

Ford Site Public Comments - City Council review
Submission Details

| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
|--------|------------|-----------------|---------------------------|------------|-----------|----------|-------------------------------------|--|
| 891 | John | Goodman | 2197 Scheffer Ave | Saint Paul | MN | 55116 | | I am totally opposed to the current plans for the Ford Site. There should be no more than 2500 new residents added and a 2 story limit on all buildings. |
| 892 | Peter | Nikola | 2107 Iglehart Avenue | Saint Paul | Minnesota | 55104 | | I am commenting to speak in favor of the high-density development plan for the Ford site. First the 4000 housing units would help alleviate the housing crisis. Second, we need to support walkable communities that are highly connected with transit. Third, the proposed Ford Plant proposal would help close the huge hole in our budget by expanding the tax base. Arguments about the impact of traffic on the Highland Park neighborhood would be greatly outweighed by the benefits of the plan. Fundamentally the arguments about traffic are reminiscent of Homer Simpson's plea about lowering the speed-limit "sure we'd save lives, but hundreds would be late." |
| 893 | Dan | Mostue | 926 Howell St S | Saint Paul | MN | 55116 | | I want to register my strong opposition to the proposed Ford Site plan as envisioned by the Planning Commission. Like so many others I feel the current plan will detract from the Village. The increased population density will result in increased congestion, the green space in the current plan is not an amenity for the entire community but more a marketing tool for the developer to make the proposed housing more attractive. I would like to see a plan truly informed by the unique location of this acreage. A park space viewable from the Ford Parkway bridge as the main gateway into Highland Village with bandshell, little league fields and picnic areas available to the entire community. |
| 894 | Terry | Schmidt | 1850 Montreal Ave | Saint Paul | MN | 55116 | tschmidt2006@comcast.net | We have lived on Montreal Ave in Highland Park for 34 years. Our main concern is about traffic on Montreal Ave and in the village. Property values are also important to us. |
| 895 | Michael | Wieneke | 2031 Fairmount Ave | Saint Paul | MN | 55105 | mawleneke@hotmail.com | My wife and I graduated from UST and St Kates, respectively in the mid-90s. We were so impressed with the community that we decided to live and raise a family in the Mac Groveland area. We moved into our third Mac Grove house 2 years ago, and now have children who are active in school and community programs. Over the past two years, we have been greatly involved with the Highland Ball little league association, with both of our boys being active participants in baseball. This has become an integral part of our lives, and keeps us engaged in the community. The tradition and history of Highland little league at the Ford fields is something that my wife and I consider to be critical going forward, in terms of the new development taking place where the plant used to be. This little league program is unique because of the high number of participants and the way in which it teaches young people to grow into good citizens. I am open to many ideas with the Ford redevelopment, in terms of mixed-use, high-density living. However, it is imperative that we not only maintain the Highland Ball program, but that we create a practice/game space that allows Highland to flourish in the future. The past couple of years, my family has seen beautiful ballparks in other cities because of tournaments. It is impressive what communities like Woodbury, Lakeville, Eden Prairie, Wayzata, etc are able to build with their funds, and we need to prove that St Paul/Highland can do the same. The Highland teams very oftentimes are better teams than those "richer" suburbs, even though their fields are newer/better. That's a testament to the quality of the Highland Ball program and the sustaining tradition that has been built. So again, I implore the designers of the redevelopment to carve out space that not only allows Highland Ball to continue, but also to expand and be a facility for the 21st century. |
| 896 | Ana | Maceda | 904 , St. Paul Ave. | Saint Paul | MN | 55116 | amaceda001@gmail.com | Please consider as this plan will affect a lot of people and I don't think it's what the neighborhood needs. I especially do not agree with \$275 million in corporate subsidies going to private developers, and all the additional people and cars that will be added for such a spec. I very much enjoy the viewscapes along the Mississippi River and don't want to see them blocked by tall luxury buildings that probably half of our residents won't be able to afford! |
| 897 | Rachel | Willson-Broyles | 195 Cleveland Ave S | St Paul | MN | 55105 | | I am in favor of the plan for the Ford Site. Especially important to me, in the plan, are affordable housing, housing of different types (rental/owned), and the walkability and bikeability of the new neighborhood. |
| 898 | Joseph | Kendrick | 780 Curfew Street | Saint Paul | MN | 55114 | Joseph.alexander.kendrick@gmail.com | As an environmental researcher, I believe our community needs to be doing much more to address the realities of climate change. Increasing the density, walkability, bikeability, and transit connectivity of our neighborhoods is one of the most powerful steps a city like Saint Paul can take to reduce our greenhouse gas emissions. I believe the plan as laid out meets these goals, and I strongly support it on these grounds. As a transplant to the area, there's a lot I love about Saint Paul, and I can see myself trying to settle down to raise a family here someday. However, there are other cities around the country that are appealing to me as well, and the common denominator of all of them is that they embrace change and strive to make themselves more vibrant without becoming more expensive. Developments such as the Ford plan move us in that direction, increase the likelihood that I will choose to stay here for the long term. Most 25-year-old transplants probably aren't very involved in this public comment process, but I think many people like me feel the same way. |
| 899 | Sam | Wils | 946 Cleveland Ave S | St Paul | MN | 55116 | samwils@gmail.com | Although Highland Park lacks housing for a wide range of individuals, this plan will help alleviate this by accommodate a diverse demographic from aging baby boomers unable to maintain a single-family home as well as young adults moving out their parents' home for their first job. Many people are unable to maintain a single-family home but want a high-quality lifestyle. Life is often messy: people get divorced, have work responsibilities that require travel, or want to spend their limited time maintaining a family lake house up north, not mowing a bungalow's yard. This plan would give future builders the flexibility to meet those needs. Property taxes have continued to rise in St Paul. Even so, as of April 6, 2017, St Paul had a total debt of \$509 Million according to the Mayor's 2018 Proposed Budget. St Paul has struggled to pay for basic services such as street maintenance and snow plowing, let alone improving parks and other neighborhood amenities. Bringing more taxable wealth into St Paul will reduce the burden on individual homeowners and renters by broadening the base of responsibility. The easiest way to do this is by building high-value projects with as much taxable value as possible whenever a site is re-developed. Although many have expressed concerns regarding high-intensity development, not accommodating people at the Ford site would require accommodating them elsewhere, creating more urban sprawl and requiring more long-distance commuting. As an urban area, it would be unfair for Saint Paul to effectively exclude these individuals from living here to maintain a suburban environment in an urban core city. For those who desire a suburban lifestyle, the metropolitan area offers numerous suburban areas outside of the urban core with opportunities to drive to all types of destinations. The zoning plan closely reflects existing uses. This area is bounded by 740 River Drive, which is much higher than proposed zoning allows; the 12 twelve story Cleveland Hi-Rise; and many townhouse and apartment buildings to the east such as Highland Village Apartments on Cleveland Avenue. Although the development of this site will require adjustments of the surrounding neighborhood, the additional amenities and options will make these worthwhile. Allowing baby boomers to age in place, and children to grow up and stay here benefits everyone. More people to share the cost burden of maintaining the city of St Paul will also relieve the tax burden imposed on renters, homeowners, and business owners here in St Paul. |
| 900 | Mark | Deziel | 2783 Legion Ave N | Lake Elmo | MN | 55042 | mark@dezielstaxservice.com | Although I do not currently live in St. Paul, I have in the past and may again. I would like to live in a mixed use neighborhood with the many amenities that greater density can enable. I've served on a planning commission and realize the inevitable knee-jerk reaction many people have against proposals the call for greater density. At the same time it is important to note that energy costs, especially transportation energy costs can be reduced when greater density is allowed. Seems like everyone wants green development, public transport, and walkable communities; but most don't grasp the simple math that make these things possible. For the good of our planet and the rest of the community I hope you can keep the exciting plan you have made for the former Ford Plant. I plan on moving both my home and business in a few years. I will be keeping an eye on it. |
| 901 | Joyce | Liggett | 723 Mt Curve Blvd. | St Paul | MN | 55116 | liggettlady@gmail.com | I want to make it clear I OPPOSE the Ford Site Zoning and Public Realm Master Plan. I want the City Council to DELAY the vote until a new mayor is sworn into office in January. |
| 902 | John | Chaja | 1909 Jefferson Ave | Saint Paul | MN | 55105 | | As a resident of the Mac-Groveland neighborhood bordering on Highland Park, I can say that I do back the plan to increase density on the site of the former Ford plant. As with many of my neighbors, however, I feel that a 10-11 story maximum building height is just too tall. Too. Tall. While I understand those heights are probably necessary to achieve the type of density that the city is looking for, I believe a more appropriate height would max out at 7-8 stories. The new neighborhood is never going to blend in to the current residential neighborhoods, but slightly decreasing the height will help. The current high rise at Ford and River Road looks like an eyesore and we certainly do not need more of those. I also have concerns about traffic congestion but I am willing to forgo those concerns if there is an adequate amount of green space on the site. Let's shoot for 15-20%! As for the Ford little league fields, I don't think it is necessary to keep them as is because a park or dog park would be able to serve a lot more people than a ball field will. I am also opposed to using TIF to fund the site. |
| 903 | Drew | Nelson | 1034 Cleveland Ave S #108 | Saint Paul | MN | 55116 | | I am strongly in favor of the plan. I live adjacent to the site, and believe that planned and sustainable densification of our city is a necessity. Please support this plan, and validate over a decade's worth of labor! |

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| 904 | Matt | Schuler | 1328 Hillcrest Ave | Saint Paul | MN | 55116 | | <p>I am writing to voice my concern regarding the proposed Ford Master site plan. While I support the mixed use development aspects and believe the city has a multi-generational opportunity here, we need to consider the scale of what's being considered relative to the existing neighborhood along with some of the provisions contained in the plan itself. I think city council member Tolbert's proposal was a great starting point to address a few of the primary issues: Greenspace and the height of buildings, but we need to go further. I would urge the city council to consider the following remaining issues:</p> <p>-The developer has the ability to opt out of the 9% greenspace minimums by paying a fee is very concerning. We need to consider the primary objective of developers is to make money and that is accomplished by building out to maximum limits. The fact that a provision exists where the developer could "buy their way out" as means to circumvent greenspace minimums is astonishing.</p> <p>-Considering TIF money has already been allocated to the Snelling stadium projects and now Ford Site development is entitled to use up to \$275MM is a significant "burden" to place on Saint Paul residents. Any potential property tax relief will be severely diluted by invoking the use of TIF. It's hard to understand with vacancy rates as low as 2-3% here in Mpls/Saint Paul why a developer would need any financial handouts considering vacancy rates are expected to remain low for multiple years to come. I am not comfortable by being forced to subsidize a development through TIF.</p> <p>-The amount of traffic that will be need to be absorbed by adjoining streets surrounding the site is very concerning. Cretin Ave serves as the funnel for the majority of traffic for downtown Mpls and points west. Conversely, anytime traffic backs up on Cretin during the afternoon rush hour people are cutting through the side streets between 34 and Marshall Ave. Multiple people have put up signs on these streets urging folks to slow down. These types of concerns are not addressed by the current traffic study, which is a glaring gap. The traffic study that was completed does not extend out far enough especially for points north of Summit Ave, to gauge the effect of 10,000 additional people residing/working on the site.</p> <p>I would ask the city council to consider taking Tolbert's amendment one step further, by reducing the density count if developers are inclined build to 10 stories. At the end of the day the council will not be able to appraise either side of this issue, but I hope they will recognize the sole and primary issue centers around density. If the council would be willing to consider reducing the unit count by a modest amount, we would be able to bridge the divide. The city council should not be ignoring the fact that over 50% of the previous comments were against the plan in it's current state. Meet in the middle reduce density and move forward. The current site plan does not go far enough and needs to be amended further.</p> |
| 905 | Brennan | Furness | 36 Mississippi River Blvd N | Saint Paul | MN | 55104 | bcfurness@gmail.com | <p>I am a new resident of St. Paul. I just bought a home near St. Thomas and will soon be the father of twin boys. For my twin boys and the next generation I want a St. Paul that is affordable, offering equitable housing options in every neighborhood and moderating increasing property taxes with an expanded tax base. I want a St. Paul that is safe for all users of transit, biking, walking and driving. I want a St. Paul that is a role model for the country, offering a sustainable, diverse and dynamic community. I want a St. Paul that is green with parks and public spaces for all. The Ford Plan will do all these things if done right and will keep St. Paul great for the future.</p> |
| 906 | Leon | Webster | 1769 Stanford Ave | Saint Paul | MN | 55105 | leon@leonwebster.com | <p>As a resident of Mac Groveland for over 30 years, I know the neighborhood has changed in the past and must continue to change in the future if it is to remain viable. I believe the Ford Site Plan provides a reasonable frame work for those changes over the next 20 years. That is why I support the Plan.</p> |
| 907 | Joshua | Ruhnke | 1823 Berkeley Ave | Saint Paul | Minnesota | 55105 | jlruhnke@gmail.com | <p>As a resident of St. Paul for 12+ years, I have seen the plan for the Ford site develop from the beginning. A lot of time and energy has gone into it and I feel he plan that was generated was a well thought out plan to help St. Paul move forward into the future. I support the current plan and hope the City Council approves it. Thank you.</p> |
| 908 | Laura | Murphy | 1078 Linwood Ave. | Saint Paul | Minnesota | 55105 | laura.murphy@willis.com | <p>I am opposed to the Ford Site Zoning and Public Realm Master Plan.</p> <p>I am asking City Council to Delay the vote until a new mayor is in office who will take the time to address public concerns, clean up the pollution to 100%, develop a plan that addresses traffic and safety, and develop a plan that is livable for the thousands of Saint Paul residents who will be impacted by this development.</p> <p>I am opposed to the Ford Site Zoning and Public Realm Master Plan.</p> |
| 909 | Nicholas | Murphy | 1078 Linwood Ave. | Saint Paul | MN | 55105 | nmurphy@justplayproducts.com | <p>I am asking City Council to Delay the vote until a new mayor is in office who will take the time to address public concerns, clean up the pollution to 100%, develop a plan that addresses traffic and safety, and develop a plan that is livable for the thousands of Saint Paul residents who will be impacted by this development.</p> <p>I am opposed to the Ford Site Zoning and Public Realm Master Plan.</p> |
| 910 | Leo | Postiglione | 1895 Morgan Avenue | Saint paul | MN | 55116 | leo.postiglione@gmail.com | <p>I Strongly oppose the ford site zoning and public realm master plan. I request the city council to delay the vote until a new city mayor of saint Paul is sworn into office in January 2018.</p> |
| 911 | Heidi | Hildreth | 2056 Villard Ave | Saint Paul | MN | 55116 | heidinboston@gmail.com | <p>Let's do this! Tolbert's accommodation that encourages shorter height or a trade for more greenspace acreage is just the kind of considerate, thoughtful approach to take with the Ford Site recommendation. Let's keep the momentum that 10 years of studies and community involvement have brought us to. I wholly support Tolbert's view that we need to pass a recommendation before a buyer is lined up! Delaying the vote is not a viable option. What more can be discovered that 10 years hasn't already revealed? It's better to make our preferences known so we can continue to help shape the outcome, than to cross your arms and say you don't want to play anymore because you didn't get your way. The game doesn't stop if you just stop playing. Ford and potential buyers will still be playing the game, with or without us.</p> <p>Let's be proactive, let's work together, let's present a unified voice that supports mixed use for all, for generations to come!</p> |
| 912 | Molly | Schuler | 1328 Hillcrest Ave | Saint Paul | MN | 55116 | | <p>I am writing at this time to state my opposition to the Public Realm Master Plan Draft (S-4-2017). This proposal would have an adverse impact to the Highland Area, and the plan requires substantial revision in order to be feasible and compatible with the surrounding area. I strongly urge you to vote against this plan and to recommend revisions that will preserve and protect the existing neighborhood and its residents.</p> <p>The plan should also include a solution for the Highland Little League fields which over 800+ kids participate in yearly. If we want this to be a "sustainable" plan then it should provide recreational space for the families that participate in sports. Families should not have to drive to a 2nd ring suburb because the city of saint paul doesn't have a facility to accommodate sports programs like Highland Little League. Moreover, I would like to see a recreational space that is not limited to just baseball and is dedicated to other sports like soccer or basketball.</p> <p>Please just ensure whatever goes there helps lower income minnesotans. Please don't let property values guide you, let your heart. Many more class minnesotans lost their jobs when the plant closed, take this as an opportunity to give something back to those less fortunate.</p> |
| 913 | Alex | Rittenhouse | 238 Cretin Ave S apt 2 | Saint Paul | Minnesota | 55105 | | <p>I support the Ford plan.</p> |
| 914 | Ethan | Lamont | 1262 Palace Ave | Saint Paul | MN | 55105 | ethanlamont@comcast.net | <p>Delay your vote on the Ford Plant rezoning.</p> |
| 915 | Gary | Martland | 1862 montreal ave | St paul | Mn | 55116-20 | martland789@yahoo.com | <p>1) Density is to high 2) Traffic patterns 3) Green Space can not be forced on the developer or the site By the city council. 4) property taxation won't be reduced for Highland Park residences. 5) jobs won't be career jobs they will be most likely be service level and retail oriented. 6) multi-modal transportation. Will be impacted only when gasoline prices exceed the cost of convenience. Bike paths come and go. Bus route and other modes of transportation have their limits. If there are no jobs in Downtown (St Paul) then we are nothing put mere housing development for MPLS. I've written letters, attended meeting, not sure what more can be done to delay and lay a truly solid neighborhood oriented plan on the table?</p> |
| 916 | Marjorie | Bequette | 2101 Palace Ave | St. Paul | MN | 55105 | bequette@gmail.com | <p>I believe the current plan should proceed. It was developed according to a formal process and reflects current urban planning best practices. Allowing a small but vocal minority to derail it also undoes the democratic processes that are supposed to allow many voices to be heard.</p> |
| 917 | Sean and M | Regan | 450 Mississippi River Blvd. South | St. Paul | MN | 55105 | dolanregan@comcast.net | <p>Our 3 children and all we parents (and coaches) enjoyed our years participating with Highland Little League and the Really Big Game at the Ford Fields. We are grateful for Ford's support of the local Little League and hope that history will continue when developed.</p> <p>We have concern about increased traffic on Miss River Blvd. With the high density plan, this scenic parkway will no doubt become a great alternative to Cleveland and Cretin and the heavy traffic will change the character of this community asset.</p> |
| 918 | Katherine | Montague | 2157 Fairmount Ave | St. Paul | MN | 55105 | khmontague@msn.com | <p>I OPPOSE the current Ford Site zoning and public realm master plan. This land should be made into entirely public park, green space only.</p> |
| 919 | Dorothy | Goldie | 360 Spring St #444 | St Paul | Minnesota | 55102 | digoldie@gmail.com | <p>I support the Ford site plan because it will bring more and varied housing to my city. This will attract more people. More people means more jobs, better transit and better public spaces. More people means more tax revenue. This is St Paul's chance to become a very appealing place to live.</p> |
| 920 | Mark | Reischel | 1930 Eleanor Ave | Saint Paul | MN | 55116 | mjreisch@uwalumni.com | <p>Hello,</p> <p>I support the current Ford plant zoning plan. The plan is set in the future and will create a vibrant community in St. Paul. My young kids will be able to enjoy the opportunities created by this plan. We don't know what transportation will be in 20 years, self driving cars, electric cars, etc, so I think the worry about traffic is overblown. I feel like there is a lot of quiet public support for this plan. Please don't limit the potential for this site.</p> |

