development?
- 10 How will you stop/notify 4-wheelers & side by sides riders from continuing to use area?
- 11 If you get to building stage, will you hire local business for construction phase? What are considerations?
- 12 Will land be sold to developer? Or will the city own the land & project and sell the homes to buyers?
- 13 Switch back second entrance
- 14 Soil boring results.
- 15 H+C mine life
- 16 Nature park land. Buffered from existing housings. Fence in and patrolled.
- 17 Clear development agreements that protect city assets.
- 18 MnDOT controlled access frontage road along Beltline.
- 19 Minimum design standards
- 20 Who pays bills for infrastructure?
- 21 If sits undeveloped who is responsible?
- 22 What is considered a park? Non grade area?
- 23 Where exactly are entrances going to be?
- 24 How about investment in old infrastructure v. New development?
- 25 Can you guarantee no Habitat Homes will be located there?
- 26 Who does this benefit? Non one at the table feeling this is good for anyone!
- 27 Better uses for property = SNR living! Assisting living.
- 28 Make own access with green space between development (suggestion if this is necessary)
- 29 What happens if the homes don't sell?
- 30 What happens when the mining industry slows down?

- 31 Are high income people going to be attracted to this?
- 32 8th Ave. Storm Drainage. Low Point.
- 33 Question: Water shed on east side of area along Hwy. 169 in winter/spring - will this development have an effect on this watershed?
- 34 Width of 8th Ave.? Traffic.
- 35 Extend 31st from West
- 36 Exit to 7th Ave - gets icy
- 37 Duplex on corner should not park in St.
- 38 Worried about lots not selling & small houses being built
- 39 Park in middle
- 40 Entry on 31st St. - long park
- 41 Houses with view on side
- 42 All utilities are on the streets
- 43 No Back lot lines
- 44 0 = houses
- 45 There is no need
- 46 Where in town are their other green spaces for the community to utilize next that is accessible.
- 47 Why develop more land when there are empty lots in other attempted developments such as River Creek.
- 48 Traffic, Traffic, Traffic!!!!
- 49 They city will lose of its most distinct neighborhoods.
- 50 Safety
- 51 Increased Taxes
- 52 We need businesses in town, not more houses
- 53 Don't want land to be developed and site empty
- 54 Why not focus efforts on the higher needs - which are low-income housing and senior development? Especially when there are already many single-family homes for sale in town.
- 55 Start small & work up to anything bigger.
- 56 Access: Current, 7th & Highland. Need 2 more (at least) - 31st & 169, - 31st and 8th Ave. E. ?
- 57 Traffic will be a problem! -Is already!
- 58 Taxes and cost passed to current residents. -In 15 yrs they've more than tripled!
- 59 Who are the "outside people" coming for jobs we don't have?
- 60 Why no other locations being considered?

- 61 Sell current lots available!
- 62 Who is this truly benefiting?
- 63 The success of this project is unrealistic.
- 64 Construction for years in a private, peaceful neighborhood.
- 65 Find 1 zone to accommodate both senior living
- 66 City property Ansley dumps, N. side off Dupont Road. Cary Lake.
- 67 Who is going to buy them?
- 68 Not moving to Hib. Economy sucks
- 69 Work where?
- 70 Through traffic is a concern.
- 71 So you want to through my best memories with friends, family nature, just to make what you want.
- 72 Hibbing can't sell the lots they have. So this is futile.
- 73 Who's paying for the development?
- 74 Were told nothing would be developed when we purchased - now might have builds next to our lot.
- 75 Developers will purchase lots * the need for build will not be there. (phases & stage)
- 76 Don't clear everything at start of project.
- 77 Put stipulations on anyone that buys a lot that house needs to be up by a certain time.
- 78 Biggest housing needs is not met by this project (senior housing)
- 79 Cost & amount of builders is problematic in Hibbing, and this is not met by the project either.
- 80 Resident uses of park - loosing area for walking, hiking, snowsh.
- 81 Leave as is
- 82 Time frame of approved to move forward at Nov. Meeting
- 83 Current storm sewer drainage inadequate.
- 84 Regardless of development - concerns remain that highland park has only one single access
- 85 Could consideration be given to developing an independent unconnected cul-de-sac on the south end, park in the center, then very small development under on north end.
- 86 Concern about type of single-family home being built
- 87 Concern about lot size - will they be consistent with existing development
- 88 Will lots that are adjacent to the new development have a buffer or easement ie new house overlooking existing homes
- 89 Privacy for houses on E. Park Drive
- 90 Discussion tonight was confusing. Numbers varied from 150-175 then down to 45 - what is the actual projected #

