

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Permal comment
1	Gibson	Batch	2176 Bayard Avenue	Saint Paul	MN	55116	gibsonbatch@hotmail.com	The planning commission recommendations for the overdevelopment of the Ford Site fails to adequately address concerns about the TIF financing payback, the load on community resources, and the overwhelming negative responses by the local community so percent against. The risks inherent in the recommended plans are profound for the city. Potential gains are overall are heavily overshadowed by potential risks. Can the city afford this risk? Will citizens in Saint Paul support this once it is discovered that TIF financing is a mistake? Please cut this project in half, then perform another assessment before advancing beyond that. Too much change at once often spells big losses for the city and its citizens. Traffic alone is too much to think about.
2	Michele	Mcquillan	1311 pinehurst	Saint Paul	Mn	55116	mrmcc04@smumn.edu	I wholeheartedly disagree with this proposal and am disappointed that elected officials have completely disregarded the neighborhood concerns. I lived in Saint Paul through college, when I wanted the high density city feel I moved to Minneapolis but as I look to buy my first house/relocate a family I planned on returning to Saint Paul. Now, knowing what you're going to turn it into, I'll be putting my investment elsewhere as will the majority of my classmates and friends (all young, working, successful persons, starting families and careers). The hope of Saint Paul is that it is an oasis from big city living. The traffic is horrendous, the families have history, the schools are good--you think you're taking steps to improve us by making us like Minneapolis or Chicago; while I've lived in both those places and trust me you're not! The beauty of Saint Paul is that we are NOT those places. It's why people choose to move here and STAY here for generations. You shutting out these loyal people so you can shut out to impress newers and young people who will not stay once the time to put down roots and truly invest in the community. You are making a huge mistake and you will be responsible for the thousands of people who move out when all this BS begins. We do not need another big city area, we do not want another big city area and we definitely do not need or want people in charge who don't respect our opinions. This will be remembered come voting time.
3	Brian	Hanson	4779 Lake Avenue	White Bear Lake	Minnesota	55110	brih.architect@gmail.com	The plan as shown on your video today 7-28-17 schematically and zoning-wise looks great and quite viable! You all have done well so far. Adequate parking and pedestrian security will be another hurdle to jump over. Sustainable materials, landscaping, the proper mix of private owned houses, condos, townhouses and apartments will be critical for a good working neighborhood that can mix into Highland Park. The west row of private homes brings the notion of Summit Avenue into this fine mix and provides a car interested architect.
4	Pamela	Nielson	2265 Youngman Avenue, 304E	Saint Paul	MN	55116	pamelawoodbury@aol.com	It appears you all are not listening to your constituents and property owners who will be affected by this proposed reuse of the Ford Motor Company's property, choosing to allow too much high-rise, high-density, expensive housing, very little work force, affordable housing, and certainly not enough green, open space. I am not in favor of such development which will contribute nothing but more congestion in that area. And, if that development is shoved through over the affected property owners in and around the Ford area, the new residents will not be walking and/or using bikes....they will have cars and trucks....just where will this development have parking for the automobiles and their guests? It appears the City is more interested in property taxes than doing a re-development here in line with the wishes of the existing neighborhood which will be adversely affected by this awful plan. You can and must do better than this.
5	Paul	Holt	1880 Bohland Ave	Saint Paul	MN	55116	caulnholt@hotmail.com	Please add a public indoor pool for public swim to the zoning plan. Thanks.
6	Rose	Sherman	525 Mount Curve Blvd	Saint Paul	Minnesota	55116	rasherman@gmail.com	I have attended community information and trust meetings since 2007. I am informed about the process and the proposal. I have searched the https://www.spaul.gov/departments/planning-economic-development/planning/ford-site-21st-century-redevelopment website and the plan at https://www.spaul.gov/sites/default/files/2017/02/20/Ford%20Plan%20Final%2009-2017-21-17.pdf I have not found information about the impact on city services (e.g. SFPD and SPPD) and schools, and the associated impact on property taxes of homeowners who live in Highland. Lacking this information makes me concerned about the "planned" housing density of up to 4,000 units because the proposal has not addressed what will be the impact of additional students on the neighborhood public elementary schools, Highland Middle School and High School. Horace Mann is undergoing a building addition and is that enough to handle the increased number of students living less than a mile away? I assume not so Saint Paul Property taxes will increase as SPPS does more referenda to fund the added students. Likewise, will the Western District SFPD and the SFPD located on Saint Paul Ave and Fairview be able to handle and sustain this increased density? I like many of the concepts proposed in the plan. However, before voting to approve this plan, I urge the Council to NOT APPROVE THIS PLAN until the the impact on city services (e.g. SFPD and SPPD) and schools, and the associated impact on property taxes of homeowners who live in Highland is adequately presented. Thank you.