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| 921 | Catherine | Daigh | 525 Montrose Lane | Saint Paul | Mn | 55116 | Katie.Daigh03@Gmail.com | <p>Councilmembers,</p> <p>Thank you for your time, attention, and dedication to the forward thinking Ford Site Rezoning Plan that aims to serve Saint Paul, not only Highland Park. I'm writing again to restate my strong support for the planned zoning and that the vote be held on September 27th. I appreciate the suggestion that more affordable housing units be considered on the site, including units in the 30% AMI.</p> <p>This plan has the potential of adding more vibrancy to Highland Park, more tax payers, and a more sustainable future. I intend to live here for the next 40-50 years, I appreciate the addition on housing for both young professionals as well as a place I can eventually downsize to in retirement.</p> <p>I do have concerns about the amendment to straighten a portion of Mississippi River Blvd. near Hidden Falls and the possible implications of eminent domain. The current curves in the road are great for traffic calming. Wide, straight roads encourage faster speeds and passing, dangerous for a road that sees a lot of pedestrian and cyclist traffic.</p> |
| 922 | Riley | Conway | 2077 Eleanor Ave | Saint Paul | Minnesota | 55116 | rileyscottconway@gmail.com | <p>Hi,</p> <p>Thank you for taking my comments. My family and I live in Highland Park, just a few blocks from the Ford Site. While I like many ideas in the proposed plan for the site (I am a fan of the design and the goals of a sustainable urban village—sounds great), I am EXCEEDINGLY concerned about the density goals. The proposal would make the site the most densely populated neighborhood in the city—and one of the most densely populated areas in the country! Mixed use retail and residential space (with housing for many income levels and lots of green space) is great! But do we really need the 6-10 story buildings? 7,000-8,000 more people in the neighborhood (especially on a 120 acre piece of land) is extreme and unnecessary.</p> <p>Best,</p> <p>Riley</p> |
| 923 | Donald | Kist | 1959 Palace Ave. | St. Paul | Mn | 55105 | diskon@aol.com | <p>I must voice my opposition to the Ford Site Zoning and Public Realm Master Plan and I strongly believe it is imperative to delay the vote until a New Mayor is sworn into office in January. To do other-wise would be a great dis-service to your constituents and our precious Mississippi River area natural resource. Please don't let the tax increment financing potential cloud your decision that could affect the quality of life, for the worse, for those of us who have supported you in the past. Sincerely, Donald Kist</p> <p>PLEASE keep the Ford Little League Baseball Fields!! It is totally self supported, no tax dollars. I played on those field 30 years ago and my son plays there....Do the right thing and keep the fields.</p> |
| 924 | Matt | Mulcahy | 4233-24th Ave S | Minneapolis | mn | 55406 | mjmcca@yahoo.com | <p>Wednesday, September 20, 2017</p> <p>Dear Mayor Coleman and Saint Paul City Councilmembers,</p> <p>On behalf of The Alliance, a 33 member coalition of environmental, social justice and community-based advocacy organizations, I wish to call on city of Saint Paul leaders to commit to truly affordable housing goals for the Ford redevelopment site. Our coalition works on urban growth and development issues in the seven county region, and we apply a racial and economic equity lens to our work.</p> <p>We Support the Current Zoning Plan ...</p> <p>We are on record as supporting the current Ford Site Zoning and Public Realm Master Plan and would urge the city council and mayor's office to work towards maximizing the residential density of the project, bringing up to 4,000 units of new housing opportunities to Saint Paul. We would also remind the city of its obligation to affirmatively further fair housing opportunities in the city, and there is no better place to showcase the city's commitment to this goal than this 125 acre redevelopment site.</p> <p>Density equals destiny – for a city that wants to grow its future population and preserve the strength of its political representation at the local, county, state and federal level, the site must optimize the residential component in the plan.</p> <p>This is a major development opportunity, one of the most desirable plots of land anywhere in the metro area, it will have a positive impact for the whole city in terms of economic benefits, jobs, population growth and increased tax base – but it is also a development site of “regional significance” because of its use of regional wastewater and transit services, and the impact it will have on its neighbor cities, as well as on the local/county/state roadway systems. Furthermore, it promises to provide a vital boost to the regional economy, promote urban livability and will be a premier example of sustainable urban growth for years to come.</p> <p>While we support the current plan, there is one major area where we feel the city needs to improve on the project.</p> <p>... But the City Must Commit Itself to Truly Affordable Housing Goals</p> <p>Our main concern is that the city does not have a specific goal to build housing for low-wealth families making \$20,000-\$26,000 per year in annual income, no goals for seniors on fixed income, no goals for Section 8 housing opportunities, and no goals for persons with disabilities on limited incomes.</p> <p>From what we've seen, the city is targeting families that make between \$43,000-\$53,000 per year for their affordable housing goals, but it has yet to show us their plan to include individuals and families making less than \$43,000 per year, and from a Fair Housing and Civil Rights perspective, that is raising some very serious concerns.</p> <p>It has been the practice of the city in the past to require developments receiving city assistance to set aside 20% of the residential units as truly affordable – at the maximum density allowed by the zoning plan, this would equal up to 800 units on the Ford site. Half of those units would need to be affordable to household incomes of \$18,000 – \$26,000 per year; the other units would need to be affordable to household incomes of \$30,000 – \$43,000 per year, depending on household size. Affordable housing advocates have pointed to this “Inclusionary Housing” policy as a model for other cities in the region.</p> <p>Unfortunately, city staff have questioned whether their Inclusionary Housing policies would apply to the Ford site. They say the policy is usually triggered by city subsidies to the actual buildings, not the infrastructure. We respectfully suggest that this is a distinction without a difference. Does it really matter if the city provides a direct monetary contribution, a zoning variance, TIF or tax abatements, curb-and-gutter infrastructure improvements, new roads, new traffic signals, new light poles, restrooms for recreational fields, street signs or new trails?</p> |
| 926 | Ann | Dingman | 1602 Watson Ave | Saint Paul | MN | 55116 | dingman@uwalumni.com | <p>I moved to MN about a year and a half ago. I chose a house to buy largely due to the proximity to bus/train for commuting. I believe many people are interested in access to mass transit offered by the draft zoning plan. Also, the Ford site is in the city, not a suburb. High density is expected in a city. I would much rather have more cars in the area than to pave over more farmland. Finally, Highland is in great need of a close by, quality hotel -- would be great to have that in the final development. In summary, I am in favor of the plan without amendment. Thank you.</p> |
| 927 | Michael | Leipold | 1609 Watson Avenue | St. Paul | MN | 55116 | | <p>This proposed plan is ill conceived in several aspects.</p> <ol style="list-style-type: none"> 1. A development of this nature should not receive TIF . If the purpose of developing this property is to raise tax revenues then using TIF is contrary to this idea. If this is a highly prized property for development than TIF should not be needed. 2. The infrastructure surrounding the proposed development is inadequate for the size of the proposal. The citizens of St. Paul will be left paying the tab after city leaders give away a third of a billion dollars to a private developer. 3. These same citizens will also have to pay for the increased city services that will be needed (police, fire, street maintenance, etc.). This means my taxes go up to benefit a private developer. 4. The Ford site and the adjacent Ford toxic dump are a super fund site. Anyone remember the Love Canal. Evidently not. 5. There is not enough green space included in the plan. 6. Sightlines of the river valley will be destroyed. 7. Traffic will be horrendous. Oh yeah, that's right, it already is. 8. The city council and the Highland District Council have been absolutely negligent and have not taken the concerns of the majority of the citizens of this neighborhood into consideration. They should be ashamed of themselves. I want to know who is getting the kickbacks. That's right Tolbert and mayor Coleman, I'm looking at you. My feeling is your not pushing this through for purely beneficent reasons. Sellouts. 9. Across the road from the proposed development is a beautiful park that is managed by the National Park Service. This is not included or considered in the current proposal. Talk about missed opportunity. <p>I am not against intelligent, mindful development, but that is not what is being proposed. Shame on you. This doesn't pass the smell test.</p> |
| 928 | Stephanie | Molliconi | 1890 Rome Ave | St Paul | MN | 55116 | stephmolliconi@gmail.com | <p>Please vote in favor of the Ford plan and affordable housing. We are a city and a neighborhood that can welcome all</p> |

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| 929 | Mike | Krumm | 1810 Berkeley Avenue | St Paul | MN | 55105 | krummer07@gmail.com | I strongly encourage the council to assist Highland Ball to continue their 60+ year tradition of youth baseball in our great city. Over 800 kids learn to play baseball in this program and countless other school players utilize these fields. How could you possibly let this all slip away for future generation of our youth. FORD has seen the benefits of youth baseball and softball a all these years and I truly hope you do too. It about community, family values, a safe place for our children to play, the Really Big Game, volunteering and so much more. Please do not take away our fields. My (4) children and the thousands on kids that learned to love baseball on these city landmark Ball fields will be devastated. Please Save our Fields. |
| 930 | Mary | Henke-Haney | 372 Cleveland Ave N | Saint Paul | MN | 55104 | | I support the plan for the Ford Site originally passed by the planning commission, as well as the amended version. It is the right plan for maintaining and expanding the vibrancy of our city. We need housing, we need affordable housing, we need energy efficient housing, we need decreased dependence on personal automobiles for SO MANY REASONS, we need to integrate our communities, we need to increase our tax base, we need to be able to keep the talent we have and attract new talent from elsewhere, and we need to move forward. |
| 931 | Linnea | Schilling | 1436 So. Miss. River Blvd. | St Paul | Mn | 55116 | Linnea.Schilling@comcast.net | As a homeowner and a citizen of the highland park area, we don't want the Ford Plant development to happen, period. We have lived a long time with the Ford Plant the way it is now, and won't want anything to be done with the property. If the development happens I think that you will see many of the citizens and homeowners to move out of the area. Thank you. Homeowner |
| 932 | Jameson | Pralle | 34613 250th St | Battle Lake | Minnesota | 56515 | jpralle2013@gmail.com | Couldn't have Ford Motor Company rebuilt or rebuild the Twin Cities Assembly Plant for the new 2018 Ford Ranger? If not, why not? The plant could've been shut down in 2011 until Ford has came up with a Redesigned Ford Ranger. The Planning Process is still happening I'd assume, so couldn't you think of a plan to redesign and rebuild the Factory? It would bring lots of jobs back for Ford Motor Company and the United Auto Workers, and it could be more efficient on energy use. |
| 933 | Mariene | Wright | 1886 Bayard Avenue | St. Paul | MN | 55116 | mwall1817@msn.com | We love our neighborhood and feel fortunate to live here. Both of our boys play at the Highland Park Fields. Please take time to reconsider the use of this land and leave the fields and green space for our children and generations to come. If the fields leave, then we will probably follow. There is a character and charm in Highland and we would hate to see that demolished so that high rise buildings and traffic can take over. Please STOP the current plan! |
| 934 | Russ | Adams | 2525 E. Franklin Ave | Minneapolis | Minnesota | 55406 | russ@thealliancec.org | Friday, September 22, 2017 Honorable Mayor Chris Coleman & members of the St. Paul City Council 310 City Hall 15 Kellogg Blvd W. St. Paul, MN 55102 Dear Mayor Coleman and City Council Members, On behalf of numerous organizations and community members who believe that a sustainable community is one that finds strength in the changes that come with time, we urge you to support the Ford Site Zoning and Public Realm Master Plan. As neighbors invested in the future livability and sustainability of our city, we support the Ford Plan because: The Ford Site represents an opportunity for St. Paul to be a national and global leader in environmentally sustainable neighborhood planning. The plan provides responsible protection of natural resources along the riverfront, additional green space, and the opportunity to explore alternative forms of energy. Good land use planning, which includes density and transit-oriented development, is necessary for our city and state to do our part to address climate change. By integrating the site with our transit system, community members can choose to live in the city with minimal reliance on automobile travel. By designing buildings that are energy efficient with renewable sources, residents will benefit from improved air quality and low energy bills, and communities can attract economic growth by supporting adding housing options on a near-net-zero energy site. Our growing city requires development that integrates transit, bicycling, and walking projects that help people get to where they need to go affordably and in healthy, sustainable ways. Beyond reduced pollution, transit-oriented development saves money, builds upon existing corridors, and will allow residents, employees, and visitors multiple modes for traveling to and from Highland. The extension of the existing street grid pattern will allow traffic to flow more smoothly through the entire neighborhood, and will connect existing neighborhoods to the river. As St. Paul continues to grow, transit and traffic will continue to be critical issues, but they needn't prevent the City from moving forward with the Ford Plan in its current form. The Ford Plan deserves the City Council's support because it reflects St. Paul's changing housing needs, while also expanding fair and affordable housing opportunities. Increasing and preserving access to affordable housing—especially in areas where few affordable options exist—is central to jobs and growing local economies. St. Paul's aging housing stock requires innovative and proactive strategies to create the additional housing units needed to provide choices for current residents, as well as to support continued growth. We support a housing strategy with a range of affordable rental and homeownership options, including housing for seniors hoping to downsize, and young people and families facing challenging conditions in employment and housing markets. The ways in which people move in and out of neighborhoods are not accidental—residential patterns reflect segregation and differing access to opportunity by race and ethnicity. If the City is truly committed to furthering fair housing, housing choice, and economic opportunity, community development investments must be made through a lens of fair housing and racial equality. Investment in construction of new affordable housing should prioritize expanding affordability within areas where there are currently fewer affordable options, such as Highland. The City has a responsibility to guide land use and community investments to meet the needs of our changing demographics, while also working to overcome historical discriminatory housing practices that have limited housing opportunities for communities of color. The proposed density, environmental features, and transit-oriented development all make the Ford Site an exciting opportunity that will attract additional residents and businesses to revitalize St. Paul's tax base through job creation and increased property tax revenues. An accessible, inclusive, net-zero energy, forward-looking development is one of the best ways St. Paul can ensure prosperity for future generations. Our City's transit, environmental, and housing needs are urgent—it is time to move forward with the Ford Plan so that we can face these challenges head-on, rather than continue to study and discuss proposals. We appreciate the time and energy the City has invested in planning for this site, and urge I live just across the river, but buy all my groceries in Highland Park. I LOVE this plan! |
| 935 | Daniel | Zachman | 3661 42nd Ave S | Minneapolis | MN | 55406 | | Overall I think this is a good direction. I would really like to see the public realm and streetscape on Ford Parkway improved. Currently there are too many surface parking lots fronting the street and it feels dangerous both as a driver and a pedestrian. This redevelopment could set the stage and provide examples of how to improve that environment. |
| 936 | Greg | Schweser | 3240 32nd Ave S | Minneapolis | MINNESOTA | 55406 | gregschweser@gmail.com | I think the proposed density along River Parkway, although low, is still a little high compared to the existing street fabric and is scaring people off. I would suggest that rather than having strict zoning densities in each district, that a mix of densities be considered. In some areas in southern St. Paul (Like Victoria south of W 7th) the monoculture of development is strangling, with three story apartments creating long blocks that are not pedestrian friendly (long walks between breaks in buildings). We can achieve higher density with a good mix that provides visual breaks, alterations in architectural style, point towers, etc... without prescribing uniform density. See the Peninsula Neighborhood in Iowa City for a New Urban development that is actually shaping up to be a pleasing environment on the ground as well as on paper. http://peninsula-iowacity.com/index.html . I hope people realize that for businesses in Highland Park to stay viable, there needs to be more density in the neighborhood. As retail continues to revitalize across MPLS and St Paul it cannibalizes off of Highland Park, especially restaurants. I look forward to seeing this project continue on. Greg |
| 937 | Judy | Temple | 1864 Hillcrest Avenue | Saint Paul | MN | 55116 | jtemple@umn.edu | I support the plans for the Ford Site. I encourage a yes vote. |
| 938 | April | Gardner-Taylor | 1222 Scheffer Ave | Saint Paul | MN | 55116 | agardnertaylor@gmail.com | The Ford Plant Plan is too dense of a population and ruins highland park as we know it. It takes a highly desirable place to live and develops a ghetto statistic. |
| 939 | Gail | Stremel | 1383 Scheffer | St Paul | MN | 55116 | gailstremel@aol.com | I urge you to delay action on Ford plant plans for thoughtful review. Several of the current proposals, height of buildings and sport fields, are dangerously short sighted and detrimental to our younger generations. |
| 940 | Timothy | Stanley | 385 Laurel Ave #11 | Saint Paul | MN | 55102 | tds66@yahoo.com | Love the Ford plan as is. A step forward for Saint Paul. |
| 941 | Colleen | Crenshaw | 2182 Goodrich Ave | st paul | MN | 55105 | 4ccrenshaw@gmail.com | I was born in St Paul and have lived my entire life here. I would like to register my opposition to the Ford plan. With the enormous rise in property taxes, I am still working at 67 years old. The traffic from this development will drive us out of our house; this both makes me resentful and breaks my heart. This is a once in a generation opportunity to do something wonderful. Or, not, |

