



Frequently Asked Questions – The Heights

Is the contamination cleaned up?

Yes. The latest total 110,482 tons (approximately 73,655 cubic yards) of contaminated material was carefully excavated and appropriately disposed of at a permitted landfill. You can access the detailed document at: [The Heights Information Repository \(sppa.com\)](https://sppa.com)

Will the new cross streets on McKnight go straight through into the quiet neighborhood side streets? No.

- With the additional street construction, Howard Street N will go through the middle of The Heights from Larpenteur Avenue to Ivy Avenue E with housing on the west side and light industrial on the east.
- Winthrop Street N will run on the edge of the development from Idaho Avenue to Ivy Avenue E but will not connect to Larpenteur Avenue.
- Arlington and Montana Avenues will turn into The Heights off McKnight Road N. and end at Howard Street N.
- Nebraska, Arlington, Sherwoods, Cottage, Sherwood, and Ivy, Avenues will cross into Winthrop Street N and up to Howard Street N., but will not go through to McKnight Road N.
- Iowa Avenue E will start up on Winthrop Street and curve up to Howard Street N.

A detailed map can be accessed at: [Our Vision for The Heights \(sppa.com\)](https://sppa.com)

Have any traffic studies been done regarding the surrounding streets and the increase in traffic with the addition of the housing and businesses locating at The Heights? If so, who did the studies and how can we find out more information?

Yes. The City of Saint Paul conducted an environmental review (Alternative Urban Areawide Review, or AUAR) for the proposed redevelopment of the Hillcrest site, in accordance with State of Minnesota requirements, which was adopted on September 20, 2022 after the required comment period and an agency objection period. As part of the AUAR, a traffic study was included and can be found starting on page 60 (Appendix D) available here: [Appendices A to D.pdf \(stpaul.gov\)](https://stpaul.gov). Additional documentation from the AUAR can be found here: [The Heights \(former Hillcrest Golf Course site\) | Saint Paul Minnesota](https://stpaul.gov)

stpaul.gov District 2 will be holding a Community Listening Session on this topic sometime this spring or summer. Meeting information can be found at [Greater East Side](#).

Who are the housing developers at The Heights?

Sherman Associates will be the lead housing developer. They will work in partnership with Twin Cities Habitat for Humanity and JO Companies to bring 1,000 housing units to the site.

Can anyone buy a single-family home at The Heights?

No. The single-family homes will be built by Habitat for Humanity and follow their guidelines:

1. Demonstrate a need for safe, affordable housing.
2. Be low to moderate income.
3. Partner with Habitat for Humanity throughout the process.
4. Be able and willing to pay an affordable mortgage.
5. Inquire about the homeownership program by attending information sessions hosted by local Habitat affiliates.
6. Apply locally during an open enrollment period.
7. Attend an in-person interview.

Is there a waiting list for the rental property at The Heights?

No. There are no waiting lists. Construction on the rental property will not start until 2025.

What businesses will locate at The Heights?

Currently, Xcel Energy has purchased industrial property at The Heights. Parcels are under contract for a light manufacturing / assembly operation and a job education center / incubator. Additionally, the Port is in discussion with a developer proposing a multi-tenant industrial building with lease space to be available in 2026. There are several lots available for other light manufacturing businesses.

Where can I sign up for updates on The Heights and/or ask questions:

[The Heights Saint Paul Port Authority](#) and/or [Construction at The Heights \(sppa.com\)](#)

Construction Hot-Line number: (651) 724-9292