7	Kristin	Daan	6809 W. 82nd St.	Bloomington	MN	55438	deanx032@umn.edu	I fully support the redevelopment plan and am looking forward to moving to St. Paul when the appropriate residential option becomes available in the new development. I have been watching this closely!
8	E A	Engelbreton	1817 Hillcrest Ave.	St. Paul	Minnesota	55116		Convert that 135 acres into a nature preserve/park similar to Central Park in NYC instead of cluttering it up with buildings of any kind. The CP RR right of way would serve as public access into the park and provide SECURE public parking for tourists and visitors. The rough hewn buildings and people with children in high rise buildings destroy the beautiful access for proper development.
9	Michael	Janski	3534 Lincoln St NE	Minneapolis	MN	55418	businesscontacts2006@comcast.net	I would hope that this zoning will allow for a mix of housing types....they will have cars and trucks....just where will this development have parking for the automobiles and their guests? It appears the City is more interested in property taxes than doing a re-development here in line with the wishes of the existing neighborhood which will be adversely affected by this awful plan. You can and must do better than this.
10	Thomas	Clasen	300 Wall Street #706	Saint Paul	Minnesota	55101	tom.clasen@gmail.com	My wife and I strongly support the Ford Site zoning plan as approved by the planning commission. We believe the plan is critical to St. Paul's future as a vibrant, transit-friendly and sustainable city. We also believe that the zoning plan as approved will be of great benefit to the city's property tax base. Thank you.
11	Greg	Nayman	1635, Hillcrest Ave	St. Paul	MN	55116	gmnayman@kcl-group.com	The site needs to be redeveloped and much lower population density than is recommended. Plan, any structure higher than 4 stories will ruin the Mississippi River Valley vistas from all vantage points. Also, Minneapolis' W. River Rd did a right zoning housing development back from the river. St. Paul did not. This is a chance to move any development back from the E. River Rd, creating more park land that can be used by all Twin Cities instead of a few. This plan does not take into account the geography of the area. Traffic access concerns have not been seriously considered given the geography of this peninsula and that area. This plan needs to be reconsidered.
12	Patty	Carlen	601 Montcalm Place	Saint Paul	MN	55116		The current plan is too dense. Go back to the 2400 units, not the 4,000 being proposed. Also, less stories for some of the buildings is too high. There are no 10 story buildings in that area. Six stories should be the max. As a Highland resident and homeowner, this kind of density is not what we need.
13	Dan	Marshall	882 Tatum	Saint Paul	MN	55104	dan@mlschlaftry.com	Saint Paul needs more housing and more affordable housing. The Ford site is a once in a lifetime opportunity to reshape our city. It should be developed as densely as possible in order to house as many people as possible. Green spaces should be part of the plan, but the priority should be growing Saint Paul's population. Please do not listen to those who would like to create suburban low density development. Thanks!
14	Kevin	Cunningham	1773 Walfesley Avenue	Saint Paul	Mn	55102	kdcunningham333@gmail.com	I am extremely against the current Ford Site plan. I live in the neighborhood now. The sheer density of the plan is going to make traffic a nightmare! I don't care what your studies say. And why are you even thinking about TIF financing on grade A developmental space???? The process is NOT as open as you think it is. It's a sham and everything seems pre-ordained. Why are you trying to make this a sound neighborhood? I would hope that this zoning will allow for a mix of housing types....they will have cars and trucks....just where will this development have parking for the automobiles and their guests? It appears the City is more interested in property taxes than doing a re-development here in line with the wishes of the existing neighborhood which will be adversely affected by this awful plan. You can and must do better than this.
15	Heldi	Hildreth	2056 Villard Ave	Saint Paul	Mn	55116	heldihildreth@gmail.com	My husband and I recently moved to Highland Park. It is a townhome off Cleveland Ave. We love the neighborhood and the opportunity to move here, made more affordable by the available housing availability. I have been following the Ford Site plans, and support the proposal that has been approved by the Planning Commission. However, I would like to voice a few concerns, based on my experience living in Boston (an old, densely populated city), and Seattle (a city currently in the midst of a booming population). For the number of units and businesses that could go into the area, despite the desire that many people will use public transit, or walk. I highly recommend that builders be required by the city to provide a minimum percentage of parking spots per number of units/residents, do not leave it up to developers to decide how many spots they want to provide. In Seattle, there are fewer and fewer parking lots available, yet the new buildings aren't required to include garages, when below-grade garages should be part of a plan. For the foreseeable future, and as spread out as the Twin Cities are, cars are a way of life. Secondly, the height of the tallest buildings (those furthest from the river) should have a maximum height that feels consistent with the rest of the Highland Park village. Having lived in an historic city like Boston, be careful to maintain the charm of our neighborhood, by avoiding new huge buildings that dwarf the current architecture. Thank you! Heldi Hildreth
16	Allen	Gleckner	2023 Palace Ave	Saint Paul	Minnesota	55105	agleckner@gmail.com	My wife and I fully support the plan approved by the Planning Commission. It is in keeping with the values that are important to us, why we live in St Paul, and how we want the city and our community to evolve.