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| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
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| 942 | Erich | Mische | 2065 Jefferson Avenue | Saint Paul | MN | 55105 | erichmische63@gmail.com | <p>I oppose the Ford Site Zoning and Public Realm Master Plan. Furthermore, I request that the City of St. Paul formally address the issues raised in this letter: https://fmr.org/sites/default/files/attachments/Ford%20combined%20letter%20and%20comments%20-%20letter%20first.pdf</p> <p>The argument that because it doesn't exist in the area being zoned is a red herring. Why isn't Ford being sued by the City of St. Paul to clean up 100% of the site to 100% highest standards before you zone?</p> |
| 943 | Linda | Winsor | 708 Goodrich Avenue | Saint Paul | MN | 55105 | lindajwinsor@gmail.com | <p>More density doesn't guarantee higher tax base, especially when TIF is provided for new development. Other factors to consider with more density are increases in city services such as fire, police, sewer, etc. In addition, the scale of density, as well as the quality of the building materials, etc. also affect the tax base. For example, some new buildings destroy the character and quality of life of the surrounding properties / neighborhood to the point where property values fall--thus decreasing tax base.</p> <p>Here's some interesting info----St. Paul's population was approx. 278,000 in 2007. Today it is approx. 302,000. With an increase of 32,000 people, our tax base has not increased, yet our city budget definitely has. While there are many factors to consider, it is important to remember that adding density doesn't guarantee higher tax base.</p> <p>We do know that parks and green space increase property values. Mpls. has massive parks and green spaces----which contribute to the value of their properties and increase their tax base.</p> <p>Too much of the conversation has been about density vs no density. We know that is too simplistic. We live in a city and we are used to density. Just wish our mayor, city council members, and city staff would lead the way in density through proximity vs density through height.</p> |
| 944 | Olivia | Faith-Kobs | 3105 33rd ave s | Minneapolis | Minnesota | 55406 | olivia.faith.louise@gmail.com | <p>I would like to start by saying I absolutely support the Ford site plan, and urge you to vote in favor.</p> <p>I have some comments and critiques of the plan, though. Supporting walkable, mixed-use density is so important to me, we have been building our cities around cars for too long. Not only allowing, but requiring a mix of uses interwoven in the neighborhood is a very good thing, and that is hugely what will contribute to the walkability of this plan. However, I worry that even supporters of this plan are calling for too much open space, and I urge you to be wary of that request -- too much open space between buildings will undermine the walkability this plan hopes to foster. Please remember that "pleasant and pretty to take a stroll through" is not the same thing as "walkable for practical purposes". I also think that the plans laid out for the streets in this plan could undermine the intended walkability for the Ford site. The streets are designed too wide for a positive pedestrian experience. While turn lanes to help cars move more freely, they take up a lot of precious street space, and encourage motorists to speed because of the width they add to the street. Roundabouts at intersections will eliminate the need for turn lanes, meaning you can design the sidewalks and bike lanes wider. A well designed roundabout is also a good traffic calming measure, which will make pedestrians and cyclist safer.</p> <p>Which brings me to bike lanes -- a personal topic, as an all-year-round bicycle commuter and errand-runner. I don't think any of the bike lanes in the plan are designed well. Instead of pulling them apart street by street, I will leave you with these comments:</p> <ul style="list-style-type: none"> * Bi-directional bike lanes on the same side of the street are not safe. Motorists will not think to look for bikes coming from what they think of as the wrong direction. * Bike lanes above the curb are also neither very safe, nor very practical. It makes it no different than riding on the sidewalk, which has been shown to be statistically more dangerous to cyclists. Cyclists who ride on the sidewalk are invisible to motorists, increasing the risk of getting right-hooked at intersections. Also, placing the bike lane above the curb it makes it impractical for a cyclist to merge left to prepare for a left turn. * A bike lane should never be "parking protected," again it makes cyclists invisible to motorists. <p>Roundabouts can work well with bikes too, like the one at Minnehaha park in Minneapolis, which I have always felt safe navigating on my cruiser because the cars go about the same speed I do on a bike. Or, when I feel like it, I can opt to use the crosswalks.</p> <p>For the sake of promoting walkability, I believe you should have parking maximums, not parking minimums. The kind of person that will want to live in the Ford site is more likely to be the kind of person who wants to live car-free, and they should not be required to subsidize the parking for those who do. Any parking that does get paved should be subject to congestion pricing, or "demand-response" pricing, which has been shown to increase turnover of customers in stores, which is good for business.</p> <p>If you build ample free or low cost parking, and wide streets for car travel, you will be much more likely to get the bad car traffic the opponents of this plan fear.</p> <p>Please use this plan to support walkability first. That means density, close-knit buildings, narrow streets and wide sidewalks, and stores at street level throughout the development. If you can pull that off, you will be making a place I would very much love to live in.</p> |
| 945 | Bruce | Hoppe | 531 Mount Curve Blvd | Saint Paul | MN | 55116 | bruce.hoppe@pentair.com | <p>This is a test -09-24-17 12:07 - I have not seen my previous opposition email letter documented in the comments documents uploaded for City Council review under the City Council agenda items. I submitted an oppositional email using this online process. I never received any confirmation back. Is there another place where online comments are being collected for review? We are concerned that this online avenue for public comments is not properly capturing public comments.</p> <p>I'm in opposition of the City's draft zoning plan for the Ford site.</p> |
| 946 | Gretchen | Cudak | 2007 Summit Ave. | St. Paul | MN | 55105 | gcudak@msn.com | <p>Hoping the green space includes soccer fields , rain and perennial gardens. Also incentives for private businesses, not just chains.</p> |
| 947 | Vic | Murphy | 1734 Bohland Ave | Saint Paul | MN | 55116 | vesemurphy@comcast.net | <p>Not only do we need baseball fields, we need functional and safe softball fields for girls. Our Highland softball program has over 210 girls that participate each summer and fall however the fields that we play on are in poor shape. This is an issue of equity.</p> |
| 948 | Michael | Tennis | 1746 Beechwood Ave | St. Paul | MN | 55116 | tennistmx@gmail.com | <p>My biggest concern about the Ford site development plan is that it include some provision for baseball fields to replace the existing Ford fields and to accommodate the many hundreds of kids that use those fields each year.</p> <p>With a son currently pitching for CDH, I have to wonder if he would be playing baseball today without the Ford fields. Although I no longer have kids using those facilities, I want all the kids in this neighborhood to have the same opportunity ours did. We and so many other families have happy memories that revolve around summers spent at those baseball fields. I would hate for Highland Park to lose Highland Ball.</p> |
| 949 | Monica | Hartberg | 2197 Fairmount Ave | St Paul | MN | 55105 | hartbergs@comcast.net | <p>I understand the challenges that present themselves when looking to develop a piece of land as large as the Ford site. There will be many opinions and it will never land on a single answer that makes everyone happy. It is, however, necessary to really evaluate the impacts that the development stands to have on the community that surrounds the plant. The Highland Little League has operated at the Ford Field site for generations and the impacts on the lives of the players are significant. It would be a sad turn of events if youth ball no longer had a place in Highland Park. With the prevalence of electronics and such, opportunities for kids to get outside and play, build teams and character and learn about the game of life through play on the ball field are becoming harder and harder to find. My son has played at the program at Ford Fields for 5 years. In that time, he's developed friendships with boys from different schools and backgrounds, gained a better understanding of respect for team and coaches, and developed skills as a ball player and a teammate. We cannot take opportunities away from our kids at a time when, as parents, we are faced with fewer and fewer safe opportunities for kids to build real community. Helping kids of all different backgrounds connect through their love of the game of ball allows connections they cannot get through game console controllers or texting on phones. We would miss a huge opportunity if we did not include the children of St Paul in the conversations about development - the classic statement is true, children are our future, and we have a responsibility to raise them well and give them opportunities to build personal character and community with their peers. Those skills will last them far into the future and support the growing, vibrant community we hope St Paul continues to be but we must give them reasons to love the community they live in. Do not turn your back on the kids, recognize the importance of the Ford Fields in the lives of so many kids and support their community and the beginning of their lifelong friendships.</p> |
| 950 | William | Cooper | 188 Seymour Avenue SE | Minneapolis | MN | 55414 | wcooper71@gmail.com | <p>I am writing to express my view that the redevelopment plan for the St Paul Ford site should include baseball fields for the Highland Park Little League. Both of my sons played in Highland Little League. We live in Minneapolis, and there is no baseball league similar to Highland Little League in Minneapolis. So I brought my kids to St. Paul to play ball. The Highland Little League is truly a unique asset for St. Paul. Although there are opportunities to play baseball in Minneapolis, they do not offer Highland's combination of great facilities, affordability, accessibility, and high quality of play and instruction. My kids and I have many fond memories of playing baseball at Ford Little League Fields. The league needs fields to exist. I sincerely hope you decide to include baseball fields in the redevelopment plan.</p> |
| 951 | Tim | Whittle | 1600 Grand Avenue | Saint Paul | Mn | 55105 | twhittle@macalester.edu | <p>I want to make sure the City Council knows how important the Ford Fields are to our family. Both of my kids, a 1st and a 2nd grader, have played three seasons of Highland Ball. They love the year end jamboree on the Ford Fields and both talked at length at the end of the season about how they cannot wait until their entire season will be at the Ford Fields. If the redevelopment plan removes these fields, I am not sure my kids will stick with baseball. These are the closest fields to our house and are a great social gathering place during the spring, summer and fall for our family and many baseball families on St. Paul and the greater Twin Cities community.</p> <p>I hope the council will consider maintaining the Ford Baseball fields for the positive impacts they have had on my family and many other families in the area.</p> |
| 952 | Shawn | Wood | 2171 Bayard Ave | St Paul | MN | 55116 | shawn.wood.mn@gmail.com | <p>Please rethink the plan for the Ford site.</p> <p>My first concern is purely logistics. The current plan will be adding 8-10,000 people (a small city) in an existing neighborhood. There are no plans to increase police, fire, or school capacity. The traffic is already too high in our neighborhood. Craftin is backed up to 94 in the evening commute, Cleveland is backed up from Ford parkway up to St Kates every evening. Simply put, the neighborhood cannot handle the traffic that will be required to support the plan.</p> <p>Secondly, a more emotional reason. The Ford baseball fields have been creating friendships, leaders, and in a few rare cases MLB baseball players. My 2 boys have been playing on the fields for 5 years. I would hate to see future kids miss out on this opportunity.</p> <p>Please rethink the ford plan.</p> <p>Sincerely, Shawn Wood</p> |

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Submission Details

| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
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| 953 | Darcy | Tinnes | Saunders Ave | St Paul | MN | 55116 | darcy.cuaa@gmail.com | <p>To Governor Dayton, Mayor Coleman, all city council members, the PED, and Ford Motor Company,</p> <p>This comment is specifically related to Highland Little League baseball and softball.</p> <p>For 63 years, area boys and girls and volunteer coaches have built a sports legacy on what has been called Ford Fields, with uncountable stories and memories and friendships and life skills developed under the lights and on the diamonds than any of us could count. Literally generation after generation.</p> <p>I know Ford does not have to set aside land to help keep this legacy alive for another 63 years in this location, but 800+ kids and their parents every year is a very big audience, the young ballplayers will grow up and buy cars and trucks of their own, and I'll bet a lot of Ford advertising dollars get spent on other marketing campaigns that don't last for 63 years.</p> <p>Please carve out and fully remediate a permanent portion of this Ford property for Highland Ball Club to manage. It is a real life field of dreams story.</p> <p>Darcy Tinnes Proud dad and Highland Little League coach 20+ year resident of Highland Park</p> |
| 954 | Amanda | Garcia | 690 Watson Ave | St. Paul | MN | 55102 | agarcia2008@yahoo.com | <p>The Highland Baseball program is a huge asset to my boys and our family! Provides an amazing summer of memories & great baseball! It's a little community in its self! Please work your plans around the awesome field of dreams for youth of the St. Paul Highland area! Also if anything possibly help in adding a tiny T-ball & another entrance would be greatly appreciated!! We would forever be in your debt!</p> |
| 955 | Anthony | Heaney | 2209 Hartford Ave | St Paul | MN | 55116 | hean0224@gmail.com | <p>I think the development plan looks great. I do have concerns regarding traffic along Cretin and Cleveland, but my biggest concern is the plan to include 216 million in TIF. TIF is designed to give incentives to developers to develop less than desirable locations. Highland Park and the Ford site are desirable and should require no incentives to get them developed. Keep the money to alleviate real estate taxes that are going to be going up due to the assessment changes.</p> |
| 956 | Stacy | Gianino | 691 Kenneth Street | Saint Paul | Minnesota | 55116 | slgianino@gmail.com | <p>Saint Paul City Council: The Ford Site redevelopment plan needs to preserve or replace the Highland Ball fields. The fields have been home to Highland Ball since 1953. Over 800 kids played on these fields in 2017, including our 7 year old son and many of his classmates and friends. He has participated in the program for the last 2 summers. In addition to instruction in the fundamental skills of the game, he has learned teamwork, good sportsmanship and grown in his self-confidence. If we don't have fields, we don't have a program. Please don't forget about Highland Ball and today's youth!</p> |
| 957 | Angela | Stoltz | 5215 14th Ave S | Minneapolis | MN | 55417 | | <p>I'm writing today to ask you to consider the children of the metro area in your plans for the Ford development. Please preserve the Highland ball fields which have been a staple in the neighborhood since 1953. Now in 2017, these fields were the home of over 800 kids and their families. Parks like this are so incredibly valuable to the kids and to the community that comes together to make these fields come to life. Thank you for your thoughtful decision making!</p> <p>Save our fields!!! Respectfully, Proud Mom of a Highland major league softball player and little league baseball player</p> |
| 958 | Martha | Paar | 1958 highland parkway | St. Paul | MN | 55116 | mcpaar@comcast.net | <p>As a transplant to St. Paul 12 years ago I heard about the "magic" of Ford fields and always tended to roll my eyes. We weren't a baseball family however my eldest wanted to try it out-as a rookie-and then I was lucky to watch two of my three sons go through that program. We are on year 8 of summers spent at the fields-my boys learn to not only play the game but the importance of being a team player. They met friends they will have throughout their lives, learned from coaches who donate time and energy to these kids, and I was lucky enough to meet their parents, siblings and grandparents who come out in the heat, the rain and even under the lights to watch these kids play baseball. It is a tradition that touches on so many-and is about so much more than baseball-it truly would be a true shame to lose it.</p> |
| 959 | Andy | Ryan | 626 17th Ave N | South St. Paul | MN | 55075 | andrew.r.ryan@gmail.com | <p>Hello,</p> <p>I grew up in West St Paul, but the summer after my freshman year at CDH, I played ball for Hi Tower at the Ford Fields for the season. It was the most fun I've ever had playing ball. The environment & atmosphere were amazing. I found myself hanging around the field before & after games to watch my friends play. Now 20 years later, I coach in the league. The same experiences I had are now being shared by the current kids. There needs to be some sort of solution going forward. We need field space to allow future generations of kids & families to share the same great experiences myself and many others have had. Thank you.</p> |
| 960 | Sheryl | Sheehan | 1750 Goodrich Avenue | St. Paul | MN | 55105 | sherylsheehan@yahoo.com | <p>We respectfully request the preservation of the Highland Ball fields to allow future generations of baseball players in the Merriam Park, Mac Groveland and Highland Park neighborhoods to enjoy the Highland Ball program.</p> <p>Sincerely, Mark and Sheryl Sheehan</p> |
| 961 | Casey | Stephens | 1594 Hartford Ave. | St. Paul | MN | 55116 | cmstephens4@msn.com | <p>Greetings,</p> <p>I write to share comments that my 8-year-old son expressed to me.</p> <p>Passing yard signs regarding the Ford site on our way to the Highland Library this evening, he asked what they were all about and wanted to know if I said "Yes" to the Ford plan. I described the location of the Ford Plant and said that cars used to be manufactured on that site. I said that there is a plan to put houses there and that the Ford Fields - where his older sister has played for Highland Ball's softball championship game and where he played his final game for Hi-Mac this summer - may not be there for the kids to play softball and baseball. I told him that I didn't support the current plan and that I hoped it could be changed and that the Ford Fields would remain.</p> <p>My son expressed frustration and disappointment over the idea to eliminate the ball fields. He has been anticipating next summer when he would be eligible to play a baseball season for Highland Ball on those Ford Fields. He said that he wanted everyone to know that those fields should stay.</p> <p>Please be so kind as to consider reconsidering the present plan for the Ford site.</p> |
| 962 | David | Zaffrann | 3524 40th Ave. S. | Minneapolis | MN | 55405 | dzaffrann@gmail.com | <p>I support the Ford Site plan and urge its approval. The execution of this plan will allow more people and families of all ages to call St. Paul home - in the heart of the Twin Cities overlooking the Mississippi River - in an environmentally sustainable way.</p> |
| 963 | Laura | Iten | 4828 37th Ave S | Minneapolis | MN | 55417 | laurahenry21@hotmail.com | <p>My son plays baseball at the Ford Fields and my husband coaches him. It is one of the reasons we don't want to move to the suburbs. We love the Highland baseball program, the neighborhood, the kids, the parents' involvement in Highland Ball at the Ford Fields. It really is a special part of the community and plays a part in creating a community. Just this Friday, the kids had practice at the Ford Fields and all went to one of the Highland Park family's homes afterwards, where they watched the baseball classic, Sandlot, together. It would make me so sad if they didn't have this in years to come and if my younger son, who is still a toddler, doesn't have the opportunity to create these wonderful memories at the Ford Fields like my eight-year-old is currently experiencing. Please keep baseball Fields on that piece of land for the kids of our communities.</p> |
| 964 | Katie | Tuma | 271 mount curve Blvd | St. Paul | MN | 55105 | katie.tuma@comcast.net | <p>Please preserve the history and future of baseball in our community by keeping the Ford Fields!</p> |
| 965 | Hart | Johnson | 1869 Colvin Avenue | St. Paul | Minnesota | 55116 | hartj@tivolitoo.com | <p>To Whom It May Concern,</p> <p>Please save the Highland Fields! These fields are a very important asset to our community. They provide an opportunity for our local youth to learn and play baseball and softball and without them there would be a huge void in our community. Personally, I grew up playing baseball at the Ford Fields for several years in the 1970's and now I have 2 kids that are playing on those fields. It has great memories of ones with my parents and friends at these fields and now my kids are creating those memories as well. Whatever happens with the Ford site, please make sure that ball fields are part of it! Thanks for your consideration and thoughtful planning as you move forward with this very important part of our community!</p> <p>Best All-Ways! Hart Johnson and Family</p> |
| 966 | Jennie | Weber | 1596 Beechwood Avenue | Saint Paul | Mn | 55116 | jennweber@gmail.com | <p>Highland little league is an amazing addition to the community. I think it would be so cool to keep the space and then find a way to enable broader inclusiveness through grants and scholarships. With some additional vision was is a great program could be life changing. But none of that can happen without the space. If we are going to add 1000s of new families to the area then let's make sure there are positive youth sports available. I know this would require changes in the current program. It could be what brings us all together. Keep this community jewel and put it on us to make it part of the broader fabric that will make this vibrant community welcoming.</p> |
| 967 | sofia | ali | 2108 Carroll Avenue | st. paul | mn | 55104 | alicaccamo@gmail.com | <p>Please make sure that in your consideration of the repurposed Ford site you have athletic spaces for our city's youth. Having open spaces of many sorts and for many purposes adds to the livability of the city and helps keep our kids healthy and active. In addition to Highland ball needing space, consideration should be made to the needs of other youth leagues and expanding rec center playing field options in many sports.</p> |
| 968 | Randy | Tuma | 271 Mount Curve Blvd | Saint Paul | MN | 55105 | randy.tuma@comcast.net | <p>I'm writing in support of incorporating playing fields for Highland Ball in the redevelopment plans for the former Ford site. Highland Ball is an excellent program and a great asset for the city. Thousands of kids have benefited from the program over the decades. The program is excellently run and highly popular. Over 800 kids participated this past season. Our family has had six children participate in baseball and softball over many years. The program taught them about sportsmanship and fair play, as well as being a lot of fun and providing great memories. The city would do well to support such a vital, dynamic program so that it can provide future kids the same great experiences my children enjoyed.</p> <p>-Randy Tuma</p> |