- 91 Neighborhood has a style - trees house size
- 92 Maintain the existing style - no cookie cutter homes
- 93 Don't eliminate trees
- 94 Concerned with traffic control, speed, safety children playing
- 95 # of lots in concerning
- 96 Access to hill esp. during construction
- 97 Loss of green space
- 98 City not enforcing motorized vehicles
- 99 Concerns on increased traffic
- 100 2nd access needs to be preferably near E 34th St.
- 101 Property tax i.e. assessment projection
- 102 How many people on "list" of interest in hill, what can they "afford" to build
- 103 Impact of project on personal property
- 104 Should our ward representative canvas the neighborhood for opinions of the residents of the neighborhood
- 105 Take away woods (trails, forts, wild raspberries, flowers, walk dogs)
- 106 Hill picnic / deer, moose, bush coyote, woodpecker, 2 white owls, 2 white squirrels
- 107 Beauty of trees.
- 108 Road of hill body shop or hospital

Hopes and Concerns Exercise - Comments organized into themes.

TRAFFIC & ACCESS

New development will increase traffic, which is already a problem, making it less safe.

Traffic, Traffic, Traffic!!!!

Traffic will be a problem! -Is already!

Through traffic is a concern.

Concerned with traffic control, speed, safety children playing

Concerns on increased traffic

Access to hill esp. during construction

One access is not enough for residents and emergency vehicles during emergencies.

Regardless of development - concerns remain that highland park has only one single access

A second access will be available to serve current and/or future neighborhood.

Switch back second entrance

Entry on 31st St. - long park

Access: Current, 7th & Highland. Need 2 more (at least) - 31st & 169, - 31st and 8th Ave. E. ?

Road of hill body shop or hospital

2nd access needs to be preferably near E 34th St.

Extend 31st from West

MnDOT controlled access frontage road along Beltline.

Make own access with green space between development (suggestion if this is necessary)

Questions:

What if there is a crisis and all families had to funnel out of one exit / entrance?

Is there a better egress to the neighborhood?

Where exactly are entrances going to be?

How many more egress (entrance/exits) will be made?

Could consideration be given to developing an independent unconnected cul-de-sac on the south end, park in the center, then very small development under on north end.

HOUSING / DEVELOPMENT

The housing quality will be not very attractive.

Minimum design standards

Maintain the existing style - no cookie cutter homes

Concern about type of single-family home being built

New development and/or new residents will be undesirable.

Can you guarantee no Habitat Homes will be located there?

Were told nothing would be developed when we purchased - now might have builds next to our lot.

So you want to through my best memories with friends, family nature, just to make what you want.

Lots may not sell and/or sit empty.

Worried about lots no selling & small houses being built

Don't want land to be developed and site empty

Start small & Work up to anything bigger.

Hibbing can't sell the lots they have. So this is futile.

Developers will purchase lots * the need for build will not be there. (phases & stage)

Clear development agreements that protect city assets.

The success of this project is unrealistic.

of lots in concerning

Not moving to Hib. Economy sucks

Lots will sell but homes will not be constructed in a timely manner.

Put stipulations on anyone that buys a lot that house needs to be up by a certain time.

Other types of housing are not allowed at this site. Only single-family detached housing.

Biggest housing needs is not met by this project (senior housing)

Find 1 zone to accommodate both senior living

Better uses for property = SNR living! Assisting living.

Current residents will have to pay for new development.

Taxes and cost passed to current residents. -In 15 yrs they've more than tripled!