17	Margaret	Zimmerman	995 Montana Ave. West	Saint Paul	MN	55117	mazolezimm@gmail.com	I strongly support the development plan for the Ford Site. St Paul needs new dense urban development and this provides such a unique opportunity to grow both the city tax base AND a vibrant addition to a wonderful neighborhood.
18	Matt	Grams	1383 Prior Ave S.	St. Paul	MN	55116		I am opposed to the city's current plans for Ford Site redevelopment. My concerns for the development revolve largely around health-related issues, a topic where both sides of the issue have not given enough attention. First of all, the traffic congestion due to the high-density planning would result in increased traffic through all arterial roads near and not so near to the development. The increased traffic will result in increased noise pollution; besides lowering the property values of homes directly along the arteries, the noise will have unwanted health impacts for residents. This will be especially true if the CP spur gets converted to a busline or streetcar route rather than a walking and bike path. Secondly, there are the potential negative health impacts of living in a high density area. http://www.metropolitan.com/content/09345-health-impacts-of-high-density As the author of the above article states, "...it is important to consider the results of research on the association with high-density living of mental illness, children's health, respiratory disease, heart attacks, cancer and human happiness." In short, the research does not bode well for those living in high density areas. Have you, the planners, given any consideration to these concerns? I urge you to do so, since it seems right now you have taken no regard for the human health impacts of high density living in your planning. Below are additional materials I would hope you take into account. Cardiovascular effects of environmental noise exposure https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/ Noise Pollution: The Sound Behind Heart Effects https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2672857/ Noise from busy roads might increase heart disease risk, finds new study https://medicalxpress.com/news/2017-05-noise-busy-roads-heart-disease.html Noise may be bad for the heart https://well.blogs.nytimes.com/2015/07/01/study-links-traffic-noise-and-cardiovascular-disease/
19	Troy	Davison	3348 47th Ave. S.	Minneapolis	MN	55406	tdavison99@gmail.com	The Ford site should have a minimum of 4,000 units of housing and plenty of mixed-use. The City, County and Schools could use the revenue. I work and stop and spend lots of leisure time in St. Paul. I have many friends in St. Paul. Please don't give in to the irrational selfish people that are more worried about a little more traffic than good of the city.
20	Jake	Rueter	1347 Blair Ave	Saint Paul	MN	55104	jake.rueter@gmail.com	I strongly support the Ford Site plan that was developed over 10 years and endorsed by the city's planning commission. This is a once in a lifetime opportunity to add housing, create a sustainable neighborhood, and connect a new community with non-automobile transit options (ADRT & bike infrastructure), developing the Ford Site to its fullest potential also represents an opportunity to greatly expand the city's tax base, something that has been a critical challenge in recent years.
21	Nathan	Van Wylan	4017 37th Ave S	Minneapolis	MN	55408	nvanwylan@gmail.com	Please support the existing Ford Site plan, and please do not water-down this opportunity because of baseless concerns about "density" and "traffic". -I am very much in support of mixed use and higher density development, but I would like to a strong focus on transit improvements to reduce the impacts of increase car traffic. Specifically, I would like to see the preservation of right of way that would allow transit to cross over the Ford bridge from the CP rail corridor. -The stormwater feature in the center of the site is great, but I think more could be done to improve how this would connect to Ford Parkway. -I would like to see the expansion of parkways along both the Mississippi River Boulevard, especially at public open space area #3. This is a fantastic spot for views and sunset and I think it will be used often. -I would like to see additional uses added to the neighborhood park. While not the primary use, I think some parks could be used for sand concerts, plays in the park, or festivals. -A Minnesota Regional Bike Trail runs through Hidden Falls Park, and does not currently have a great connection to Highland Park. The plan does not address this trail, and I think more could be done to ensure this trail is well connected to the future trail system of this site.
22	Kourtyn	Lono	1189 Cleveland Ave S	Saint Paul	MN	55116	kourtynlono@gmail.com	Thank you for doing all this planning and research. I think this is an absolute flex plan and am excited to see this build out and become developed over the next several years.
23	vera	krischik	1740 ford parkway	st paul	mn	55116	krisCO1@umn.edu	The Ford site is next to the Mississippi River and should be used for natural resources and recreational use. Highland Park neighborhood around the Ford plant is built to capacity and does need more traffic and residents. However, there are few recreational paths in the areas with tennis courts, bicycle paths for mountain bikes and ponds and open space. Please rethink the development of this area. It is a mistake to add so many new residents to an area at capacity. Develop the area into parkland for recreation activities. Provide more recreational space and make people want to live in St. Paul and not move to the suburbs. The residents of Highland Park should be asked to vote on the future land use of the Ford Plant. The people of Highland should be asked to vote on the land use of the former Ford plant.