Ford Site Public Comments - City Council review
Submission Details

| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
|--------|------------|-----------|-------------------------------|-------------|-----------|----------|----------------------------|---|
| 969 | David | Kabanuk | 15 Montcalm Court | Saint Paul | Minnesota | 55116 | kdcommercial@hotmail.com | We have been a Highland ball family since 2003. My four children have all actively participated in the Highland Ball League. Every year we look forward to the season and making new neighborhood friends. My eldest son has since graduated from college and my oldest daughter is now in high school. We still have two players left in the house, my 7th grade son and 5th grade daughter. We have spent many springs helping clean the field, working the concession stand, walking in the parade on opening day and enjoying the games. This community connection has been priceless to us as St Paul is filled with many schools so the community does not often get to know their neighbors. It would be a shame to take something away that has been operated by volunteers and is a valuable treasure to this community. We hope we can continue this tradition! |
| 970 | Ellen | Konstan | 1555 Selby Ave #518 | SAINT PAUL | MN | 55104 | ellen.konstan@gmail.com | My kids have been playing Little League since 2nd grade (they are now in 12th and 9th). It is bittersweet indeed that this is formally our last year in the League. When I look back at their childhood summers, this is what I will truly remember. From getting a snack at the "concession stand", to running around with untold freedom while brother was playing, to the heartbreak of rained out games, to the excitement for the beginning of a new season, this was a special place for our family. We brought out of town grandparents and close friends and other kids - all felt what a special place it is. Watching the sun set behind the trees in a sky that looked made for a baseball movie, we felt a deep sense of connection and satisfaction. One time, we brought a friend to watch the game. He had played in the League in the early 1960's, and it was wonderful to hear his memories, and learn what had changed and what had stayed the same. Few places can create intergenerational bonds in that way. We (the parents) also made a lot of friends. Not being from the area, it was a nice entry into a larger community, and these friendships will go far beyond our kids' time to play. Both boys have talked about coming back to coach when they are adults. That alone should illuminate the loyalty that this organization created! This is a special community resource with a long history. Please preserve it for future generations. |
| 971 | Cristina | Kabanuk | 15 Montcalm Court | Saint Paul | Minnesota | 55116 | crowdaddys@msn.com | Please make sure that some space is designated to Highland Ball! In a time where people are encouraging community spirit, this is a necessity. Our family currently has two Highland Ball participants, 10 yr old and 12 yr old, that would be crushed to see the program change or end. This is where the community has gathered for years and it is run by volunteers who have dedicated their time and effort to something very special. It is one of the highlights of the summer and Highland Park community. It is a place where our children have met their friends and embraced their neighborhood and surrounding communities. At Highland Ball, the children are taught values, and team building by the upstanding quality individuals of our local community and are getting exercise and having fun. Please allow this to continue by dedicating space for fields. |
| 972 | Alex | Beckey | 529, Saratoga St. S | St. Paul | Minnesota | 55116 | abeckagain2@hotmail.com | Dear Mayor Coleman and Members of the St. Paul City Council: As a Highland resident, I wish to express my strongest support for preserving "Highland Ball" on the diamonds at Ford Fields. To call these volunteer-maintained baseball diamonds a "shining" example of community spirit would probably be an understatement. As a resident of the Highland neighborhood and a first-time assistant coach in the Highland Ball rookie system, I have witnessed first-hand the commitment of both parents and children not only to creating a better St. Paul community, but also to building the character and self-esteem necessary for our children to thrive at all stages of life. As most of us will attest, there is great strength in diamonds. Diamonds represent commitment. Diamonds have the ability to persevere despite the toughest possible conditions. And through it all, diamonds are brilliant! Perhaps these are characteristics shared by some of the former and current professional baseball players who have found their calling between the lines at Ford Fields. Plus, the friendships formed here can last a lifetime. Just imagine the symbolism of circling the bases and returning home. Isn't that how we would like to envision our children's future? "Circling the bases" and returning home...to St. Paul? For these reasons and many others, I sincerely hope that your vote will not only preserve the 64-year tradition of promoting fair, positive and enriching experiences through Highland Ball, but I also hope that perhaps you will consider enhancing this community "gem" for future generations of boys and girls to enjoy. After all, the dazzling light shining through these St. Paul diamonds reflects positively upon all of us! Thank you! Alex Beckey |
| 973 | Anne | Brataas | 507 Montrose Lane | St. Paul | MN | 55116 | annebrataas@mac.com | Please vote no against the current plan--there are too many unanswered questions that need to be answered to ensure we have the generative, stable community we all want: Area C pollution and ball field green space--whuchny you show on the map as but do not name. That's revealing: even your planners don't know what to call it--and cannot commit that it will be park. Thank you. Anne Brataas |
| 974 | James | Little | 4018 River Valley Way | Eagan | MN | 55122 | jbloop@aol.com | City Council, As grandparents to a Highland ballplayer there is no more joy we could imagine than time at the ball park watching our grandson compete. The opportunity to grow, understand the value of "Team", learn the game of baseball and enjoy "The happy confies" of Ford Field has far more reaching value than just playing in the game itself. To not have the asset of Ford Field in the Highland community would create a social caasm with far reaching consequences.... We support the Keep Ford Field mantra and hope you see the value into this far reaching future! |
| 975 | Scott | Andresen | 1737 Bayard Ave | Saint Paul | Mn | 55116 | sandresen@bassford.com | I am disappointed that the current plan doesn't seem to preserve the Ford Fields. It is an integral part of the neighborhood where nearly 1,000 kids and their families play every summer. Overall, I am looking forward to the redevelopment of the Ford site, but the neighborhood will lose part of its identity if the fields aren't preserved. Thank you. |
| 976 | Joe | Rigney | 5007 29th Ave S | Minneapolis | MN | 55417 | joe.rigney@gmail.com | My grandfather Bill Rigney was manager of the Minneapolis Millers and the Minnesota Twins. He imparted his love of baseball to my dad, who in turn gave it to me and my brothers. I now have two sons (6 and 6) who "love" baseball. They'll play other sports, but baseball is their favorite. For the past few years, we played in the park leagues in Minneapolis and struggled because so few of the other kids seemed to really want to play. As a family, we don't want baseball to run our lives; we love it, but school, church, and family are more important than the game. As such, we have not wanted to do travel baseball and have it run our lives for the summer. At the same time, we wanted to play little league like I had growing up as a kid: reasonable number of practices and games, kids who want to be out there having fun and competing, and coaches and parents who realize that sports is a great way for kids to learn things that they can't learn otherwise. This year we came across Highland Ball at Ford Fields just across the river from our house. It's been perfect for us. We absolutely love the league. It's wonderful having an accessible, fun, competitive little league right here in the city. And so I want to highly encourage the City Council to ensure that, whatever happens with the Ford Site, you preserve or replace the Ford Fields for Highland Little League. For over 60 years, kids have played on those fields and learned to love baseball. 800 kids played on those fields over the last season, including my little boys. I can't tell you how excited my sons were to be able to play in a "real Little League" (their term) with dugouts and benches and pitching mounds and outfield fences (even a Big Green Monster in left field!). It was a little boy's dream come true. Without those fields, there is nowhere else for those 800 kids to play ball. Leagues like Highland are one of the things that makes Minneapolis-St. Paul such a great place to live. I'm confident the City Council will do what is necessary to preserve the fields for future generations of boys and girls. |
| 977 | Jason | Potter | 1555 Selby Ave, Apartment 346 | Saint Paul | Minnesota | 55104 | jason.potter@jacklinks.com | To Whom It May Concern, As a step-parent who has lived in the neighborhood (MacGrove and Union) since 2010 and participated in games/practices during the week and weekend at Ford Field, I find it vital that the city of Saint Paul has built-in plans keeping Ford Field available for future generations. The fields where Highland Park Little League and local residents bring kids to play ball are an integral part of the Highland Park community. Not only to Highland Park but kids that live in MacGroveland, Merrifam and Union neighborhoods. It is an area that brings kids together where they can learn the importance of teamwork and life long friendships. Please make sure that future plans for the Ford Site include and maintain the Ford Fields! Best Regards, Jason Potter |
| 978 | Brian | Holmes | 493 Mount Curve Bldr | Saint Paul | MN | 55116 | holmes@tcq.net | We are against the current proposed plan for the development of the ford Site for the following reasons: 1. Not enough green space is planned. 2. It allows for buildings that are too tall 3. The overall density is too high. 4. The plan for additional traffic through the nearby surrounding neighborhoods will destroy the quality of the neighborhood. Please make changes to the plan |

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| 979 | John | Bradford | 1648 Beechwood Ave | Saint Paul | MN | 55116 | john@linksprintpromo.com | <p>RE: Ford Site: A 21st Century Community</p> <p>We are very concerned about the direction of the Ford Site. The baseball fields are a signature part of our community and have been for years. We are losing other fields with in miles of the Ford site with changes to two Saint Paul School owned properties.</p> <p>Do not zone the property until you know what is desired by the developer. Don't play the only card the city has. Do not minimize green space or allow zoning of high density housing. The people who live in the area do not want it. Do not rush a process of such a special opportunity our community has.</p> <p>You will see in the upcoming election how important this is to our community.</p> <p>Thanks</p> <p>John M. Bradford</p> |
| 980 | Sue | Evens | 250 Milton Street S | Saint Paul | MN | 55105 | evenssue@gmail.com | <p>Please consider including space for the Highland Baseball fields in the Ford Site redevelopment plan. Both of our children, Andrew and Norah, have been positively impacted by the Highland Baseball / Softball program and it would be such a shame for other kids to not have the opportunity to experience it. To some, the baseball fields might seem like an unnecessary luxury. But to our family and countless others, it has become a second home and a place to build community and teach our children the importance of being a team player. The fields are used non-stop from May - October by over 800 kids. The redevelopment should allow for open space where new fields and a concession stand can be built. The ability to share the space with other sports and programs, I believe, is a great idea. However, there need to be dedicated diamonds for baseball and softball.</p> |
| 981 | Chad | Skally | 1215 Highland Pkwy | Saint Paul | MN | 55116 | | <p>The Ford site should have less development, and more green space for our many youth and adult athletic programs. The baseball fields should be updated, and multi-purpose soccer/crosse/football fields should be added.</p> |
| 982 | Anne | Reid | 1251 Edmund Ave | Saint Paul | MN | 55104 | annereid@visi.com | <p>I like the plan. I am concerned that this will be only for the "well-off". I did not hear anything said about subsidized housing, like we have here in the midway. Affordable housing is what is also needed in that neighborhood.</p> |
| 983 | William | Roberts | 1620 Hillcrest Ave | Saint Paul | MN | 55116 | billr1313@gmail.com | <p>Part of what makes Saint Paul, and any community, great are the traditions. Two that come to mind are The Sturte Fair and the Twin Cities Marathon. Both utilize space that could be otherwise developed for better economic development but add to the essential character of what we know and love as Saint Paul. The Ford Development plan should take these traditions into consideration. The baseball fields are also part of the tradition of Saint Paul. Without fields, the program will die and so will a part of what makes Saint Paul great. The plan should take the fields into consideration with a plan to replace and preserve the baseball facilities.</p> |
| 984 | Vera | Westrum ostrom | 2437 34th Ave south | Minneapolis | Mn | 55406 | mark.ostrom@comcast.net | <p>Ford Fields in Highland Park have been bringing the community together to play baseball for over 50 years. Please retain or replace the fields in the new development effort. Thank you.</p> |
| 985 | Kyan | Bodden | 1238 Scheffer Ave | St Paul | MN | 55116 | | <p>City Council Members, My son played his first year of Highland ball this summer. The quality of play, support and involvement of the parents and community, is something to be admired and applauded. The coaches are dedicated, and carry forward the tradition of respectful play and sportsmanship at Ford Fields. Please ensure the future of this great program! Sincerely, Kyan Bodden</p> |
| 986 | Kyan | Bodden | 1238 Scheffer Ave | St Paul | MN | 55116 | | <p>City Council Members, My son played his first year of Highland ball this summer. The quality of play, support and involvement of the parents and community, is something to be admired and applauded. The coaches are dedicated, and carry forward the tradition of respectful play and sportsmanship at Ford Fields. Please ensure the future of this great program! Sincerely, Kyan Bodden</p> |
| 987 | Jake | Hamlin | 886 Osceola Ave | St. Paul | MN | 55105 | jphamlin11@gmail.com | <p>St. Paul citizens and leaders have an unprecedented opportunity to bring the visionary framework guiding 135 acres of mixed use toward modern redevelopment. Above all, the plan should seek to diversify and strengthen the tax base in St. Paul. As a twenty-year resident, I also urge leaders to ensure that the Ford Little League fields be incorporated into the future natural spaces of the site.</p> |
| 988 | Lori | Stone | 522 Davern Street | Saint Paul | MN | 55116 | | <p>Highland Ball is one of the best-run youth programs in the City of St. Paul, and we've been associated with many. We'd like to ask that the redevelopment plan either preserve or replace our fields (Ford fields).</p> <ul style="list-style-type: none"> The Fields have been home to Highland Ball since 1953 Over 800 kids played on these fields in 2017 If we don't have fields, we don't have a program Don't forget about Highland Ball and today's youth, please. <p>In addition, I'm concerned about density placing too much stress on our infrastructure. I'm concerned about sufficient green space open to the rest of St. Paul. I'm concerned that there won't be enough parking for the homes and businesses and it will bleed out and stress the rest of us.</p> <p>Please show a comprehensive plan that doesn't burn those of us who already live in Highland Park and have been paying taxes for decades and are just trying to finally reap some of the benefits from our investment in the community now that we have a school-aged child.</p> <p>Thank you, Lori Stone</p> |
| 989 | Gregg | Schacher | 3449 31st Ave S | Minneapolis | MN | 55406 | gtschacher@prodigy.net | <p>Our son, Gavin, got a base hit that scored the game winning run for his age group four years ago (2013 Rookie League). Refreshingly, he was proud of the fact that it was a base hit—which then involved other people participating in that play in order to win the game? Honestly, ever since then he had been on a mission to be, first and foremost, a team player who doesn't worry about his own accolades, but instead who thinks about what's best for the team, someone who focuses on improving his own effort/passion when discouraged—rather than pointing fingers at others who aren't maybe as ambitious and resilient as he's becoming, and is continually working on novel ways to get better within his limits. (Which also means he's learning to accept his limits). So much of this came out of the coaching influence at Highland Park Little League.</p> <p>He now has the goal of playing collegiately on a scholarship and has hopes even beyond that, especially as his pitching had become nearly unstoppable. He has tremendous natural talent but his humility and self-responsibility really is a tribute to the years played at the Highland Park leagues. Hands down that has been a "game changer" in how he developed the virtues that have carried him to his current level of competition (now with The Millers).. That is—and always will be—the profound legacy that Highland Park Little League had had on our son?</p> |
| 990 | Wayne | Schneider | 2751 Garfield St. NE | Minneapolis | MN | 55418 | wafschneider@gmail.com | <p>Dear Friends, As you know, the Highland Ball youth baseball and softball programs have provided opportunities for thousands of boys and girls in the Highland Park neighborhood to learn and play together for more than 60 years. What you may not be aware of is the extent to which this program reaches beyond Highland Park and St. Paul to provide opportunities within the larger metropolitan community. Although we are Minneapolis residents, our sons have benefited greatly from Highland Ball's commitment to learning, sportsmanship, and fun. Without the fields in Highland Park, this program will be hard pressed to continue. As you make your difficult decisions about the Ford site plans, please keep in mind that Highland Ball's impact stretches beyond St. Paul, and even across the river. Thank you for your time and commitment to building a better community.</p> <p>Sincerely, Wayne Schneider and Lisa Friedman Minneapolis, MN</p> |
| 991 | Anna | Diebel | 1431 Goodrich Ave. | Saint Paul | MN | 55105 | anna.diebel@gmail.com | <p>We've enjoyed so many nights at the ball field as a family. My son and daughter are learning important life lessons about working hard, teamwork, friendship, winning, and losing. We need to balance the need for additional housing with green space and places for children to enjoy sports, nature and family time. Please include space for the ball fields and other park spaces in your plan!</p> |
| 992 | Nancy | Hall | 2111 Watson Ave | Saint Paul | MN | 55116 | canfum@comcast.net | <p>DO THE RIGHT THING FOR OUR SAINT PAUL CHILDREN. Our son played for 12 years and LOVED it he continues to come back and volunteer.</p> <p>It's easy and doable. DO THE RIGHT THING</p> <p>-Nancy</p> |
| 993 | Brian | Binsfeld | 3553 Birchpond Road | Eagan | MN | 55122 | brianjbinsfeld@gmail.com | <p>We were past residents of Highland Park, but now live in Eagan. Our kids attend Riverview and we maintain a business connection to the Highland neighborhood having just opened a new law office at the corner of Ford & Cleveland. Our son has played baseball at the Ford Fields with his friends for 5 plus years. The program is well run and kids get tremendous benefit from their involvement both on and off the field. That park is heavily utilized and is an asset to the community. I would expect the council recognizes the benefit of maintaining this baseball tradition and will find a way to maintain/improve the park going forward. Thank you and best regards, Brian and Misti Binsfeld</p> |

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| 994 | Brooke | Evans | 1776 Ashland Ave | St Paul | mn | 55104 | bevans8@comcast.net | <p>Hello,</p> <p>We need to have the Ford Fields development project include fields for our youth. All cities have them, yet we are considering not having fields in St Paul. This is literally ridiculous and would look poorly when rating St Paul against other cities in the nation. It is poor vision. Please consider:</p> <ul style="list-style-type: none"> •The redevelopment plan needs to preserve or replace our fields •The fields have been home to Highland Ball since 1953 •Over 800 kids played on these fields in 2017 •If we don't have fields, we don't have a program •Don't forget about Highland Ball and today's youth!! <p>thank you, Brooke Evans</p> |
| 995 | Amy | Nelson | 704 Smith Ave | Saint Paul | MN | 55107 | amybridgettenelson@gmail.com | <p>Please include a replacement of the Highland ball fields. This is an important part of our community and is so key for the kids that participate in the Highland program. By not including this in the plan, you will be eroding the pieces of our community that make it great and turning it into just another bland suburban wasteland. I would also ask that you consider this re-development to include and actual youth sporting complex to include baseball and soccer - as a parent of children who play both, I am saddened every week that I have to drive my children to neighboring suburbs for practice, tournaments, and games because one of the largest cities in this state can not accommodate its residents. This site has the potential to be an asset to the community. I would be very disheartened to not have a replacement for the Ford fields.</p> <p>Thank you for your time.</p> <p>Amy Nelson</p> |
| 996 | james | Hamel | 560 mount curve blvd | St Paul | Minnesota | 55116 | hamel.jim@asianfoods.com | <p>I'm against the current zoning proposal for the Ford site. The large buildings and high density will dramatically change this great neighborhood and the additional traffic will have a negative ripple effect in the surrounding area as well.</p> |
| 997 | Angel | Tilsen | 1740 Beechwood Avenue | Saint Paul | MN | 55116 | angel.tilsen@gmail.com | <p>Family's want to live in St.Paul and continue to have sports and green space amenities such as are surrounding suburb neighbors. Taking away the only ball fields dedicated to our youth baseball with push families out of the city and move the suburbs. The city will start losing the families that are paying high property taxes to live in the city and have these amenities for the children. I will not stay in the city if it does not put some focus on family recreational facilities and making this community family friendly. The Highland ball fields are very special to this community and the history of this community. If the city is not planning on rebuilding the Ford baseball fields, the attraction to live here and raise families will be less desirable than say Mendota Heights who has plenty of sport fields offered to their youth. I will bring my tax dollars over there. The city is lacking green space and state of the art facilities that attract the community to have a space to share, interact and supply of families with enrichment activities. This is the perfect opportunity and if missed St.Paul will be missed as well.</p> |
| 998 | Sebastian | Gemberling | 727 Woodridge Drive | Mendota Heights | MN | 55118 | sebastian0984@isd197.org | <p>Hola, my name is Sebastian Gemberling, and I'm 14. I have played at Highland for as long as possible, and it has made baseball one of my favorite sports. These fields have been like a second or third home to me. All of the players that have played there have learned a lot of valuable life lessons like teamwork(etc.). If these fields are destroyed, then the community that has been created by Highland Ball will be destroyed, and there might not be another place for us to play the great sport of baseball. Please, think about it.</p> |
| 999 | Christopher | Stomberg | 1676 Scheffer Avenue | Saint Paul | MN | 55116 | christopher.stomberg@gmail.com | <p>I am disappointed with the proposed plan to redevelop the former Ford plant. My bottom-line upfront is this: the plan values the input of outside interests - city planners and special interest groups - more than it values the people who currently live in the neighborhood. Highland Park is a close community where a neighbor is a family six blocks down, not just the house right next door. It's a neighborhood where you tell your kids that they can ask anyone for help, because chances are they will know who you are or know somebody that knows you.</p> <p>I understand single family residence development is off the table but where are the signs that the current plan DOES ANYTHING to preserve the qualities of our neighborhood? What evidence is there to support the notion that the transportation grid can absorb the influx of people that the plan is targeting? Is this nothing more than attempt to jam as many people into a confined space as possible? Where is the compromise between what defines the neighborhood today, and what the plans proposes for the future?</p> <p>There is no better evidence that the current plan holds zero regard for the social fabric and history of the neighborhood than the absence of a plan to preserve the ball fields for the kids. Highland Ball is a piece of fabric that generations have stitched together to form a sense of community. I know parents who played at the fields in their youth that are now coaching their children. I know grandparents who watched their children play, who are now watching their children coach their grandchildren. The fields are a place where families come together. I understand 800 kids played on the fields this past year. If for no other reason, rethink the plan for the kids.</p> <p>Delay the vote. Re-think the plan. And as you consider the money issues try to give more thought to why people live in St. Paul in the first place.</p> |
| 1000 | John | white | 4254 33rd Ave so | minneapolis | mn | 55406 | jwhite15@comcast.net | <p>The current plan has too much housing. I have lived in this area all my life and even worked at the old Ford Plant in 1969. The impact on the community will be immense. The streets and intersections will never meet the impact of what I've seen proposed. Whoever the City of St.Paul has used as a urban planner should be replaced... and the committee who hired planned should be made up of people who live in the impacted area. This is one of the most important projects that has come in my lifetime, and we should be very careful how it is accomplished. Worry about impact not Taxes!!</p> <p>Sincerely, John white</p> |
| 1001 | John | white | 4254 33rd Ave so | minneapolis | mn | 55406 | jwhite15@comcast.net | <p>The current plan has too much housing. I have lived in this area all my life and even worked at the old Ford Plant in 1969. The impact on the community will be immense. The streets and intersections will never meet the impact of what I've seen proposed. Whoever the City of St.Paul has used as a urban planner should be replaced... and the committee who hired planned should be made up of people who live in the impacted area. This is one of the most important projects that has come in my lifetime, and we should be very careful how it is accomplished. Worry about impact not Taxes!!</p> <p>Sincerely, John white</p> |
| 1002 | Steve | Nilsson | 1220 Sylvandale Road | Mendota Heights | MN | 55118 | Steve.nilsson@colliers.com | <p>To whom it may concern,</p> <p>I am writing to express my strong interest in seeing the St Paul Highland Ball league remain open and on-going, at Ford Fields, for as long as possible.</p> <p>I have greatly enjoying this experience, for a second generation, with my son who just completed his third season of summer ball with the Boston Red Sox!</p> <p>In fact, my son enjoys playing for Highland so much that he recently passed on an opportunity to play for a traveling Mendota Heights select team that he made for next year.</p> <p>The friends he has met (or strengthened) at St Paul Highland Ball are second to none.</p> <p>I might add that the play of St Paul Highland ball is pretty darn good, as well. Currently, my son is playing on a Gopher State Fall Ball team that I am coaching in the metro area. Our team is made up of players he played with, this past summer, and who represent schools from Highland Catholic, Nativity, Holy Spirit, Horceman, and Expo. Our team just swept a double header yesterday and is atop of the division for our area and age bracket.</p> <p>More importantly, the kids are having a "ball" playing with one another and are further strengthening their skills and relationships created down at Ford Fields!</p> <p>Thus, I would respectfully ask whomever is tasked to keeping this tradition of baseball going, to consider the above, and to continue Highland baseball for our youth, at Ford Fields, for generations to come!</p> <p>Respectfully yours,</p> <p>Steve Nilsson 612-719-6058</p> |
| 1003 | Susan | Neuville | 1683 Summit Ave. | St. Paul | MN | 55105 | zuzunev@gmail.com | <p>I am opposed to the rezoning that is currently under review. There are too many tall buildings, the potential density is out of proportion with the surrounding community, and there is no accommodation for the baseball fields.</p> <p>I wish to see more careful consideration and community consensus before we vote to rezone this land.</p> <p>Susan Neuville</p> |