Increased Taxes

Property tax i.e. assessment projection

The entire site will be clear cut to make way for the future housing project.

Don't clear everything at start of project.

Other areas are available for development.

Sell current lots available!

City property Anseley dumps, N. side off Dupont Road. Cary Lake.

This development not needed.

There is no need

Leave as is

Negative impacts on existing neighborhoods, e.g. privacy and distinctiveness

Privacy for houses on E. Park Drive

Nature park land. Buffered from existing housings. Fence in and patrolled.

Impact of project on personal property

They city will lose of its most distinct neighborhoods.

Construction for years in a private, peaceful neighborhood.

There are too few builders to construct homes.

Cost & amount of builders is problematic in Hibbing, and this is not met by the project either.

Time frame for planning process too quick.

Time frame of approved to move forward at Nov. Meeting

Questions:

Are high income people going to be attracted to this?

Will land be sold to developer? Or will the city own the land & project and sell the homes to buyers?

If you get to building stage, will you hire local business for construction phase? What are considerations?

What happens when the mining industry slows down?

Who pays bills for infrastructure?

Why develop more land when there are empty lots in other attempted developments such as River Creek.

Why no other locations being considered?

Can 1-level houses be built? (as opposed to split level houses)

Concern about lot size - will they be consistent with existing development

Who is this truly benefiting?

Work where?

Who's paying for the development?

Will lots that are adjacent to the new development have a buffer or easement ie new house overlooking existing homes

How many people on "list" of interest in hill, what can they "afford" to build

Should our ward representative canvas the neighborhood for opinions of the residents of the neighborhood

How many level, flat building sites are there?

Discussion tonight was confusing. Numbers varied from 150-175 then down to 45 - what is the actual projected #

Who does this benefit? Non one at the table feeling this is good for anyone!

Who are the "outside people" coming for jobs we don't have?

Why not focus efforts on the higher needs - which are low-income housing and senior development? Especially when there are already many single-family homes for sale in town.

If sits undeveloped who is responsible?

What happens if the homes don't sell?

Who is going to buy them?

Soil boring results.

Can this project be developed near VIC Power?

Can this project be developed in the area east of Kitzville?

Can this project be developed north of Brooklyn where HEDA owns 40 acres or the platted but undeveloped acres at the NW corner of Morton Road W and Ansley Rd.

MOTORIZED VEHCILE ENFORCEMENT

City not current enforcing motorized vehicle prohibition in this area; not likely to do it in the future.

City not enforcing motorized vehicles

Questions:

How will you stop/notify 4-wheelers & side by sides riders from continuing to use area?

PARKS AND GREEN SPACE

The current amenities of the park will be lost. e.g. walking, green space, woods, wildlife, trees

Resident uses of park - loosing area for walking, hiking, snowsh.

Loss of green space

Take away woods (trails, forts, wild raspberries, flowers, walk dogs)

Hill picnic / deer, moose, bush coyote, woodpecker, 2 white owls, 2 white squirrels

Beauty of trees.

Don't eliminate trees

Neighborhood has a style - trees house size

Questions:

Will the parks be able to be put more throughout neighborhood ex. long & skinny like central park with trails so more houses have access.

Can the park be on the steep sides and be shelf out into the slope and be a "donut" around the housing development?

What is considered a park? Non grade area?

Where in town are their other green spaces for the community to utilize next that is accessible.

Park in middle

Will walking trails still be made / available?

Safety

PUBLIC UTILITIES

Storm drainage inadequate at a low point on 8th Ave.

8th Ave. Storm Drainage. Low Point.

Traffic concerns on 8th Ave.

Width of 8th Ave.? Traffic.

Storm drainage in existing neighborhood inadequate.

Current storm sewer drainage inadequate.