24	Diane	Wallace-Rald	2006 Thure Ave	Saint Paul	MN	55116-2	diane.wallace@rd@gmail.com	We must include affordable housing in the larger units so that we can serve all community members and so people can live within walking or biking distance of the retail jobs that will be part of the site. No chains and/or franchises in retail spaces; rather small, locally owned businesses. Include community amenity spaces as well as recreational and aesthetic spaces. The development of this site could be a model for redevelopment in other areas of the city where diversity in all areas is assured.

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25	Amanda	Wills	1727 Race St.	SAINT PAUL	Minnesota	55116	amandawills@gmail.com	<p>Formal comment</p> <p>I welcome ALL new neighbors to Highland Park</p> <p>I moved to St. Paul in 2006. I found a nice apartment down along Shepard Road to rent and embraced my multi-unit building that contained a variety of people from all backgrounds and ages.</p> <p>When I heard that the Ford Plant was closing shortly after moving here, I too wondered what the city could do with that space. I quickly learned how important the plant was to the Highland Park neighborhood, so many workers lived in the area and raised their families there. It just made sense that the site would provide something back to the neighbors after it was gone.</p> <p>I fully support St. Paul's plan for the site.</p> <p>The process of gathering neighborhood input started right after I moved here, more than 10 years ago. I paid attention, I followed along with the news, I knew that I wanted to eventually move to the neighborhood because I wanted to be a part of this new exciting opportunity to provide equity and sustainability to our city.</p> <p>Up until 3 months ago I was a renter. My fiancé and I bought a home in Highland Park because we both believe that the neighborhood can be a place of inclusivity, accessibility, and diversity. In order to accomplish these things new housing must be built—a lot of it. It's been reported repeatedly in the news over the past several months that the Twin Cities will have a housing shortage for the next 30-40 years if we don't do anything to change.</p> <p>The Ford site plan is just one piece to solving the housing shortage problem. I want Highland Park to do its part to make sure that the entire city shares the new tax base and spreads equity to other corners of St Paul.</p> <p>The plan has been carefully considered for 10 years. It's time to move forward and make our neighborhood a better place to live for ALL neighbors.</p> <p>-Amanda Wills 1727 Race St.</p>
26	Bill and Karen	Kirchgesner-Wal	175 Vernon Street	St Paul	MN	55105	kjwelle@msn.com	<p>We are writing in support of the excellent work that the planning committee and staff have done over the last years to create a bold vision for the future of Highland Park and the Ford Plant property. We are two 60-some neighbors of Highland, residents of Tangletown since 1978 where we raised our family.</p> <p>When the time comes, we look forward to the opportunity to stay in our neighborhood, but participate in a vibrant urban community with opportunity for connection, convenience and amenities that the current plan provides, and to allow another young family to raise their kids on Vernon Street. Highland and Mac-Groveland have been the very best of urban neighborhoods for many generations. Now we have an opportunity to expand our definition of community with more diversity, exciting space and modern design. Bring it on!</p> <p>Bill and Karen</p>
27	Nicole	Lettner	615 Montcalm Place	Saint Paul	MN	55116	nicolelettner@edinar Realty.com	<p>I am for the redevelopment of the Ford site if it is in scale with Highland area. The research and studies that have been conducted over the last decade have led the public to believe that the redevelopment would be mixed use including high paying light industrial jobs. I am in favor of any of the five originally proposed plans. Multiple studies costing tax payers hundreds of thousands of dollars were conducted where proposed plans indicated a max density and absorption of 2,400 household units. The economic is strong at the moment but will cycle again and we need to be conscious of that. Without further studies, and what I can only assume is to put additional dollars in the pockets of large corporations, the new proposal for high density will increase household units to a minimum of 4,000 and much of the raised use and impervious surfaces of the development are gone. If the plan for super high density is the only way to go I would prefer the site be open space. Saint Paul has managed on the current tax base and the development will not reduce taxes so as resident of Highland park my vote is if you cannot do it right don't do anything. As elected members your obligation is to look after the best interests of the residents of the community, and not the large corporations that will just come to cash their check and spend their money else where. I continue to hear that density will bring commerce and jobs, take a look at south Highland and the high density apartments/condos that were built at the intersection of Laurel and West 7th. These were built 10 years ago and cannot support the retail just across the street at Sibley Plaza. Over the years there has been constant turn over at the place and one of the few stores to survive is the dollar store. I am against a zoning change to over 2,400 household units.</p>