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| 1004 | Peter | Sullivan | 132 Wheeler Street South | Saint Paul | MN | 55105 | sullipej@gmail.com | Please consider preserving or replacing the Ford Fields in your redevelopment plans for the Ford site. Highland Baseball needs these fields and has been a positive, local, and accessible baseball option for kids in Saint Paul for years. I've had four kids play in Highland Ball and, every year, they meet new kids from different neighborhood schools around Saint Paul. Having local options for kids' sports like Highland Ball is one if the many things that makes Saint Paul such a livable city. Please keep the fields or find a way to incorporate them into the new plans! Regards, Pete Sullivan |
| 1005 | Christa | Treichel | 1860 Mississippi River Blvd S | Saint Paul | MN | 55116 | christajt@live.com | As a resident living close to the Ford Plant site and on a street that would likely experience a great increase in traffic under the current plan, I oppose the current Ford site zoning and Public Realm Master Plan. Please delay the vote until greater consensus is achieved. I would like to see more single family houses and park land. |
| 1006 | Brian | Bartholomay | 2135 Jefferson Ave | saint Paul | MN | 55105 | | |
| 1007 | Andrea | Snow | 581 Montrose lane | St. Paul | MN | 55116 | aksnow@comcast.net | As a Highland resident and neighbor of the Ford land, I oppose the current Ford Site Zoning and Public Realm Master Plan. I believe the city council needs to postpone their vote until a better community consensus is reached. The planned density is just too great for the size and location of this parcel of land. We have a wonderful, livable community and the plan as zoned stands to decrease our quality of living as it substantially increases the number of residents. Thank you for your consideration. |
| 1008 | Christine | Zimmer | 1953 Berkeley Avenue | St. Paul | MN | 55105 | christinemzimmer@gmail.com | The Highland Little League Fields are part of the community and must remain. The field hosts 6 teams playing, 6 teams warming up and 6 teams exiting the fields. It is a safe place for kids and families. It is an institution in the neighborhood. Families attend the games walking, biking and driving to the fields. Families shop and eat in the local restaurants and visiting teams from tournaments add to our economy. The Fields are a slice of heaven in St. Paul. Many, many kids participate in the program which it run by local parents on a volunteer basis. This is the kind of neighborhood activity the city should support 100 percent. Keep the fields. We need fields to have a baseball program. My son is now playing college ball and it all started with Highland Little League. We need this program to keep the youth fit and active and involved in the community. The program hires back the older kids for umpires and grounds crew. This is a program that gives back to the city. |
| 1009 | Molly | Murphy | 1271 Goodrich Ave | St. Paul | MN | 55105 | mollybumsmurphy@hotmail.com | Our family was devastated to hear of the plan to tear down the Highland Ball fields. My kids have been playing there for the past 10 years and have made so many wonderful memories. The ball field has been in St. Paul for as long as I can remember. My brother played there, friends' older brothers played there, my kids have played there. Its such a historic and iconic place for baseball in St. Paul and I can't imagine a new facility could ever take its place. Please consider preserving the ball fields as part of the new Ford Plan. It will honestly break my heart if they are torn down. |
| 1010 | Joe | Scanlan | 1915 Selby Ave | St Paul | MN | 55104 | | Any redevelopment plan that does not include space/fields to accommodate the 800+ neighborhood boys and girls that participate in Highland Ball is extremely shortsighted. The league has existed since 1953, providing generations of kids the opportunity to participate in a fun, competitive, community-run league. I would argue the league has never been healthier, broadening its reach to include girls and younger players. Highland Ball is an asset to our neighborhood, exemplifying all the best qualities of St. Paul. To lose that asset by not extending the current arrangement (i.e. allocating land) would reflect a large disconnect between the elected City Council members and the values of their tax-paying constituents. Please do the sensible thing and ensure the fields are included in any redevelopment plans, thereby guaranteeing this treasure will be enjoyed by generations to come. |
| 1011 | Terry | Robertson | 1049 Colby St. | St. Paul | MN | 55116 | terrylambrobertson@comcast.net | I oppose the zoning and master plans. Please postpone the vote. |
| 1012 | Daniel | Choma | 970 Thomas Ave | Saint Paul | Minnesota | 55104 | newconvert1@ygmail.com | Minneapolis and Saint Paul are currently in the midst of a historic growth in population. According to a May article in the Star Tribune, the Metro Area has grown in population by close to 200,000 people. This makes sense to me as there are a lot of reasons to live in the Twin Cities. We have the #1 and #2 Park System in the Nation, we have a theatre scene second only to New York, more colleges per capita than any city other than Boston, and an incredibly engaged populace. Citizens care deeply for their cities and their neighborhoods and this is quite apparent as the community has weighed in regarding plans to add new housing on the site of the old Ford plant. For me, I think the plan as suggested is excellent namely because it provides a great deal of housing. People will continue to move to the Twin Cities and people need places to live. By planning for this, we will be able to provide good housing options instead of being stuck in a housing crunch like is happening in places like San Francisco. On a business trip recently, I stayed with a young couple that was renting an "apartment" in San Francisco's SOMA neighborhood. Essentially, it was an old garage with two beds in it and cubicle dividers. The couple were both employed with good jobs and due to the shortage in housing were paying an egregious amount of money to rent a garage that didn't even have a kitchen. It was so expensive, in fact, that they were forced to rent out a bed to travelers such as myself in order to pay for it. This housing crunch did not happen overnight for San Francisco. City Planners neglected to include housing as the city grew and neighborhoods blocked additions of housing. Neighborhoods blocking housing, however, did not stop people from moving to San Francisco. Because of poor planning, a younger generation of Americans has been forced to live in unsafe, poorly zoned, expensive housing. We can do better for Saint Paul. People want to move here. But we have to be smart and plan to accommodate for the people moving into our city. I support the Ford site plan because it intelligently supports the population growth that is expected to happen in Saint Paul. Preparing for the future by making sure people have a place to live makes sure that Saint Paul continues to be a great place to live for years to come. It is for this reason that I fully support the plans for Ford Parkway and hope the city has similar plans for the development around the Allianz stadium in my neighborhood. Young(ish) people settling in Saint Paul deserve a good future. Give it to them. Plan for growth. Plan for density. Plan to make our future a good one. |
| 1013 | William | Rogers | 1850 Saunders Ave. | St. Paul | Mn | 55116 | | Refer to Jane Prince editorial in Pioneer Press on September 24th. I think she covers it perfectly as to our households feelings regarding the Ford development controversy. |
| 1014 | ANDREW | PERCIC | 522 MISSISSIPPI RIVER BLVD N | ST. PAUL | MN | 55104 | afp@thenectary.com | I AM AGAINST THE CURRENT PLAN FOR DEVELOPMENT ON THE "FORD SITE". THE PEOPLE IN THE AREA AFFECTED HAVE NOT HAD ANY INPUT. I VOTE NO! |
| 1015 | DEBORAH | PERCIC | 522 MISSISSIPPI RIVER BLVD N | ST. PAUL | MN | 55104 | pdsavage@stthomas.edu | I am against the proposed plan for the "Ford Site". I repeat: I AM AGAINST THE PLAN! |
| 1016 | Madeline | PERCIC | 522 MISSISSIPPI RIVER BLVD N | ST. PAUL | MN | 55104 | gstrectcafe@yahoo.com | I am against the current plan at the Ford Motor Plant. On my behalf, vote NO! |
| 1017 | bob | moeller | 1626 pinehurst avenue | saint paul | mn | 55116 | bob@rmoeller.com | Chris, I'm very excited for the future use of the Ford site. I love this community and want all in it to prosper and enjoy it. We need to nurture development that will continue growing this community. The is simply too dense with not enough green space. It will choke the surrounding roads and damage the things we love about Highland. If we are looking at density needed then we should explore the old Unleys site by Zuca. Its ready. We should explore the area by Summit Brewery, its ready. We should continue to build on University after the major rail investment and Downtown St. Paul is dying for more living development. These areas are all on major roads with transportation. Please delay the vote. Thank you for listening. Bob Moeller |
| 1018 | Kate | Manning | 2064 Niles Ave. #2 | Saint Paul | MN | 55116 | ThusneldaWhiteRose@yahoo.com | We need to take care of who and what we have already, not add more and make more. I OPPOSE the current Ford Site Zoning and Public Realm Master Plan and I believe the city council needs to postpone their vote until a better community consensus is reached. There hasn't been a full water analysis of the impact of the toxic waste on the aquifer on the land, nor has it been taken into consideration in the zoning, i.e. foundation depths for taller buildings and shoreline crumbling due to unsuitability of the geological structure. Bad money move, I'm just sayin'..... |
| 1019 | Nate | Clyde | 2136 Juliet avenue | St. Paul | Mn | 55105 | weloveteasa@comcast.net | We support Ford plan development, but not at the density that is being discussed. Let's slow down, keep some green space and make a plan that includes the highland park community as a whole. Thank you! |
| 1020 | Mark | Ostrom | 2437 34th Avenue South | Minneapolis | Minnesota | 55406 | mark.ostrom@comcast.net | I am writing regarding the Ford redevelopment project and its potential impact on the St. Paul Highland baseball organization. I would encourage committee members to preserve the location and history of the ballfields. As you know it's a large program engaging 800 kids last year alone. Taking away that field from these kids would be a huge hit to the program, community and of course the kids. Best of luck and much success to you on this exciting endeavour. Thank you. |
| 1021 | JAMES | ROLLAND | 661 FAIRVIEW AVE SO | ST PAUL | MN | 55116 | jrolland@gmail.com | We OPPOSE the current Ford Site Zoning and Public Realm Master Plan. The City Council needs to listen to their constituents and postpone their vote until a better community consensus is reached. |
| 1022 | CAROL | ROLLAND | 661 FAIRVIEW AVE SO | ST PAUL | MN | 55116 | | We OPPOSE the current Ford Site Zoning and Public Realm Master Plan. The City Council needs to listen to their constituents and postpone their vote until a better community consensus is reached. |
| 1023 | Angela | Junker | 2123 Juno Ave | St. Paul | MN | 55116 | angelajunker@gmail.com | I OPPOSE the current Ford Site Zoning and Public Realm Master Plan and believe the city council needs to postpone their vote until a better community consensus is reached. |

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| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
|--------|------------|----------------|--------------------------------|------------|-----------|----------|--------------------------------|--|
| 1024 | Craig | Dock | 1993 Field Ave | Saint Paul | MN | 55116 | craigdock@msn.com | Please delay the vote on the Ford plant until the community can come closer to a consensus. I'd like you to listen to what the Pioneer Press editorial board recently stated. Thanks Craig Dock |
| 1025 | Susan | Martland | 1862 Montreal Ace | St Paul | MN | 55116-20 | suzybmartland@gmail.com | Please delay the zoning vote on the Ford Plant I've expressed my concern regarding decreased property values and traffic routes, my strong concerns regarding density of the proposed site plan - I would like to see it in the 3000 new neighbors range, traffic increases, noise, lack of educational opportunities, lack of built in guaranteed "green space" vs ability for a developer to buy out and have that green space being built elsewhere in the county! I am against the current amendment as proposed for the site. |
| 1026 | Madonna | Kufus | 521 Montrose Lane | St. Paul | MN | 55116 | mkufus@gmail.com | Please, city council, and urban planners, I OPPOSE the current Ford development plan. We need to consider how to improve the Highland neighborhood which is basically a nice community. Current plan for HIGH RISES and lack of quality green space has me worried. We applaud the fact that you are willing to listen, please work with the existing community. IF YOU TRAVEL in our neighborhood, yes, there is some minimal support for the current plan, but signs to say STOP, (slow down and consider the existing neighborhood and options) far outweigh the proposed plan. Buildings over 4 or 5 stories have no place here. We are not Edina or West End and have zero desire to become that. Thanks for your patience and time to process this in a manner agreeable to the neighborhood that currently exists adjacent to the site. |
| 1027 | Mo | Fahnestock | 1350 Mississippi River blvd s. | St. Paul | Mn | 55116 | mofahnestock@comcast.net | We live 200 yards south of the Ford property and have participated throughout the planning process attending almost all of the meetings and events. We are in total support of the process and the zoning plan! It's been open, informative and inclusive throughout. Not everything I've wanted made the plans but much has and that's great. Change is hard and we know that there will be an impact but I'm confident that the City has put its best in to this zoning plan and demanding that Ford clean up the site to residential standards. It's private property and they have a right to sell it and the developer to develop it. And the city has a right to set standards and zoning expectations on the property and I think a great job has been done on that. Finally, I'm looking forward to the new development in many ways. The connection of pathways and creek with hidden falls park, new bike and walking trails into the village and in 10-15 years I can see moving into the development to be just a little closer to the village. I'm looking forward to living in this neighborhood for another 30 years! |
| 1028 | Jim | Carlen | 601 Montcalm Place | St. Paul | MN | 55116 | jpgarlen@gmail.com | I am writing to express my opposition to the Ford Site Zoning and Public Realm Master Plan. I believe the City Council needs to postpone their vote until a better community consensus is reached. I agree with the major points made in the September 17th Pioneer Press editorial — what is the rush to vote? Let the next Administration move this forward. Specifically I do not believe the plan has adequate green space and view the housing density and potential increase in population as disruptive and destructive to Highland Park's quality of life. The assumption that most or even many of these new occupants will use mass transit is just a hope without any reason to think that their uptake of transit will be different than mine. Traffic will get much worse in the Village and along Crebin and Cleveland and quality of life will suffer. Growing the City's tax base cannot come at the expense of its current citizens. Ideologically driven development is inappropriate. Postpone the vote. Jim Carlen 601 Montcalm Place St. Paul, MN. 55116 Mobile 651.485.3817 |
| 1029 | Gary | Martland | 1862 Montreal Ave | St Paul | MN | 55116 | martland789@yahoo.com | I am against the current plan as proposed! Why? 1) density - I prefer 2500 - 3000 new residents. 2) zoning heights - I prefer "all" development not to exceed 48'. 3) traffic pattern flows: A) increased flows - traffic jams, noise, etc B) on major routes - decreased property values. How do you propose to offset losses? C) cars always follow development. I don't really believe that biking and busing are the answer 4) green space guarantees - the city council cannot, by your omission, guarantee what percentage of green space will ultimately be within the development. How to build in requirements and guarantees for minimums that meet World Health recommended standards? 5) little league ball fields - have the city buy this land at the going rate and add some acreage and build a city park? 6) schools - if, as proposed, developed where will young families send their children to school? This has not been vetted thoroughly? 7) remember the lofty plans of the Cedar Riverside development? 8) affordable housing - the city needs to guarantee that NO more 20% of the total site available housing is low income 9) no tax based development funding should be allowed 10) nine is enough for now. I reserve the right to add additional items, concerns, & observations Vote NO on the plan! |
| 1030 | Gail | Holcomb | 1411 Highland Pkwy | Saint Paul | MN | 55116 | gailkate@comcast.net | A small group of people has been able to monopolize public meetings, and the majority of Highland residents have little idea of what the plan means. The so-called 10 years of planning never involved many residents of Highland. Meetings weren't publicized by mail, and had they been, not everyone can attend evening or even weekend meetings. Juggling jobs and kids, perhaps being a single parent, caring for elderly parents, being committed to volunteer obligations, or - and why is this never considered? - being DISABLED can all limit participation. There were no meetings, nothing to inform and survey the people who live here. This new community will cater to young professionals who ride their bicycles to work and walk to bars and clubs. Seniors who have enjoyed privacy and independence will supposedly flock to high-rise hives, give up their gardens and their dogs over 20 pounds, and miraculously take up biking and walking for all their needs. But I see NO CHILDREN in the renderings on the site plan. Earlier newspaper reports talked about 2-3 story buildings. I may have to move to some kind of senior living, but there's no way I would downsize to this walled city. There will be increasing density but it's become a catchword that everyone seems to use without thought. I have a lot of ideas, but no one gave me a chance to offer them. We're being RUSHED for NO reason. Finally, what about the rest of the city? We're ALL going to have to pay for the infrastructure. The TIF has already been announced, so you can bet the developer will squeeze out every dollar. This is being ramrodded through and I deeply resent it. My vote for mayor and next year for governor will go to the person who doesn't fall in line with every faddish scheme. Sincerely, Gail Holcomb |
| 1031 | Nolan | Zavoral | 861 Wilder St S | St Paul | MN | 55116-20 | nzavoral@toast.net | I can't stress strongly enough my opposition to the Ford Development Plan. I'm a home-owner in Highland, and I experience heavy traffic at all hours. I can't imagine what it would be like if this plan passes. At the core of this debate is what we want our little part of St. Paul to look and feel like in the future. Stuffing in 7,000 more people and 10-story buildings are not my idea of a happy environment. Nobody I know does. --Nolan Zavoral |
| 1032 | Carol | Keehn | 2111 Eleanor Ave | Saint Paul | Minnesota | 55116 | carolkeehn@msn.com | I oppose the current Ford Site Zoning and Public Realm Master Plan. I really do not have a problem with the change in zoning, but the Master Plan needs to be revised. I am totally opposed to using TIFs for this site. If it is such a prime piece of property, developers should not need the tax incentive. The city council needs to postpone their vote until a community consensus has been reached. |
| 1033 | Linda | Passon-McNally | 1878 Jefferson Av | St Paul | MN | 55105 | lindapassonmcnally31@gmail.com | I oppose the current Ford Site Zoning and Public Realm Master Plan and I believe the city council needs to postpone their vote until a better community consensus is reached. |
| 1034 | Janet | Ilerandi | 2036 Magoffin Ave. | Saint Paul | MN | 55116 | ozz@usfamily.net | I am against the Ford plan as it now appears. I don't want it to be like Chicago or New York. Crowds and noise aren't what I want in my neighborhood. I have a car and plan to drive it, how do you take your dog to the vet on a bicycle? |