7th Ave. Exist get icy

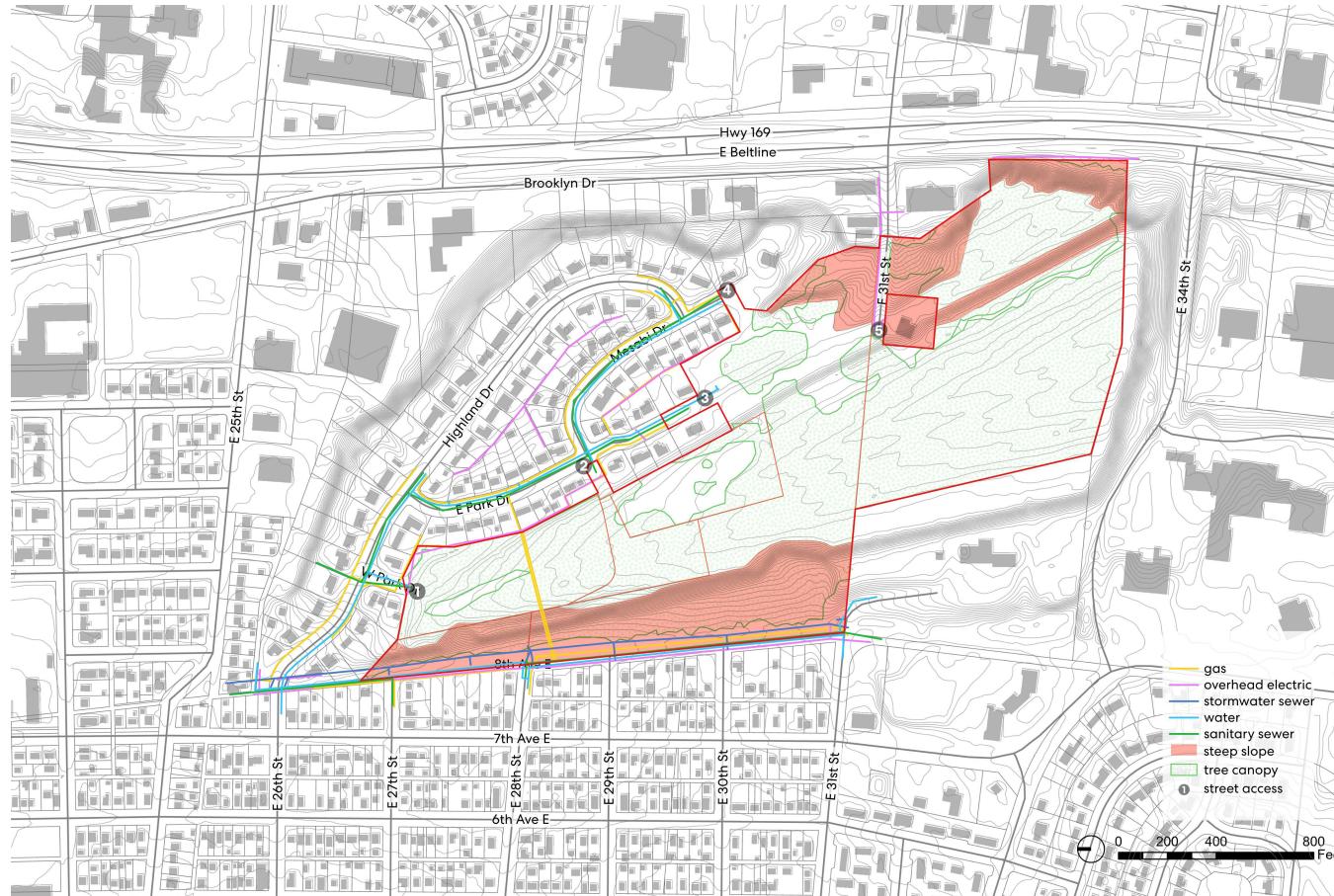
Exit to 7th Ave - gets icy

Questions:

Will steam lines be run to new homes?

Question: Water shed on east side of area along Hwy. 169 in winter/spring - will this development have an effect on this watershed?