28	Jarrett	Lettner	615 Montcalm Place	Saint Paul	MN	55116	jlett32@gmail.com	<p>I am very against any R4 Residential Mixed High zoning within the Ford Plant development plan. As a resident of the area, with several properties in the area, I am convinced that the increase in the proposed density to 4,000 residential units cannot be absorbed by the neighborhood. (I have read all published documentation and studies.) St. Paul seems to be making choices that make it more and more difficult to live here, be it higher taxes or less livable and less practical neighborhoods. I am strongly in favor of making the Ford Plant development a center piece of the city, but the current plan will only diminish the value. The risk to the livability of our neighborhood is also a very practical risk to our life savings. However, coupling the density and providing up to R3 Residential Mixed Medium density seems like a very viable alternative, with very limited downside risk. I am also very concerned that there seems to be very limited green space, with little "park area". And that is before we get rid of all business and corporations is the kind of thing that will drive us away from St. Paul.</p>
29	Cindy and Rod	Nelson	1062 Bowdoin Street	St. Paul	MN	55116	beaknees.nelson@gmail.com	<p>I have lived in Highland Park for 03 years. I still live in the house I grew up in. We are very concerned about the parking available in Highland Village. Parking has always been a huge problem. Our streets are one lane in each direction. We already have a hard time moving through the Village. Our only concern is parking and the movement of traffic on our streets has become so congested. Cleveland Ave. S. from Magoffin south hasn't been fixed in it's surface for many years and we drive on a road that is very bumpy. It ruins the front suspension of the car in so time. Please have the left turn lanes working full time in the Village. We must address how we are going to move the traffic. Not all the people moving into the Ford site is going to walk or bike. Let's fix Cleveland Ave so before the site gets developed so we don't have another detour to work around. Otherwise we have no problem with the development, just fix our streets and traffic signals and parking.</p> <p>Thank You, Cindy and Rod Nelson</p>
30	Kateri	Routh	2093 Stanford Ave.	Saint Paul	MN	55105-1	katerijoy@gmail.com	<p>Now that the Planning Commission has passed the Ford Site Plan (with an amendment to increase density along the Mississippi Boulevard to increase equity- BRAVO!), it's the City Council's turn to do the right thing. This plan, which has been in the making for 10 years, is a positive development for the City of St. Paul as a whole, and our neighborhood. Those against this plan are scared of change - mostly an increase in traffic and parking. While research and studies on these topics have indicated this will not be an issue, the anti group doesn't seem swayed by the results: thanks to increased transit options, great bike ways, and the inherent design of the space (residential mixed with employment), some neighbors are just scared of change to their rousing.</p> <p>It is up to our City Council to see the facts and make the right choice in voting to approve the plan. This is good for our climate (increased density along with increased transit equals less greenhouse gases). It's good for our tax-base. It's good for our increasing population in Saint Paul. It's good for our neighborhood: it will be a walkable neighborhood with easy access and entertainment options! And the Ford Site is a matter of equity: it is not just for the wealthiest in the city in Highland Park and Mac-Groveland. The City of Saint Paul needs to be making all development decisions with a focus on racial and class equity, making sure ALL in Saint Paul are welcome, regardless of race, socioeconomic status, homeownership, etc. Say YES Saint Paul!</p>
31	Leonard	Schloff	1827 Hillcrest Ave	Saint Paul	MN	55116	len@schloff.com	<p>I am concerned about access from the Ford development to the commercial area around Cleveland and Ford. In addition to buses which could be made very easy and inexpensive, I would suggest considering some form of escalator or moving sidewalk. This has been used in temperate climates.</p> <p>I think 10 years to avoid driving would be important. I realize there are plans for some commercial development on the Ford site and many would walk, but some would find walking up the hill difficult.</p>
32	Lori	Brostrom	710 Summit Avenue Apt. 1	St. Paul	MN	55105		<p>I am writing to strongly discourage the City Council from approving the Ford Site Zoning and Public Realm Master Plan as currently proposed.</p> <p>I have been a resident of St. Paul for 25 years. I have lived in the Summit Hill area during that time, but am a frequent visitor to Highland, where I elect to do a lot of my regular shopping, as well as visiting friends who live there on charming and quiet residential streets. I love the village-within-a-city ambience and the fact that, despite increasing traffic in the Ford Parkway/Cleveland commercial center, it is still acceptably accessible.</p> <p>I am certain that this ambience and accessibility will be destroyed if the plans for the redevelopment of the Ford site go through as proposed.</p> <p>--The density is unsustainable. The infrastructure will not come close to supporting that many people and cars, resulting in traffic at a standstill, noise, pollution and congestion which will overflow onto neighboring streets.