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|--------|------------|-------------|----------------------------------|------------|-----------|----------|---------------------------------|---|
| 1035 | Oliver | Crane | 2234 Eleanor Avenue | Saint Paul | Minnesota | 55116 | ocrane911@yahoo.com | <p>I would like to understand why there is such a "hard push" for zoning to happen this September at the Ford Site? I have been to multiple meetings and it seems our local voice isn't heard. The last meeting seemed to pit two sides against one another which was very odd to me.</p> <p>As a 17 yr resident & one who opposes the "latest" current Ford Site Zoning plan, please understand, I am not against the development, however I am extremely worried about the density. 10K people in 130 acres with only North & East traffic entrances? In my opinion, that will be like leaving the Wild Game parking lot in the morning and evenings for work.</p> <p>I live on the corner of Eleanor & Mt Curve. The traffic density is worrisome to my family and neighbors. Our block, is very neighborly. About 6 families get together for Halloween & we also Christmas Carol around the neighboring blocks. Of course we have our yearly block party which we invite the local SPFD & SPPD. All together we have about 20 children who play up and down the block. We also have a couple of new families that have moved in with infants. Having been to other families homes in the Highland Park Neighborhood, I can see their blocks are not unlike ours. I foresee that changing once the arteries of traffic come flowing down city blocks to avoid Crestin, Cleveland, Ford, St Paul Ave, during rush hour.</p> <p>The design of shared parking and expecting people to walk or ride a bike I believe is not completely realistic. We have weeks of negative temperatures, and unless you're working a Lundis or Jimmy Jones, you probably aren't going to walk very far in those temperatures. Besides, who will be able to afford a high and loft working at those places unless you're an owner? (there is some truth to my sarcasm) If you are going to place 10K people in that small of an area, I would assume that 95% of them will own and drive an auto, not 50%.</p> <p>All I'm asking is that you take the time to reevaluate the zoning. All my neighbors are asking is for you to take the time reevaluate the zoning. We know you can come up with a better plan as to what is being proposed.</p> <p>Respectfully, The Crane's</p> |
| 1036 | Joan | Stumpf | 281 Macalester St | St Paul | Mn | 55105 | holla2004@yahoo.com | <p>concerns:</p> <ol style="list-style-type: none"> 1. Traffic. I bike, drive and walk the area. All three modes of transport are difficult now. Will only get worse with high density living area. 2. Green space. This is at a premium. 9% along the river is not enough. Once gone, we will never get back. Green space feeds the soul and the spirit. New generations appreciate and cherish nature. 3. Sports fields for the youth of the community. The ball fields are a huge loss to hundreds of kids in the area. Some type of youth fields are a must! 4. Dog park? 5. Mansions along the river? Really? Young people are not interested in owning homes., let alone mansions. The entire river has beautiful views for the wealthy. Why not apartments like the ones along Shepard Road? 6. 4-6 story apartments will not spoil the view from the river. High rises make the river front look tacky from the river while canoeing, kayaking and boating. Preserve the look of the shoreline. <p>Please consider the opinions of the community. Compromise is possible. I do like the forward thinking conservation efforts. Storm water management, and rain gardens are a must. Thank you!</p> |
| 1037 | Matt | McManimon | 1610 James Ave | St. Paul | MN | 55105 | mattmcmanimon@yahoo.com | <p>I am a 16-year resident of St. Paul raising a family in nearby Mac-Groveland.</p> <p>I am generally supportive of the zoning plan with the following key comments:</p> <ol style="list-style-type: none"> 1. Density is desirable and necessary given the persistent traffic issues in the broader MSP metro area. Center city residency helps this. 2. Development should be tied to the streetcar line running over the Ford bridge or a new bridge if at all possible. This makes the development more strategic than land use alone. 3. With or without a streetcar line, careful attention should be paid to expected traffic patterns and ensuring a positive experience for new and long term residents. 4. There should not be TIF funding used, and a public announcement should be made to that effect to avoid issues later on. This is a uniquely desirable area that should not require development assistance. <p>Thank you.</p> |
| 1038 | Sarah | Grunhard | 924 Cleveland Ave So, Apt 8 | St Paul | MN | 55116 | grun0107@gmail.com | <p>I OPPOSE the current Ford Site Zoning and Public Realm Master Plan. That's way too many people to move in to this smaller community. It will make our terrible rush hour traffic even worse.</p> <p>I believe the city council needs to at least postpone their vote until a better community consensus is reached.</p> |
| 1039 | Richard | Michel | 1893 sargent ave | st paul | Mn | 55130 | kelly@richelsales.com | <p>Common sense dictates a "dear" plan for traffic. There is none except wishes and bikes...public transport etc</p> <p>Selby/Smalling is a mess with NO solution. Direct link to 194 for Ayd Mill....not for a long time....does anyone ever drive thru there to see?</p> <p>New soccer stadium...yikes for traffic</p> <p>Widen Crestin ave...not a chance</p> <p>More traffic on Mt Curve...lucky for those folks</p> <p>More traffic on River Road...lucky for those high tax payers...Throw in a race or two and close down the road</p> <p>Cleveland/Ford Pkwy...awful now</p> <p>Common sense dictates a RATIONAL plan that answers traffic increases.</p> <p>Mote public transportation?...to where? what if you have a selling job or work in a job with meetings all over town?</p> <p>Let common sense descend on all the rational people so we can have a plan that makes sense</p> |
| 1040 | connie | scanlon | 196 mississippi river blvd south | saint paul | mn | 55105 | connie.scanlon196@gmail.com | <p>NO NO NO to the Ford Site plan</p> <p>Get back to the drawing board and give us something that will not DESTROY the neighborhoods we have invested in with our hard earned money. SHAME on you if this goes through. This is AWFUL for our community, the city, the neighborhood and the Mississippi River national parkland.</p> <p>The density of MANHATTAN?????? Come on you people. USE your heads</p> |
| 1041 | Stuart | Knappmiller | 1112 Orange Ave. E. | St Paul | Minnesota | 55106 | stuartknappmiller49@hotmail.com | <p>I like Jane Prince's comments about whether the city might want to spend some energy working on Eastside developments. I support moving the road to provide more bluff park space. I question, from ignorance, the height of the eastern structures if they impact homes to the east. We recently added solar to our roof. Should our neighbor be able to add a third story to their home which blocks out sun, and our view of the sun and sky? Bad enough for them to plant a tree to shade their home, eh?</p> <p>I notice an absence of people of color in the videos. Will this development be for white folks and/or wealthy folks? Many of the anti comments sound much like the comments I read about the Maryland Avenue Traffic Calming: comments based on ignorance of the initial process and ongoing conversation, or opposition because I'm harmed (in my car) and I don't care about others (on the bus). Don't listen to those folks, please.</p> |
| 1042 | Marjo | Wunderlich | 1512 Fairmount Ave | St Paul | Minnesota | 55105 | wunde001@umn.edu | <p>I oppose the proposed Ford Site Zoning and Public Realm Master Plan and I believe the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you. Dr. Marjo Wunderlich</p> |
| 1043 | James | Larson | 1231 Highland Parkway | Saint Paul | MN | 55116 | larsonjames1000@yahoo.com | <p>The primary reason for my opposition to the high density plan for 5000 to 9000 people living on a 122 acre site is the traffic congestion that would result. There is already heavy traffic congestion throughout Highland Park. The notion that most of the residents of the new development would bus, walk, or bike is completely without any basis in fact. The facts largely serve Ford and developers. Our city has a 40% poverty rate, but this doesn't offer jobs or truly affordable housing. We need the city to mail us a full report with reasons for this design and for rejecting other good ideas. The task force went from 16 ideas to 5 and now suddenly we're rushed to decide on something when there is no hurry. We need increased tax base, but it shouldn't all fall on Highland Park. And "density" is so overused everyone means something different. People don't want high-rise buildings that are basically walls cutting them off from the neighborhood. We should open up the riverfront and use it wisely, bringing in restaurants, businesses and maybe amenities like theater. Then we need a range of housing for everyone.</p> <p>Saint Paul has turned Ford Parkway and Lexington from four traffic lanes to two, which is contrary to traffic needs for high density housing. the addition of bike lanes at great public expense and loss of business due to loss of parking has not done anything to increase use of bicycles, which are only viable for about 6 months a year anyway. Aside from the hordes of bicycles on Summit Avenue on Sunday morning, I rarely see any bicycles. Cars are the way people get around. Don't think that you can force people to use a bus, bicycle, or walking for transportation. City planners need to get out of their offices and spend more time in our communities. Better yet, fire them since we don't need people who develop plans like these for the Ford site.</p> |
| 1044 | Michael | Stoick | 2206 Highland Parkway | Saint Paul | MN | 55116 | Stoick@csp.edu | <p>I fully support the plan. While some people like to stick their head in the sand next to their say no signs we all know that progressive green communities are the way forward.</p> |
| 1045 | Jerry | Holcomb | 1411 Highland Parkway | Saint Paul | Minnesota | 55116 | jpholcomb@comcast.net | <p>SLOW DOWN! Not everyone has the inside line on this process. We can't all go to meetings and don't know city leaders. The rest of St. Paul will also pay for this project, which will largely serve Ford and developers. Our city has a 40% poverty rate, but this doesn't offer jobs or truly affordable housing. We need the city to mail us a full report with reasons for this design and for rejecting other good ideas. The task force went from 16 ideas to 5 and now suddenly we're rushed to decide on something when there is no hurry. We need increased tax base, but it shouldn't all fall on Highland Park. And "density" is so overused everyone means something different. People don't want high-rise buildings that are basically walls cutting them off from the neighborhood. We should open up the riverfront and use it wisely, bringing in restaurants, businesses and maybe amenities like theater. Then we need a range of housing for everyone.</p> |

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| 1046 | Erin | O'Gara | 1564 Sargent Ave. | St. Paul | MN | 55105 | ogara.erin@gmail.com | I support the current Ford site plan because I want to see my beautiful city become more diverse (with a range of housing options), greener (with bike/walking trails and mass transit options) and overall more livable place. The site, with beautiful river views is underutilized and incredibly valuable property. As a capitol city, I think we should be increasing housing density - particularly on a route with easy access to a variety of public transportation options. This plan is an environmentally-friendly, thoughtful way to continue to grow the Highland Park neighborhood. I wish that the many opponents understood that because of the mass transit and pedestrian/bike options, their air quality, traffic, etc. will not suddenly become unlivable. I strongly feel that this plan is the best step forward for St. Paul. |
| 1047 | Benita | Warns | 1440 Lafond Avenue | St. Paul | MN | 55104 | warns@pclink.com | If I have any criticisms of the plan, it is that I would like to see a guarantee of more low-income housing options, and more designated green space. Overall I oppose this zoning plan. While I support mixed-use development at the Ford site, I think there are far too many housing units crammed into too small an area, without sufficient green space for that many people. Further, most of the jobs that will come to the site will be low-paying service industry jobs, such as retail clerks and baristas, and wages for those jobs will not allow them to live in much of the new housing being built. I also see no place set aside as a business incubator for the kind of high-tech light manufacturing jobs that actually pay a living wage. The housing being proposed is mostly geared toward adult-only households. We aren't developing enough housing for families with children, and St. Paul's wealthier neighborhoods are becoming adults-only enclaves. We need more children. The housing that is built at the Ford site should not be any taller than the tree canopy, to keep it at a human scale. We don't need another Dinkytown, and we don't want to look at uninspired people warehouses that look like stacks of shipping containers. Buildings should have architectural characteristics similar to other St. Paul neighborhoods, such as Marshall and Cleveland, St. Anthony Park, Selby Avenue in the Cathedral Hill area, Grand Avenue, etc. In other words, old-fashioned looking brick buildings with interesting storefronts. I also oppose using TIF at the Ford site - it can and will get developed without TIF. TIF is supposed to be used for sites where development will not happen without it, which is not the case with the Ford site that sits in one of the wealthiest areas of St. Paul. Use TIF to develop the East Side. The density of this site should be reduced, buildings should not be any taller than the tree canopy, and some space needs to be developed for business incubation and light manufacturing, 6,000 new residents is more than enough for the Ford site. |
| 1048 | Bill | Cunningham | 1764 Lindig St. | St. Paul | MN | 55113 | cunni002@umn.edu | Although I'm not actually a resident of St. Paul, having lived in Falcon Heights for 40 years, I have long considered myself connected to the city. Now being in our 90s, it's very likely that my wife and I will be moving out of our single-family suburban home in a few years. A mixed-use, multi-family, mixed-income district at the old Ford site with public transportation and access to shopping, recreation, and exercise areas would be a very attractive option for us. We don't want to move into a senior-only development further out in the country. I would prefer a development like the plan now being considered for the Ford site. I also believe that an energy efficient housing and transportation option is the only solution to the global climate crisis that we now face. I know that our grandchildren, who are millennials, also prefer the kind of development you're now considering. I hope you'll approve this plan. |
| 1049 | Gus | Koutsouvas | 1597 Niles Ave | St Paul | MN | 55116-14 | guskoutsouvas@yahoo.com | I am tentatively supportive of the Ford Site Plan. I would like to see more guaranteed/dedicated green space. And not merely grass and soccer/baseball fields. But something that has some ecological value such as native prairie or wood/trees. Many recent (reputable, scientific, peer-reviewed) studies have shown the significant health and psychological benefits of incorporating natural landscapes into otherwise urban environments. These features will greatly improve quality of life for residents (of site and Highland and St. Paul generally) and also increase the attractiveness and value of the homes/apartments/condos that are constructed on the site. Likewise, it would be very disappointing if the pedestrian and bike friendly elements of the proposed plan do not in fact manifest. Please do your best to make the best of this rare opportunity to really put St. Paul on the map as a progressive, eco-friendly, and economically competitive community. All three can be done! Thanks for your consideration, Gus Koutsouvas |
| 1050 | Drew | Johnson | 1287 Scheffer Ave. | St. Paul | MN | 55116 | drew.johnson10@gmail.com | I strongly support the Ford Plan. I live in Highland Park and have young children. As they grow, I want them to be able to find affordable housing in a clean, thriving city with easy access to public transit. In this way I believe the Ford Plan, and other zoning changes that encourage density and affordable housing, are good for St. Paul. |
| 1051 | Carolyn | Ham | 1672 Hartford avenue | St Paul | MN | 55116 | carolyn.ham@outlook.com | I support the multi use plan currently before the Council. We need to offer all types of housing including high density housing. |
| 1052 | Hayley | Schmid | PO Box 120925 | St Paul | MN | 55112 | hayschmid@gmail.com | St Paul needs to bring back that missing element of why people that live in Saint Paul are so much more proud than PayPal that live in Minneapolis. This type of community could rebuild that area of Saint Paul and bring that type of community and pride back to that area. |
| 1053 | Barbara | Weston | 725 Cleceland | St Paul | MN | 55116 | Babs8689@msn.com | I support the Ford Plan |
| 1054 | Kathryn | Kysar | 2087 James Avenue | Saint Paul | MN | 55105 | darklake@mac.com | Though I support the greenest-possible plan with an emphasis on public transportation, bikeways, parks, and higher density building with green spaces, I believe we should move forward with this current zoning plan and then continue to enhance these aspects in negotiations with the future contractor. |
| 1055 | Kathryn | Kysar | 2087 James Avenue | Saint Paul | MN | 55105 | darklake@mac.com | Though I support the greenest-possible plan with an emphasis on public transportation, bikeways, parks, and higher density building with green spaces, I believe we should move forward with this current zoning plan and then continue to enhance these aspects in negotiations with the future contractor. |
| 1056 | Stephen | Nicholson | 2275 Highland Pkwy. | Saint Paul | MN | 55116 | snich2009@gmail.com | First, I am in favor of the Ford Plan and feel that a high-density development is appropriate. I work all over the Twin Cities Metro area, from Red Wing to Rogers and beyond, and I see first hand that urban sprawl is real, so big an issue that it is hard to completely visualize. When my family first moved to the Twin Cities more than two decades ago, the joke was that Saint Paul was Minneapolis' biggest suburb. Over that same period, that has become less of a joke and more of a reality. If we really are to be the Twin Cities, then Saint Paul needs to step up and function like a city, not a suburb. We have strong codes/ordinances in Saint Paul that will ensure high quality development at the old Ford Plant. I look forward to the chance to walk or bike to new businesses at this old location. But at the same time, I realize that as I approach retirement, build-out at the Ford Plant may be something I will not live to see. And I think many of my neighbors fail to realize that the process of development to reach build-out is long and I won't be the only one who may fail to see the final product. In the meantime, I believe in densifying Saint Paul and other urban areas nationwide in order to protect and conserve rural communities and natural resources across our country. Cities, yes. Sprawl, NO! |
| 1057 | Janice | Hallman | 5355 andlerie lane | Saint paul | MN | 55110 | jrhallman2@gmail.com | We need sustainable development and transportation. We need transit, bike, and pedestrian possibilities. Make this space, the people's space. |
| 1058 | Ronald | Williams | 4368 France Ave N | Robbinsdale | MN | 55422-15 | tobie3065@msn.com | As a 23 year resident of St. Paul and one who has visited Highland many times, I strongly support the dense development plan for the former Ford plant area. This will revitalize the area and help make public transit work there as well as encourage biking in that area. Thank you for your consideration! |
| 1059 | Suzanne | Halder | 2530 Arbor Ct. | St. Paul | Mn | 55120 | leesuzie@hotmail.com | This was my first year experiencing baseball life at Ford Field, and let me tell you, it was amazing. My eldest son who has never wanted to join a group sport before, decided to give this a try because he has so many friends who participate in it. I had heard nothing but great things from all of the other parents. My son, the one who had never participated in a group sport, didn't want the baseball season to end. He was devastated to hear that it may get taken away from him and asked me to write this letter. He wants to be involved in every way possible to help keep Ford Field and the one thing that he has enjoyed the most alive. |
| 1060 | Janine | McQuillan | 519 mount curve Blvd | St Paul | MN | 55116 | jennmcq2002@gmail.com | As a lifelong resident of this city, and the Mac Grove/ Highland neighborhoods respectively, I urge the Commission to delay this vote. There are too many unanswered questions regarding traffic impact, density heights, green space inconsistencies, unanswered impact on future air quality, noise pollution, and commitment to making this space and extension of our beloved Highland neighborhood. It is clear more people oppose or desire a delay and yet those voices have barely been addressed at best, and I've ridden at worst. I would appreciate those pushing this plan thru to reconsider the genuine concerns of the majority of this neighborhood and give some. Serious attention to the alternative options put forward as recognition that our voices are heard. I oppose the plan in its current form, but do not oppose the idea of a creative, multi-use plan that considers reducing heights, seeks to a proportionate amount of green space and offers more study and real solutions to deal with traffic congestion. Thank you. |
| 1061 | Karen | Middletton | 1406 Edgcumbe Rd | St Paul | MN | 55116 | karenmids@gmail.com | As Grandparents we have watched our grandchildren learn and play the wonderful game of baseball on the Highland Fields. It has been an enriching experience for them and for our whole family. Please allow for the fields to be part of the redevelopment so that many others have this chance. Sincerely, Rolf and Karen Middletton |
| 1062 | Mary | Locke | 760 Mt. Curve Boulevard | St Paul | MN | 55116 | locke.mary8@gmail.com | I feel that a high density development as currently proposed is untenable. Traffic is already bad and many drivers are reckless. I also like the river road as it is and feel that the nearby parks would be adversely impacted due to noise, safety and population. I feel like a few low-rise apartments, some homes and some mixed use buildings would be nice. Or we could turn the area into a farmer's market. I also do not want my rant to be raised. |
| 1063 | Mike | John | 682 Sumner Street | St. Paul | Minnesota | 55116 | Johnx055@umn.edu | The current Ford Site Zoning and Public Realm Master Plan will decrease the quality of life of the people living in the highland park community. I oppose the current Ford Site Zoning and Public Realm Master Plan. The city council needs to postpone their vote until a better community consensus is reached. Alternatives to the current proposal need to be more thoroughly checked. |
| 1064 | Gary | Fifield | 1893 Berkeley Ave | Saint Paul | MN | 55105 | garyfifield@comcast.net | I generally support the current plan. However, I would like to see suggestions by Friends of the Mississippi River incorporated including moving Mississippi River Boulevard. Maximize green space as much as possible. |
| 1065 | Julie | O'Brien | 1413 Juliet Ave | Saint Paul | MN | 55105 | jawob@usfamily.net | I OPPOSE the current Ford Site Zoning and Public Realm Master Plan and believe that the city council needs to postpone their vote until a better community consensus is reached. |
| 1066 | Robyn | Hendrix | 99 East 54th Street Apt. 8 | Minneapolis | MN | 55419 | robyn.hendrix@gmail.com | Please increase your goals/requirements for the new Ford Site developments to include affordable housing, especially housing for individuals and families making less than \$26,000 per year in annual income, for seniors on fixed incomes, for persons with disabilities, and for persons using Section 8 certificates. Affordable housing is extremely important for our cities. |
| 1067 | Larry | Lark | 1927 Pinehurst Ave | Saint Paul | MN | 55116 | larrymitchark@yahoo.com | Please delay the vote on the existing plan to find a way to require more green space. If you proceed as-is we are missing an amazing opportunity which we will never have again. Increasing density is fantastic and definitely needed to help support more transit and development. However, there are ways to increase density and also increase green space. We should require 50% of the Ford space to be green space (undeveloped open green space, soccer field, parks, etc). Then to help make up for the loss of land please increase the allowed density even more on the remaining developed land, and put in a plan to increase the zoning density of other land around the development in highland area (and on Snelling as already doing). This will help bring more people, more transit, and more development, but more importantly adding more green space will build on what makes the area great - the amazing parks and green space along the river. This could be the "central park" neighborhood of the Twin Cities. In the long run this will bring more people, more property value (and tax money), and a better lifestyle to all in the local neighborhoods and the city. |
| 1068 | Jessica | Hellmann | 2042 Goodrich Ave. | St. Paul | MN | 55105 | jessicahellmann@gmail.com | I am writing to support the Ford Plan. I have the pleasure of living in the MacGroveland community, and I am committed to seeing our St. Paul community grow and change in positive ways through the Ford site redevelopment. In particular, I support smart growth that increases urban density to create livable communities that include mass transit, sustainable building codes, green space and other principles of new urbanism. I also recognize that St. Paul needs mixed housing so that lower-income families can thrive in safe, thriving neighborhoods, and I welcome those residents. I applaud the efforts of Mayor Coleman, his sustainability staff and others for the commitment they have shown to incorporating carbon neutrality in the redevelopment plan. This will help attract national attention and innovative thinkers to our community. I do recognize that we are likely to see short-term increases in traffic, but I am confident that the redevelopment will allow for local business to thrive so that we can reduce the need for long distance car travel and higher density will eventually attract mass transit. From my professional life as an environmental scientist, I know that most transform our transportation economy within the next decade to avoid catastrophic climate change. Thus, we all should hope--and should work to create--a future where gasoline cars are a fleeting technology regardless. Thank you for taking my opinion into consideration. |