Summary Comment Map



PUBLIC MEETING COMMENTS SUMMARY

- Low point along 8th Ave storm drains (at E 28th St)
- Ice building up in winter and spring along E 31st Street to E 34th St along E Beltline
- Park
- No
- Conflict with frontage (MNDOT controlled access) – E Beltline / E 31st St
- Park Buffer – no homes
- Concerns: Traffic, another entrance
- Keep total homes developed under 30mph
- Sledding Hill
- Avoid this entrance (E 31st St) – too much through traffic
- If this entrance is used (E 31st St), keep separate from existing neighborhood
- Do not connect – connection with trails, no roads
- Speed limit is too high, should be 20 mph
- Park: playground, basketball court, multipurpose field (soccer / baseball), skating rink, splash pad, benches, shade pavilion
- Housing in this area instead; move the racetrack
- City does not have a good track record of success
- Keep lots of trees
- Housing here; with own entrance here or off highway
- Ban motorcycles and ATVs
- Leave alone, parks for children
- Find a way to keep some trails – options for bikes and trails, ski trails
- Develop park with playground
- How will this benefit existing neighborhoods members. Want smaller roads, larger boulevards, lots to do for parks and rec, trails.
- Keep homes further apart and weave in green space and trails. Fewer home and more greenspace
- If you build this, we will leave!
- Assessment issues! Taxed enough!
- The City has not maintained the property as they 'said' they would.
- We don't want to live in a construction zone, we came to the hill for safety and peace for our families.
- We like this park!
- No Access

HELLO HIBBING EXERCISE

Hello Hibbing Exercise - Transcribed comments.

What makes an attractive and desirable neighborhood?

Comments

- 1 One that fits the feel of the neighborhood. Old to new should be seamless.
- 2 Green space / Sensible Development
- 3 Peaceful, friendly, private, beautiful, spacious, wooded
- 4 Trees, space, peace, familiar, neighbors, safety, private
- 5 Trees, Green Space, Maintained Roads & Houses
- 6 Having the woods & safe place for children to play
- 7 Curves, Trees, Flowers
- 8 Safety, community, outdoor activities, and green space, plenty to do for families.
- 9 Trees, walking paths, walkable sidewalks, no cookie cutter houses.
- 10 H's isolation from urban life. "Hibbing's Manhattan Central Park" Preserve it!
- 11 Trees, not too many houses or traffic
- 12 Great neighbors who take care of their properties and not bring in houses that will increase our taxes.
- 13 A desirable neighborhood that isn't cookie cutter
- 14 Trees, Open clean spaces, nice homes.
- 15 Outdoor spaces, places to walk, run & enjoy your neighbors.
- 16 Quiet single family, Not a thru road.
- 17 A park that has trails and easy access by all homes.
- 18 Nice, well kept homes where neighbors help neighbors and children are safe.
- 19 Privacy, Safety, Minimal traffic / controlled access, Quiet, Secluded.
- 20 Privacy, safe, Halloween, Traffic low, green space
- 21 Respectful, private, beautiful, desirable.
- 22 Nature / park / safety / families
- 23 Keeping the same feel of the neighborhood. "Nice" homes owned by "nice" people. Lots of trees and "park like." Provide people with privacy in their property.
- 24 Safe, private, access to amenities
- 25 *Small *Community feel *Safe *Low Traffic * beautiful park with walking trails.
- 26 Green Space !, No Construction !, The existing land is used every day!
- 27 Green space, sidewalks
- 28 Peaceful, friendly, safe, without construction, green space.
- 29 Small, well maintained, privacy & safe

Hello Hibbing Exercise - Comments organized into themes.

PARKS & GREEN SPACE	TRAILS	TREES	SAFE
Green space	Walking paths & sidewalks	Trees	For children
Wooded	Easy access		Safe
Flowers	Places to walk, run		
Clean			
ROADS & ACCESS	PARK AMENITIES	FEEL	HOMES/DEVELOPMENT
Curves	Outdoor activities	Community	No cookie cutter
Less traffic	Plenty for families	Isolation from urban life	Fewer homes
No thru road		Great neighbors	Take care of properties
Minimal traffic		Quiet	Nice homes
Controlled access		Privacy	Well kept
		Secluded	Sensible
		Private	Seamless with existing neighborhood
		Beautiful	
		Desirable	
		Nature	
		Small	