</p> <p>--The high-rise buildings will irreversibly change the character of the neighborhood forever. Aside from adding density, they will tower over established charming neighborhoods of single family and low-rise/low-density multi-family residences, casting shadows, destroying the views to and from the river, and detracting from an ambience where backyards and walkable streets promote a sense of community. Having lived in NYC prior to moving to St. Paul, I can attest to how high-rises promote isolation and transience.</p> <p>--The commercial center will be harmed as long-term residents like me elect to shop elsewhere where I can find many of the same stores, e.g., Resedale/HarMar, with more parking and easier freeway/highway access. Community-supported locally-owned businesses will struggle to survive as property taxes increase and parking for customers becomes even more difficult, finally to be replaced by even more national chains until they, too, can't sustain their revenue and customer traffic models for the same reasons. No more village-within-a-city--instead, it will just become another congested, overblown mess. Think Minneapolis' Uptown neighborhood, where businesses turn over at an alarming rate.</p> <p>--This mythological narrative that is being pushed that mass transit will supplant the need for cars to business, at least for decades to come, gives the fact of jobs, money and will on the part of local and state government bodies. Until there is a well-developed, well-connected mass transit system that can actually transport a plurality of residents to most parts of the cities and suburbs, cars will be a reality. In the meantime, Highland would need to support thousands more cars daily--which it can't do. Get serious--this is Minnesota and biking in the winter is at a minimum. And, try hauling a bag of groceries (much less two) from Lakes/Berlys, a sack of dog food from Chuck & Dicks, and a pizza from Papa Murphy's on a bike.</p> <p>The City of St. Paul's endless quest to use density to increase its property tax/revenue base is at the root of this misguided plan, and it's becoming tiresome when it is aimed exclusively at well-established City neighborhoods which already have more density than they can support. In the meantime, there are other parts of St. Paul which could--and would gladly--absorb more density and redevelopment dollars. Let's leave the Ford site for lower-density housing and provide plenty of open space to complement the beautiful river/park area nearby.</p>
33	Louise	Milner	2158 Hartford Avenue	Saint Paul	MN	55116	lmmilner@mironet.com	<p>Dear Committee Members,</p> <p>My current concerns with the plan have to do with zoning and population density. I object to a T3 zone designation. It's too much.</p> <p>Also, I strongly urge that population density be planned for an additional 4,000 people NOT 10,000 people. The area cannot support as many as 10,000 additional residents.</p> <p>Transportation, traffic patterns, and travel issues need to be very carefully thought out. It currently took me 25 minutes to get gas in my car at the intersection of Grand and Cleveland, due to the number of cars in the station. This is before ANY new development.</p> <p>Thank you in advance for addressing my concerns.</p> <p>Sincerely, Louise Milner</p>
34	Stuart	Orlowski	1516 Grand Avenue	St. Paul	Minnesota	55105	stuartorlowski@gmail.com	<p>I do not like the current Ford Site development plan, and request that the plan, as it stands, not be approved.</p> <p>After reviewing the plan, I don't believe enough affordable housing is being considered for the site. As I see it, the target for affordable housing is 20%. I think the affordable housing target should be in the 30% to 40% range. 80% of the population cannot afford these luxury, market-rate apartments, so I don't think the current plan would benefit the majority of St. Paul residents.</p> <p>I have concerns that the development will cause surrounding housing prices to spike, leading to higher rents and less affordable housing. So I don't think the current plan is fair to residents in the Highland Park area. If the affordable housing target is 40%, I believe it would lead to a better balance for people with less income.</p> <p>I agree that the Ford Site should be developed, but I think the plan should be better for all people of St. Paul.</p> <p>Thank you for your consideration.</p> <p>Stuart</p>
35	Andy	Pliney	1436 Edgcombe Road	St. Paul	MN	55116	andy.pliney@sirus.com.com	<p>I am against the high density of the proposed "up to" 4000 condominiums or livable units. 2,400 units is already high density for 135 acres. I have been to City Hall for some of the public hearings. I noticed that none of the people for high density live in the area. Most were on University Avenue and a few were in downtown St. Paul. High density belongs in downtown St. Paul, a vibrant area with roll, bus and highway access.</p> <p>9/23 I lived in St. Paul for 22 years now, 19 1/2 yrs. I am very concerned that the city is not a large manufacturing plant on this site as retail, which =74% of jobs IS NOT REAL. I am tired of seeing people in coffee shops working there with us and me degrees. We do not need anymore high and housing and retail-same with Arden Hill</p> <p>And, I big reason why kids are on the streets is NO VISIBLE JOBS FOR THEM-NO FUTURE</p> <p>AND WE ARE MAKING IT WORSE</p> <p>REDESIGN PLEASE</p> <p>IF WE CANNOT FIND SOMETHING TO MANUFACTURE THEN I THINK WE NEED TO CLOSE THE MAJOR UNIVERSITIES IN MN- WHO SHOULD, BY THE WAY, BE WORKING ON THIS</p>