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Submission Details

| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
|--------|-------------|--------------|----------------------------|------------|-----------|----------|---------------------------|---|
| 1069 | Elsa | Langenwalter | 1752 St. Clair Ave | St. Paul | MN | 55105 | | Hello, I am a student at the university of St. Thomas. I will keep this short and sweet but one of the major reasons that I came to St. Thomas is because of the impression I received from the community. I appreciate that the Ford project is looking to create businesses, but I do not think this is the correct way. Building huge condos and apartments with retail space on the bottom will personally deter me from living here ever again. I have a hope that I can return to this fine community, and be proud of the businesses it is bringing in. I hope that you can create something beautiful on the Ford Site, but I do not think this plan is it. It should be something that makes the current residents excited, not upset. |
| 1070 | Noelyn | Porter | 1640 Eleanor Ave. | St. Paul | MNg | 55116 | nporter@usfamily.net | I oppose the current Ford Site Zoning and Public Realm Master Plan. The City Council and the Planning Commission should postpone their vote until a better community consensus is reached. |
| 1071 | Pat | Duffy | 657 Fairview Ave. S. | Saint Paul | MN | 55116 | Dcupizza@yahoo.com | I believe the current plan for the Ford site could have devastating effects on our safe and quiet neighborhood. I am apposed to the plan and strongly recommend delaying the vote. |
| 1072 | Maddy | Bartsch | 149 Virginia Street | St. Paul | MN | 55102 | | The proposed Ford Site plan is well-designed to serve the needs of current Saint Paulites and future generations alike. It will create a vibrant, mixed-use neighborhood that prioritizes sustainable transportation options and sustainable development. I am totally in favor of the Ford Site plan. Thank you for your consideration. |
| 1073 | Mary | Leonard | 551 Cretin Avenue S | Saint Paul | Minnesota | 55116 | mary@chocolatceleste.com | I oppose the current plan. Divide it into individual lots for large custom homes. Keep and improve the quality of the neighborhood. The wealthy can afford the lots will pay high property taxes unlike the one developer concept that will receive TIF funds. There would then be no need for more mass transit and new roads. Keep the high density development in areas that already have transit. I.e. Downtown. Improve downtown, West 7th and University Avenue. |
| 1074 | David | Power | 1395 Summit Ave | Saint Paul | MN | 55105 | dvpower007@gmail.com | Hello, I'd like to say how important Highland Baseball has been to our family and to plead that any development plans actively include efforts to maintain or improve the fields that we currently use. My daughter played softball with Highland several years until she decided that her interests lay more in swimming and track. My son - now aged 12 - however has been a loyal Highland baseball player for several years. He is sometimes ambivalent about signing up for various activities but when it comes time each year for Highland baseball, he quickly says "sign me up!". There is a great safety in the Highland leagues and a camaraderie that shouldn't be taken for granted. A lot of volunteer time by coaches and families that we truly value greatly. We have other choices about where we could play baseball each year - but we choose to go to Highland because of the excellent program they run and that we know our son will have a safe and enjoyable season. Please contact me with any further questions, David Power |
| 1075 | Tom | Lipschultz | 631 Mt Curve Blvd | St Paul | MN | 55116 | tom@usatoolsource.com | The plan as it now exists was poorly conceived. It completely ignored the sanctity of the adjacent neighborhood and common sense rights for the residents of the adjacent neighborhood. The existing plan appears to have only one goal and that is too jam as many people as possible into the available space. Some of the results of that poorly conceived plan are: - building heights not consistent with the neighborhood - population densities not consistent with the neighborhood - almost non-existent green space in the proposed development for the numbers of people expected to be residents - loss of the Little League fields used by generations of families with no plan to replace them - limited roads to access the planned development - traffic projected to double or triple through the existing neighborhood as a result of inadequate access roads and a population density of people and vehicles for the proposed project that will completely change the relatively quiet character of the adjacent neighborhoods. The thought that many or most residents will be using bicycles and mass transit is unrealistic. I am totally opposed to the project in its present format. I would consider supporting a development with 3,000 residents, more single family dwellings, more green space per person in the development, retention of the Little League fields and the creation of more access and egress roads. Tom Lipschultz 631 Mt Curve Blvd St Paul, MN 55116 |
| 1076 | Dan | O'Neill | 1796 Highland pkwy | Saint paul | Mn | 55116 | theoneilclan@comcast.net | Thanks for your hard work, but I'm against the current plan. I believe single-family traditional home as well as low to no-maintenance townhomes/row houses fits better for Highland with our community. We choose to live here because of that. No high rise, office towers or mix use apartments, those don't build neighborhoods or communities. I would add some mix of high-end retail, restaurant and entertainment, cool places to gather, even for visitors from Minneapolis--- similar to outdoor spaces in Spain or Europe, they understand creative placemaking and balancing live-able cities. |
| 1077 | Ann | Schley | 1120 Winthrop Street South | Saint Paul | MN | 55119 | highwoodstudios@msn.com | I support the Ford Site Zoning and Public Realm Master Plan. After attending one planning meeting, I was excited to hear about the studies and ideas that have been incorporated into the plan. I agree with a higher density, walkable community for this site. |
| 1078 | Connor | Schaefer | 948 Cromwell Ave | Saint Paul | Minnesota | 55114 | schaefer.connor@yahoo.com | Although I am new to Saint Paul, I have studied and admired the Ford Site zoning and public realm plan from afar in my past two years of graduate school. The public process that City leaders and staff have conducted has been nothing short of remarkable. I fully support the zoning and public realm plan as originally proposed. The balance of park space (with purpose, not just for the sake of open area) with a mix of density and uses is exactly the kind of neighborhood I would want to live in. I urge the Council to build consensus and a coalition of support for the plan. If that means accepting the proposed amendment, so be it. This is not a decision that can wait any longer. The division among supporters and opponents will only grow if the process is delayed further. Plus the city risks Ford listing the property without the proper zoning in place. The proposed plan is thoughtful, realistic, incremental, and creative. This is the time for Saint Paul to embrace the future. |
| 1079 | Sara | Homstad | 481 Mount Curve Blvd. | Saint Paul | MN | 55116 | sara.homstad@gmail.com | I am writing to express my opposition to the current Ford Site Zoning and Realm Master Plan. I believe the City Council needs to postpone their decision until a better community consensus is reached. As the resident of a street which will likely see major increases in traffic due to the development of the Ford Site, I have serious concerns about the current density being planned for the Ford Site and the effects the increased volume of traffic will have on the surrounding neighborhood. |
| 1080 | Molly | Barrett | 1944 Goodrich Ave | St Paul | MN | 55105 | mollybarrett@comcast.net | I am Opposed to the current Ford Site plan. That location should be turned into a neighborhood consistent with the rest of the neighborhoods. |
| 1081 | Richard | Rosenberg | 1753 Wellesley Ave | Saint Paul | MN | 55105 | | I strongly oppose the current Ford Site Zoning and Public Realm Master Plan and that you believe the city council needs to postpone their vote until a better community consensus is reached. |
| 1082 | Ellen and Y | Kim | 445 Mt Curve Blvd. | St. Paul | MN | 55105 | kimx002@umn.edu | We OPPOSE the current Ford Site Zoning and Public Realm Master Plan and that we believe the city council needs to postpone their vote until a better community consensus is reached. |
| 1083 | Arthur | Dorman | 817 Orange Avenue W. | Saint Paul | MN | 55117 | broadwayturtle@yahoo.com | I support the Ford Plant site proposal. It will provide much needed housing, including affordable housing, in a walk-able, transit accessible setting, with green space, as well as civic and commercial services. All of Saint Paul will be enriched by the development of this site, with room for our population to grow. |

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| Serial | First name | Last name | Street address | City | State | Zip code | Email address | Formal comment |
|--------|------------|------------|-----------------------------|-------------|-----------|----------|--------------------------------|---|
| 1084 | Colleen | Zuro-White | 2095 Pinehurst Ave | St Paul | MN | 55116 | zurowhite@gmail.com | <p>As a resident of Highland Park, I urge the St. Paul City Council to REJECT the Ford Site public realm zoning plan as proposed by PED for the following reasons:</p> <p>(1) THE POOR PUBLIC ENGAGEMENT PROCESS. QUANTITY of meetings is not public engagement; its the QUALITY of the public engagement at the public meeting that counts. The public engagement process, and especially for the Highland Park community, was poorly planned and implemented.</p> <p>The Ford Site Task Force met 40 times over the last decade of planning, averaging 4 meetings per year. And I would bet the majority of those meetings, especially for the first 6-7 9 years, were only attended by Task Force members; perhaps a few city planners and district council members. Although the meetings were open to the public, not much was happening, the Ford Site was still undergoing environmental cleanup and the task force meetings were not well publicized to the community.</p> <p>My family moved back to Highland Park four years ago, and since then I have attended EVERY public meeting about the Ford Site Development Project hosted by the City. During the last two years, the concept of mixed-use development, and information about the types of buildings that make up mixed-use, were presented. The public was invited to share their thoughts, often using post-it notes to vote on what type of building is preferred (of the examples provided). HOWEVER, in the past four years there was NEVER a public meeting where the community was invited to share their opinions about building HEIGHT and DENSITY at the site. Not one meeting.</p> <p>The FIRST TIME proposed heights and density were mentioned was when the proposed mixed-use zoning plan was officially revealed in November 2016 (Gloria Del). I attended this meeting, and the following public meeting in March 2017 (CDH) where a panel of academics, architects and designers presented their thoughts on "this once in a lifetime opportunity for the City of St. Paul to develop a 21st Century Community". Neither of these meetings encouraged open public comment; in fact, public comment was discouraged. After the panelists spoke, attendees were "directed" to small tables to speak with individuals from City planning. I remember thinking it odd we were not invited to ask questions of the panelists.</p> <p>Surprising to me, all models of the proposed mixed-use zone site were 2-dimensional; making it difficult to imagine the actual density of this site. I specifically asked two City Planners why they had not presented 3-dimensional models for the public to examine; as a project engineer I relied heavily on 3-dimensional models for facility layout and design. And the Riverview Corridor public meetings have several of 3-dimensional models for the public to review. I was told the City did not have a budget for 3-d model construction.</p> <p>(2) INSUFFICIENT PUBLIC GREEN SPACE (CURRENT PLAN). This is a once in a lifetime opportunity for our City to develop an innovative, creative, technological, sustainable and HEALTHY 21st Century Community. A community that can inspire the rest of the country - not one that simply mimics what has been done elsewhere. In the 21st Century we have learned to RESPECT and PROTECT our environment. Protecting the environment is a 21st century policy.</p> <p>The City of St Paul promote's itself as building vibrant neighborhoods where one can Live, Work and Play. Highland Park, and this new development of Highland Park, are promoted as places to Live, Work and PLAY. We need public green space to gather together, to build a community, and to PLAY. Furthermore, PLAY is an essential component of Health, for individuals as well as for a community. Providing plenty of public green space for PLAY creates a HEALTHY COMMUNITY.</p> <p>The City Council has a once in a lifetime opportunity to ensure there is sufficient public green space for community health and to create a truly VIBRANT community and a model for our country. Please think LONG TERM. Consider LEGACY. And at minimum, meet the green space per capita guidelines recommended by the World Health Organization (WHO); 9 square meters per capita. And please ensure that PUBLIC green space does not include the green areas around buildings, which is private green space.</p> |
| 1085 | Andrew | Singer | 2103 Berkeley Avenue | Saint Paul | Minnesota | 55105 | | <p>I support the city's Ford Site Plan (and a compromise plan that Council Member Tolbert proposed a while back ...but no one seems to like). The site and Highland Center needs some density. Currently it's an auto-oriented shopping mall that is horrible for walking or biking. Anything that makes it more like an actual "city" and less like a suburban strip mall would be greatly welcomed by me. Opponents of the Ford Plan have been spreading mass-mailers of mis-information. I urge the council to approve the plan.</p> |
| 1086 | Mary | Hess | 454 Woodlawn Ave. | Saint Paul | Mn | 55105 | | <p>Please reconsider the Ford Plan. The additional density is inconsistent with the character of the neighborhood and will result in far too much traffic and noise. There is too little park and green space in the plan, both of which would, if added, enhance the livability of the site and be more sustainable in the long term.</p> <p>Please reduce the building heights and add more natural green space!</p> <p>Thank you, Mary Hess</p> |
| 1087 | David | Drew | 56 Mississippi River Blvd N | Saint Paul | Mn | 55104 | dave.drew@comcast.net | <p>The proposed plan will result in a neighborhood that is too densely populated and has an inadequate transportation infrastructure. It will be more dense than Manhattan with inadequate roads and public transportation. These problems have not been addressed in the plan except with unrealistic ideas that bicycle use will grow and cars will disappear. It also says population growth will be great and more housing is needed. The population now is 300K, the same as it was in 1950. It might grow some, but does not trigger a need for 7,500-10,000 people on 0.2 sq mile. Please hold off and develop a more realistic plan. Do not squander this opportunity to satisfy certain elements, but not the majority.</p> |
| 1088 | Cristine | Patlan | 4928 42nd Ave S | Minneapolis | Minnesota | 55417 | cpatlan@me.com | <p>As a Minneapolis resident across the Ford Parkway bridge I have concerns that the proposed area will be too dense and thus create traffic congestion and pollution. I support development but more along the lines of a Minnehaha Falls, more green space and opportunities to enjoy the river. The current plan seems to focus on more people rather than more green space or retail establishments.</p> |
| 1089 | Tamma | Cashman | 1774 Juliet Avenue | Saint Paul | Minnesota | 55105 | tamma.cashman@gmail.com | <p>I OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I feel very strongly that the city council needs to postpone their vote until a better community consensus is reached.</p> <p>We need more green space in the plan. We need an infrastructure to handle that many more people living in this community.</p> <p>I support Council Member Thai amendment.</p> |
| 1090 | Carolyn | Brown | 863 Central Ave W | Saint Paul | Minnesota | 55104 | carolynbrown284@rocketmail.com | <p>I support Council Member Thai amendment.</p> |
| 1091 | Susan | Ognanovich | 1824 Wordsworth Ave | St Paul | Mn | 55116 | suzieq25@comcast.net | <p>I am opposed to the Ford plan zoning vote as it is written/proposed today. More consideration to heights, density and traffic patterns have to be address. All of these topics will have a negative affect for others that have been in Highland for decades. My family included. Traffic any time/day of the week is terrible in the village already. Be considerate of all surrounding street/homeowners that chose to live here as it is now. Do not vote on this plan now.</p> |
| 1092 | Lisa | Ruediger | 36 Norbert Place | Saint Paul | MN | 55116 | lisaruediger@gmail.com | <p>We have been living in Highland for 10 years. We are writing to let you know how important the Ford Little Leauge Fields are to the community. Although we are excited about what the Ford development will bring, we don't understand how the fields are not protected given they have been the home to Highland Ball since 1953. The redevelopment plan needs to preserve these fields or replace them. Over 300 kids played on the fields in 2017 and if we don't have the fields there will be no Highland Ball program. Please think about all of the youth that Highland Ball serves in our community and include the fields in the redevelopment plan.</p> |
| 1093 | Gretchen | McGuire | 730 Ridge Street | SAINT PAUL | MN | 55116 | mcguire.gretchen@gmail.com | <p>Dear Members of the Saint Paul City Council,</p> <p>I am writing to express my opposition to the current Ford Site Zoning and Public Realm Master Plan. I believe that City Council should postpone their vote until an improved community consensus is reached. I also believe that the decisions should be delayed until a new Mayor for Saint Paul has taken office. A project of this size is worthy of more careful planning and decision-making for our future, and I believe that a new mayor will take the time necessary to reach a better solution.</p> <p>After obtaining my masters in nursing as a nurse practitioner in the City of Chicago, and after continuing my training and education at the Children's Hospital of Philadelphia, I am keenly aware of the pros and cons of high density living. I am now working at Minneapolis Children's Hospital, and my husband and I moved back to Saint Paul to raise our family in the family-oriented community of Highland.</p> <p>We are concerned that the future of our Highland community, and our larger community of Saint Paul, will be in jeopardy due to this high-density full build-out of the Ford site. We feel that this is a huge financial risk for our City, and it does nothing for the development needs of other wards of our city that are in great need of revitalization.</p> <p>Please vote to delay decisions on this proposal so that care can be taken to insure the best decisions for Saint Paul.</p> <p>Sincerely,</p> <p>Gretchen McGuire 730 Ridge Street St. Paul, MN 55116</p> |