36	nan k	novall	snowbird, mailing po 6442	mpls	mn	55406	Kay6161@gmail.com	<p>Dear Committee Members,</p> <p>My current concerns with the plan have to do with zoning and population density. I object to a T3 zone designation. It's too much.</p> <p>Also, I strongly urge that population density be planned for an additional 4,000 people NOT 10,000 people. The area cannot support as many as 10,000 additional residents.</p> <p>Transportation, traffic patterns, and travel issues need to be very carefully thought out. It currently took me 25 minutes to get gas in my car at the intersection of Grand and Cleveland, due to the number of cars in the station. This is before ANY new development.</p> <p>Thank you in advance for addressing my concerns.</p> <p>Sincerely, Louise Milner</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
37	Mark	Gilbert	1855 Lincoln Ave	St. Paul	Minnesota	55105	markgilbert@pobox.com	<p>Formal comment</p> <p>Greetings! I like what I see in the Ford Site plan. I especially wanted to see park space, and while the plan doesn't go as far as I'd like in that direction, it does include some green space. It's also important that the site provide affordable housing, and again the plan does include that, though sparsely, not a lot. I like that the plan provides for fairly dense housing. This site will be a great place to live, and having new neighbors will make Highland a better place for all of us already living here. More density supports more transit options, as well as more retail, dining, recreation, etc. Slacker, Mark Gilbert 1855 Lincoln Ave. St. Paul, MN 55105</p>
38	James	Lokenagard	1854 Roma Ave.	Saint Paul	MN	55116	lokmansuperhero@gmail.com	<p>I know several people who bought condominiums in downtown Minneapolis about a dozen years ago. These folks found that over the next few years more condos kept being built, they overbuilt, thereby flooding the market. This has made it very hard for two of my friends who wanted to sell their condos, but couldn't because of oversupply in the market. Anyone who wanted a downtown condo could buy a new one cheaper than a pre-owned unit. With 2,400 to 4,000 new residences planned to be built on the Ford site, what is going to be done to protect the property values of the current Highland Park residents? I live one block from the Ford site. Who will want to buy my house (built in 1950) when there's an oversupply of new homes just a block away? It will be a great buyer's market for anyone who wants to move into Highland Park. It appears like some people are going to make a lot of money from the Ford site development, but the homes of current neighborhood residents will lose value. Thanks.</p>
39	Nick	Vikeras	1442 Portland Ave	Saint Paul	MN	55104	nickvikeras@gmail.com	<p>Would be good to make the old Ford plant a condo. No one like driving to maplewood.</p>
40	Luba	Hickey	2015 Pinehurst Ave	Saint Paul	MN	55116	hickey002@umn.edu	<p>thanks</p> <p>Does Saint Paul Highland have a death wish? power locally owned businesses... mostly restaurant chains now. No longer know your neighbors... renters in high density cubical housing. Green spaces? No more. Chaotic dangerous Saint Paul school system with fewer and fewer students...and financially in the red Increased TAXES...what exactly do we get for it? Traffic congestion...oops... traffic calming working so well that more drivers are going through red lights. Parking...what parking. Someone's vision of a vibrant Saint Paul is in reality a nightmare. Unfortunately, politics do have consequences. Ford site should mirror the existing neighborhood with mostly single family homes and walk up apartments.</p>
41	Winston	Kashler	1712 Palace Avenue	Saint Paul	MN	55105	winkashler@gmail.com	<p>I believe that insufficient attention has been paid to overall impacts on the surrounding neighborhood of density and intensive uses inherent in current Ford site planning. This is not fair to those who have invested so much of themselves in making this site so desirable for proposed development.</p>
42	Maria	Cermak	1120 Minnehaha Ave E	St. Paul	MN	55104	cermak26@gmail.com	<p>The Native American history you have is all wrong on your website here, there were no Santes. Sioux here. They were called Mdewakanton. I just shared historical facts to collaborate with your city administrator, and city planner why would you tell a false story? there were no santes Sioux in these parts of Minnesota. Santes Sioux were further west. Mdewakanton I repeat was from the St Paul area</p>
43	Michaela	Ahern	864 Saint Paul Ave	Saint Paul	MN	55116	michaela.ahern@gmail.com	<p>I support the Ford site zoning plan for two main reasons. My house is very close to the site and my whole family is excited about the opportunities the plan will add to our neighborhood. The multi-family housing is needed in the neighborhood and the additional park spaces and commercial nodes will be great additions to the area, in addition to the fact that they will be well served by transit. St Paul seems to be content to plan for a 1950's transportation system, one where everyone will drive cars and park directly in front of the businesses they're going to. That's not realistic, and I wish city leadership would start listening to the voices and needs of residents who will still be around when the development is actually built. I appreciate the design that incorporates storm water into the park spaces - the people who say the plan doesn't have enough park space clearly don't realize we are surrounded by park spaces along the River (Seward) I hope to sell my home and move into a high-density, mixed use community like the one proposed on the Ford site.</p>