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| 1094 | Joel | Smolarek | 1915 Wordsworth Ave. | St. Paul | MN | 55116 | jsmolarek@gmail.com | <p>I think the redevelopment of the Ford plant will be better for the community than the site just sitting there undeveloped. Here are some comments about the must haves if the development takes place:</p> <ol style="list-style-type: none"> 1. We need to make sure the mixed use space includes more retail, places to eat/drink, and possibly another grocery store. Lunds is already super busy and it is really our only grocery shopping option with Coopers closing. 2. We need to consider infrastructure improvements to the whole neighborhood if we are going to expect increased traffic. 3. Parking to support more activity. The last thing I want is Highland to turn into the "Uptown" of Saint Paul where it is so congested you don't feel safe driving through the neighborhood and you can never find parking. <p>I know this has been in the planning stages for over 10 years now so I am confident that the plan will end up being good for the community.</p> <p>Thanks.</p> <p>To the Saint Paul City Council:</p> |
| 1095 | Tim | Morehead | 1932 Bayard Avenue | Saint Paul | MN | 55116 | tmorehead1@q.com | <p>SAINT PAUL CITY COUNCIL COMMENTS ON THE FORD SITE PLAN 9-26-17</p> <p>This document contains an update to my viewpoint of the Ford Site Development Plan since the Saint Paul Council meeting on 09-20-17. I have also attached to this document my original comments that delivered at the 09-20-17 meeting.</p> <p>I want to again express my sincere thanks to everyone that have put efforts into developing this Ford Site Plan to date. I also want to thank everyone that attended the 09-20-17 meeting to deliver their opinions and suggestions to the city council. This is what the United States is all about.</p> <p>I want to share my viewpoint on what I have observed currently and have observed for quite some time.</p> <p>-Many people have valid concerns and data to support their concerns and ideas on many sides of this planning issue. I respect listening to all these concerns and ideas.</p> <p>-Although the planning for this site has been underway for several years, there is a significant group of people who feel their voices have not been heard. These people have tried to work within the system to put forth opinions on developing the Ford Plan, but were either not heard or not represented appropriately. I have watched this group of people get increasingly frustrated to the point they have organized into a coalition to stop the current plan and want it revised to meet at least some of their concerns. My observation is that the majority of this group just wants to decrease the total number of households on the Ford site to a more reasonable number. They believe generally that some number of concentrated house is very appropriate for this site.</p> <p>-There is a significant group of people that believe the current plan is the best way to proceed and are organized behind the "yes" banner.</p> <p>-So what do we have? One large group supporting the current Ford Plan and another large group opposed to the current Ford Development Plan. Should the city council vote to proceed with the Ford Plan in its current form, it will produce a win/lose situation with many people becoming even more frustrated.</p> <p>-I have respectfully listened to many viewpoints on this issue from all sides. As I delivered in my presentation of the city council on 09-20-17, I STRONGLY believe that there is room for compromise to produce more of a win/win instead of a win/lose.</p> <p>Let me share what I have observed in other situations similar to this dilemma. Many, many years ago the construction of the interstate 35E was held up in court for 15 years because a group of people did not feel they were included in the plan. In the end, a compromise was negotiated to solve that problem. I have also observed other multi-housing developments that have not withstood the test of time for good city growth. I grew up across the street from one of those developments.</p> <p>What I fear happening if the current Ford Plan is approved by the city council in its current form (win/lose), is that some of the losing side will get even more frustrated and pursue a legal option in court. This would be devastating to this plan, the city and the citizenry in general. If we don't learn from history and we are desine to repeat it. Let's try to work together and find a good compromise. I proposed this solution at the 09-20-17 meeting and I firmly believe this is the way to proceed. We need to find some way to come together, especially in the current social environment we are living.</p> <p>Sincerely, Tim Morehead 1932 Bayard Avenue Saint Paul, MN 55116 tmorehead1@q.com</p> <p>-attachment</p> |
| 1096 | Kevin | Henseler | 386 Mississippi River Blvd S | St. Paul | MN | 55105 | | <p>I strongly oppose the current Ford Plant Zoning Plan. The effect on our neighborhood has been poorly evaluated and poorly described. Pollution mitigation is unacceptable. The amount of green space, inadequate. The TIF being considered should have strong requirements to increase green space and decrease density.</p> <p>Kevin P Henseler, MD</p> |
| 1097 | Teresa | Fishel | 2032 Norfolk Avenue | Saint Paul | MN | 55116 | tafishel@gmail.com | <p>In reflecting further on this proposal, I've seen a lot about traffic congestion, but another concern is quality of life for people who want to have pets. How does this plan, with a reduction in green space, address the fact that it isn't just people, but also people who may want to have dogs and cats. With the high density plan, how will people cope with having animals, including service animals, in such a close and tight space? I've seen where the planners expect people to use public transportation, but people with pets can't take public transportation and rarely cabs to veterinary appointments. And with the high density, people with pets should expect access to more green spaces for their dogs than the current plan allows. Please rethink this plan and consider more options for more green spaces.</p> |
| 1098 | Miranda | Adams | 776 Curfew St. | St. Paul | MN | 55114 | mir.adams9@gmail.com | <p>I am very excited about the overall plan, and think improving zoning and adding density is very important (for the reasons that have been stated many times). However, the plan is not explicit enough in creating low income housing. Recent developments have focused on luxury apartments, with a minimal number of affordable units in order to receive variances. The Ford Site is an opportunity to change that direction, and create truly mixed income areas. A certain number of apartments should be available to rent, rather than solely focusing on recruiting homeowners. The plan should include requirements/goals for providing assistance and housing for families making below 26,000/yr, ensure there is adequate housing for people with disabilities and low incomes, and require that section 8 will be accepted at all new properties on the site as well as goals for low many people using section 8 will live there. St. Paul doesn't need more exclusive luxury condos, it needs neighborhoods where people of all incomes can enjoy living.</p> |
| 1099 | Mathews | Hollinshead | 2114 Pinehurst Ave. | SAINT PAUL | MN | 55116-13 | mathews.hollinshead@mac.com | <p>A century ago, The man for whom this site is named invented the mass production, and the mass consumption, of motor vehicles. These inventions together, in the time since, have leveled much of our best urban fabric, helped launch climate change, and separated us from each other by distance and isolation. Unique, priceless communities have been wiped off the map and replaced by pavement, noise, alienation and road rage. To me, 'ford' is, therefore, not a good 4-letter word.</p> <p>There is a good one though, to borrow from recent campaigns: 'hopa.' That's what I call this site. I live, as I said before, 200 yards from the fence, and I welcome the prospect of thousands of new residents, workers and taxpayers of every color and background and income. Some -- not all, but some -- who oppose this plan are in effect asking all of us to slam the door on the future, to jam the bus into reverse, and to mow down years of good faith planning that has always been open to all.</p> <p>Please, pass the Ford Site Plan. Let's not forfeit the future. In this moment of national fear, we have a chance here, now, to embrace the future. We don't get this great an opportunity often.</p> |
| 1100 | Ute | Bertog | 1575 Summit Avenue | Saint Paul | MN | 55105 | utebertog@hotmail.com | <p>I have been living on the corner of Summit and Snelling Avenue for the past 6 years and traffic, street noise and air pollution has already grown dramatically since then. I fear that with the current plan for the development of the former Ford Plant site traffic will pick up even more and therefore I strongly oppose the current Ford Site Zoning and Public Realm Master Plan. I believe city council needs to postpone their vote until a better community consensus has been reached. We have to make every effort to keep Saint Paul a livable and healthy city for everybody.</p> |
| 1101 | Mark | Hottinger | 1292 Hillcrest Avenue | St Paul | MINNESOTA | 55116 | hottingermark@gmail.com | <p>My wife Margaret and I have been residents of the City of St Paul for 29 years. We oppose the current Ford Site Zoning and Public Realm Master Plan and believe the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Most sincerely, Mark Hottinger</p> |
| 1102 | Kimberly | Nightingale | 492 Marshall Ave. | Saint Paul | MN | 55102 | kimberly@saintpaulmanac.org | <p>We need affordable housing goals at the Ford Site for seniors, people earning less than \$26,000, the disabled, and people eligible for Section 8. Mixed-use housing encourages mixed use incomes which creates a truly equitable and thriving community.</p> |

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| 1103 | Kate | McGough | 1172 St. Clair Avenue | St. Paul | MN | 55105 | kmcg1919@gmail.com | <p>I encourage all city council members to seriously consider the well stated facts and proposed compromises set out in Ms. Prince's editorial which was published in the 9.24.17 Pioneer Press. While I believe more housing, particularly affordable housing, is needed in our city, I also believe that housing should be located throughout out city, not concentrated at the Ford site. Your apparent determination to push housing units into one neighborhood raises legitimate as yet unanswered questions relating to traffic, infrastructure and the use of tax increment financing. You have created division, anger and resentment where compromise is needed.</p> <p>Kata McGough 1172 St. Clair Avenue 651-698-8666</p> |
| 1104 | Tony | Vannelli | 475 Mount Curve Blvd | St Paul | MN | 55105 | Tony@tdbuilders.com | <p>I feel that the city council should hold off on the vote for the development plan of the Ford site. I think there should be some more research done on the impact this will have on the surrounding neighborhoods and how can this be minimized.</p> <p>Regards Tony Vannelli</p> |
| 1105 | JooHee | Pomplun | 1211 Washington St NE | Minneapolis | MN | 55413 | jooheepomplun@gmail.com | <p>I appreciate the commitment the current plan to include density, green space, and affordable housing. All are important to our growing Twin Cities. I want to provide comment to the quality of affordable housing to be included in the project. There is need for housing that is affordable to those living at below 30% the Area Median Income. As you likely know, St Paul's Median Income is significantly lower than the 7 county metro region's median income; therefore I would like attention drawn to that, and make sure at least 10% of the housing units are affordable to the lowest income families (below 30% St Paul median income). Also, within that affordability and other levels, to build affordable units that meet the cultural needs of St Paul's diversifying community. Many of our newer American communities live in multigenerational households, sibling families may live together, etc. There is a high demand for affordable units with 3+ bedrooms. By providing affordable housing that meets these household familial structures will support the family's ability for success. Thank you.</p> |
| 1106 | Mark | Hanson | 1945 Saunders Ave | St. Paul | Minnesota | 55116 | markallanhanson@outlook.com | <p>Dear Madam and Sirs,</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan. We need to vote no on the Ford Site Zoning and Public Realm Master Plan for; economic, environmental and social reasons.</p> <p>Citizens should be more mindful and thoughtful for our future:</p> <p>It is hard to emphasize how important it is to be more mindful and thoughtful about the strengths Minnesota and the twin cities have and how we can use them to manage both our short and long term opportunities and challenges.</p> <p>Within this, we need to be more mindful of and grateful for the quality of life we have here today and that we need to work to improve this.</p> <p>Simple questions to ask ourselves:</p> <p>"What would the ideal balance of environment, economic and social living conditions be like in an ideal world?" And "what would be realistic for the people who live, work and play in this world?"</p> <p>An ideal place may be within an area that has a healthy environment/ecology, yes or no? With a rich, diverse ecology that naturally supports human, plant, animal etc. populations? An ideal place may have a lower population density that allows society to more easily share natural resources to support its citizens' needs, yes or no? An ideal place may have strong educational system that provide its citizens the opportunity to expand their personal growth and contributes to important causes through work, volunteer, entertainment, etc. yes or no?</p> <p>The citizens of this ideal place would be mindful of their limitations, of economic limitations and the environments limitations, yes or no? The citizens would be aware of how regional, national and global economics, social and environment conditions may pressure them, yes or no?</p> <p>The leaders and citizens of the ideal place would have to make tough decision to protect all three aspects that are mutually dependent on each other, yes or no; the environment, economics and social health?</p> <p>Take a look around:</p> <p>If you were to look around the state, upper Midwest region or the USA. And if you were to look at other countries and cities around the world, what place do you think is more closely aligned with you answers for having the ideal balance of environment, economics and social health?</p> <p>I would argue that Minnesota and the twin cities quality of life is the face of this ideal place, which is realistic, and is here today. For Minnesota and the twin cities, it is never going to be easier to plan and make adjustments for improving our quality of life, than it is today. It will only grow more challenging and more difficult in the future.</p> <p>Minnesota and the twin cities is already regionally and internationally known for its stewardship of its lakes, rivers, forests, plains, geology etc. This includes its parks and recreations. For its leading high tech and low tech industries which ship products around the world, as well as help maintain the region's needs. It is well known for its leading health organization in products and services it provides. And it is known for its pacing and quality of life. That one can catch their breath here, that they are not overwhelmed by its pacing.</p> |
| 1107 | Hannah | Trostle | 776 Curfew St | Saint Paul | Minnesota | 55114 | hrtrostle@gmail.com | <p>Having been a car-free resident of St Paul for 6 years, I recognize the importance of comprehensive planning. We must take action now on the Ford Site development and rezoning before Ford puts the area on the market. Having a concrete plan will encourage much needed density in St Paul. Thank you.</p> |
| 1108 | Marisa | Geisler | 1910 Bohland Ave | Saint Paul | MN | 55116 | squadgeis23@gmail.com | <p>I believe strongly that the City Council should NOT vote on the current Ford site plan in September 2017. I have heard from other neighbors and read extensively that there is significant and growing opposition to the plan as it currently stands, and there is no reason to rush through a vote at this time. I myself oppose the current plan. While I agree that density is an important strategy to pursue for environmental sustainability, this plan is too extreme, with way too much density for the layout of this area, as well as both our current and potential future infrastructure. There is a great deal of room for more compromise here, and so far I have not seen much evidence of compromise at all. I don't actually know one person who supports this plan, although I have seen a few yard signs here and there—but the fact remains that there is absolutely no reason to push through a vote on something as consequential for our city and our area as this, especially since Ford is in no rush with its timeline for selling the property. More work must be done to address the very legitimate concerns of those of us who agree with many aspects of the plan, such as its view towards environmental sustainability, but disagree strongly with its contradictory insistence on overdevelopment. Please delay this decision and work with the community to arrive at a compromise that will make the Ford site development a win-win for all. We agree on much, but we must address these serious community concerns together.</p> |

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| 1109 | James | Erkel | 26 East Exchange Street | St. Paul | MN | 55101 | jerke@mncenter.org | <p>I would like to comment on the issue of the densities proposed by the Public Realm Plan for the Ford Site.</p> <p>Although criticized as the 'Manhattanization' of St. Paul, the compact, mixed-use forms of development proposed in the Plan reflect changing public preferences and existing market demand. The Urban Land Institute's annual surveys of public preferences in community, housing, and transportation have shown a clear trend of people wanting to live in places that allow them to drive cars less often, have the option to walk and bike more, and have wanting places to live that allow them to drive cars less often, provide more walkability, and a proximity to services and destinations. Urban Land Institute, America in 2015: A ULI Survey of Views on Housing, Transportation, and Community (2015). These attributes are reflected in the Plan.</p> <p>In addition, projects that provide compact, mixed-use forms of development have been highly regarded in the market for some time. They have been identified as substantial profit opportunities in the Urban Land Institute's surveys of emerging trends for at least 10 years. Urban Land Institute, Emerging Trends in Real Estate: United States and Canada (2017). Many of the Twin Cities' peers in regional economic competition have been planning and building out projects very similar to what is proposed in the Plan.</p> <p>For example, a recent planning exercise in Denver for the Evans Station on the Southwest light rail line involved an area of more than 125 acres of existing development including many single-family detached homes. Following an 18-month planning process, the neighborhood agreed to a development plan that would add multi-story, multi-family units, mixed-use areas, and some commercial building up to 8 stories in height. City and County of Denver Community Planning and Development Department, Evans Station Area Plan (October 2009). This would be the equivalent of the Highland Park neighborhood agreeing to upzone itself for multi-unit residential buildings, mixed-use, and heights that some might call "Manhattanization."</p> <p>In another example, the Denver suburb of Westminster recently adopted a plan and is beginning to build out the redevelopment of a 125-acre abandoned mall. The plan intends to turn the mall into the suburb's new downtown. It includes compact, mixed-use forms of development similar to the Plan. It includes many mixed use and residential buildings in the 3-5 story range but also includes areas in which buildings, particularly those intended for commercial and office use, can benefit from higher maximum heights subject to certain design restrictions. City of Westminster, Downtown Specific Plan (November 2014).</p> <p>The examples from Denver applied the same lessons learned from market analysis that the Urban Land Institute has repeatedly identified and which have informed the development of the Plan. The may be reason to criticize the Plan but not for its view of market demand. In the end, opposition to the approach of the Plan in general is to stand in the way of public preference and market demand.</p> <p>On the issue of density causing air pollution, there have been a number of studies that scale up from the analysis of specific projects through regional impacts, and meta-analysis of all studies found in literature searches. All of them find that density reduces vehicle miles traveled and, consequently, transportation-related air pollution. To the extent there is disagreement it is about the magnitude of the effect, not the effect itself. At a coarse regional level, we already know that this result holds true. At a more fine-grain level, a project can reduce vehicle travel and related air pollution by between 25-50% depending on the combination of compactness of development, breadth of the mix of land use, and multiple options for getting around including walk/bike and transit. U.S. Environmental Protection Agency, Our Built and Natural Environments: A Technical Review of the Interactions Among Land Use, Transportation, and Environmental Quality (2nd Edition June 2013); National Research Council, Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions (TRB Special Report 298 2009); R. Ewing, K. Bartholomew, S. Winkelman, J. Walters & D. Chan, Growing Cooler: The Evidence on Urban Development and Climate Change (2008). The key, though, is that the beneficial effect requires the combination of density ready options for bike/walk, and transit use.</p> |
| 1110 | Heidi | Schallberg | 706 Mississippi River Blvd S Apt 204 | St Paul | MN | 55116-10 | heidils@gmail.com | <p>Council Members:</p> <p>I testified at the public hearing last week but wish to add comments based on amendments to the Ford site zoning plan.</p> <p>I testified that although I preferred the original zoning plan as forwarded by the Planning Commission, I supported Council Member Tolbert's amendment. I was disappointed to learn today from a news story that his amendment did not accept the Planning Commission's recommendation to add housing types along Mississippi River Blvd (MRB) and allow smaller multi-family buildings. I currently live in a 16-unit apartment building on Mississippi River Blvd, and this plan should allow for more buildings like mine to ensure more people have the opportunity to live on the river, not just the very wealthy.</p> <p>Please return to the Planning Commission's recommendation for housing types on MRB.</p> <p>I understand that Council Member Prince plans to introduce an amendment to reduce the number of housing units on the site. We should not be reducing the number of housing units here at all. The growth here is in line with Highland's share of the city's projected growth. A recent Star Tribune story reported that the region needs at least 71,000 more apartments in the next 13 years to keep up with demand. We likely need a lot more than that. Metropolitan Council research indicates that we'll need almost twice that - 120,000 multifamily units, whether owned or rented.</p> <p>In St. Paul, we have to plan for accommodating almost 45,000 more people in the next 23 years, according to population forecasts. We need every proposed housing unit on the Ford site and then many more. We can't afford to let exclusionary zoning shut this once in a century opportunity with the fantastic location of the Ford site.</p> <p>If you consider downzoning what is proposed for even a second, please think long and hard about where those needed housing units are going to go in our developed city - because the need is not going away. We need them now, and we deserve to have choices at the Ford site.</p> <p>I also remain concerned about CM Prince's amendment to relocate MRB for additional park land. This road is currently signed as 25mph but is regularly driven at higher speeds than that. We already need traffic calming on this street; straightening out the road at the southern end of the Ford site must include meaningful traffic calming. The existing curve is one of the few things that can slow drivers now. There's no chance of having a road through a national park where drivers go 25 mph if this is not done in partnership with the community and with needed attention to traffic calming. We already have extensive green space with Hidden Falls and Crosby parks in Highland. In contrast to the focus of continually increasing green space on the Ford site, for many in Highland the greatest need for park land is in the southern half of the neighborhood closest to West 7th.</p> <p>Please approve the Ford site zoning and public realm plan tomorrow as outlined by these concerns. Thank you for the opportunity to comment.</p> <p>Sincerely, Heidi Schallberg</p> |
| 1111 | Karen | Osen | 1545 Goodrich Ave. | St. Paul | Minnesota | 55105 | k.a.osen@centurylink.net | <p>The current Ford Site Plan is unacceptable. It is too 20th Century in design, using grid streets (really??), does not include enough green space, and will be overcrowded, spilling into the traditional Highland Park and Mac-Grove neighborhoods, causing worse traffic problems and safety issues than we see as it is. Go back to the drawing board, please! Think outside the box, and be more creative and forward looking! Why not a loop drive with buildings facing each side of the road? Fewer cars need fewer streets. Lower buildings allow more sunshine and light. More green space brings happier taxpayers!</p> |
| 1112 | Pamela | Zagarla | 2118 Highland Pkwy | St Paul | MN | 55116 | pjzagaria@comcast.net | <p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan I believe the city council needs to postpone their vote until a better community consensus is reached.</p> |

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| 1113 | Bill | Wolfson | 2104 Ford Parkway | St. Paul | MN | 55116 | | <p>Dear Merrit,</p> <p>Please enter this a summary of the conversations and meetings we have had over the years concerning the Ford Plant Master Plan in the record for the proposed adoption of the Master Plan and rezoning to accommodate the plan.</p> <p>We have been consistently concerned with the potential effects of the intense density, traffic, zoning changes and impact this proposal will have on the community of Highland. A community that is a true gem within the entire metro if not the Midwest. A community that my family settled in over 100 years ago. Although the density and plan proposed will may be good for us as real estate owners, we are also concerned for the community and the intense change that could come if your plan comes to full fruition. I personally am a commercial real estate broker and have seen many communities stripped of their core character and values in exchange for high rises, higher tax bases and high demographics. I hope that this will not be the case here, but the proposed Master Plan clearly indicates otherwise. My concern is that all of our comments and concerns have not been accounted for in the master plan or in the staff presentation to the Planning Commission. Our comments have instead been dismissed as short sighted. Planning Staff has repeatedly said this Master Plan and rezoning is good for us as owners without any understanding or consideration for the our goals, values, business model or financial modeling to support this.</p> <p>In addition, I have expressed our concern over the intage that overlays buildings and streets on our private property and disregards current property status and inherently undermines our ability to operate in our current capacity. I have expressed that this is inherently adversarial. We are especially concerned about the impact of the long term vision on the continued maintenance and improvement of the existing Highland Village Shopping Center. The Center is a very important asset to the community, and one that is not going to transform overnight into the higher density vision reflected in the Master Plan. Because we have the right to maintain the Center as it is, and the Center is highly successful as it is, the Center is not going to go away anytime soon. The Master Plan and proposed rezoning will impede incremental improvements and growth that would otherwise happen as the market demands.</p> <p>We do support change and growth, but our experience tells us that we need to leave more of this to the organic market forces that have proven to be a better judge of what a community needs than hypothetical long range planning.</p> <p>Please confirm receipt and ensure me that the Planning Commission and City Council will consider this and our desire to function as we are currently entitled until we deem in appropriate to do otherwise.</p> <p>Thank you for your time and consideration.</p> <p>Bill Wolfson on behalf of the owners of Highland Village Shopping Center</p> |
| 1114 | Sarah | Wovcha | 426 Cherokee Ave | St. Paul | Mn | 55107 | swovcha@yahoo.com | <p>I support the Ford plan...it will revitalize Highland Park with sorely needed housing density!!</p> |