44	Stephen	Hubbard	2206 Fairmount Ave	SAINT PAUL	MN	55105	shubmsp@yahoo.com	<p>The other reason for supporting the plan is the need for an increased tax base in St. Paul. The city has wonderful assets but I feel as though not enough attention has been paid to maintenance. Yes, we have a lot of land devoted to parks but many facilities are outdated and in need of repair. Many roadways are in horrible shape (look at Cleveland Ave south of Ford Parkway) yet somehow the city can find the funds to renovate theater spaces downtown. My family lives a lot but the biking facilities are so-so to poor. Summit Ave could be an urban biking crown jewel, but instead is just some paint stripes on pavement. I would hope that with an increased tax base the city could create a greater % of the budget to maintenance and upkeep.</p>
45	Patricia	Cullen	2104 Palace Ave	Saint Paul	MN	55105	pcullen@caraproviders.org	<p>I am writing to express my opposition to the proposed Ford Site public realm Master Plan, and I urge my City Council to step with this plan and begin again. With up to 25,000 new residences, employees on and around the property there will be thousands more vehicles on neighborhood streets. There will be tens of thousands of more car trips on our streets. The river, especially Credit Ave, is already struggling with parking spaces and traffic congestion. Trying to pull out Fairmount Ave and Credit in the mornings is almost impossible unless one drives down to St. Clair. The traffic is backed up and STOPPED all the way from Highway 94 to St. Clair! Both in the mornings and evening rush hours (6AM to 10AM, and 3:30 PM to 5:30PM). This plan, if put into effect will greatly increase vehicle traffic and congestion both locally and well beyond the Ford site. This also will most certainly reduce home values with all the congestion shortage of green space and overburdened infrastructure. And this will be a grave concern for the homeowners who will be displaced by the development.</p>
46	Kathryn	Lamp	1844 Fairmount Ave.	St. Paul	MN	55105	lampkathy@gmail.com	<p>I am totally opposed to the "vibrant mixed-use urban village" that is to be by the City Council for a vote. Neighborhood concerns may have been heard, but they have been mostly ignored. Why don't they build a "vibrant" where the neighborhood most impacted lives a real opportunity for input. I am one of those neighbors and the two major concerns I have had all along remain: keeping the ball fields intact - they are one of St. Paul's jewels and reasons I have been willing to pay more in property taxes to live where I live and maintain the development is maintainable able to absorb new traffic. Assure that residents/users of the new development will "belong" to the Ford site is long-haul at best. We are over age 65 and have lived in our homes for 38 years. We are looking at housing options that will serve us in the future - one level, little yard work, walking to grocery store and other services, transit, and green space. We would like to stay in St. Paul. The Ford Plan site seems to meet several of these criteria. Of course, we have not seen actual developer design options but the zoning proposals hold a lot promise. I have opposed the design of the proposed development on St. Clair and Snelling. I also am not interested in living on Snelling Ave which will see more and more traffic and more density. Let's build out here for the Ford Plan.</p>
47	Bob	Buck	1494 Sargent Ave	Saint Paul	MN	55105	bob@buck-bros.com	<p>I have attended meetings on the Ford Site development, listening to the presentation from the city and the comments from the participants. I am fully in support of the city's proposal for increased density on this site. In particular I'd like to see a greater focus on providing affordable housing and rental housing, which are sorely lacking in our community. I envision a more vibrant community with a greater number of and more diverse residents. The main concern I've heard from my neighborhood regarding the increased density have to do with parking and traffic. While they certainly need some attention, they aren't insurmountable. As a city, becoming less attached to individual car ownership and storage is a worthy goal.</p>
48	Deborah	Karasov	1498 Scheffer Avenue	Saint Paul	Minnesota	55116	dkarasov129@gmail.com	<p>Three AND feasibility are possible. But only with compromise. Instead, the city has chosen to ignore compromise, ignore the impact on the neighborhood, and ignore the stated vision of the plan to "conserve and improve the quality and characteristics of the unique Highland Park neighborhood and Mississippi River valley." Under the city's design, the development will surround by superblocks of 75-110 foot lots, a walled-off enclave, with a density that causes a 30-40% increase in population without any attendant changes in street of balancing with parks. The project has a few modest progressive elements including, but not limited to, backward thinking and as creativity in integration with the neighborhood. Our city is capable of better. Rethink the Ford Plan.</p>
49	Margaret	Thalhuber	23 Inner Drive, #M19	St. Paul	MN - Minnesota	55116	nowandthendestan@gmail.com	<p>I'm concerned about the toxic waste disposal. Where is that waste going? What is the guarantee that all the waste will be removed before development begins?</p>
50	Tom and Sandy	Audette	576 Warwick St.	St. Paul	MN	55116	tom.audette@gmail.com	<p>As a homeowner and taxpayer in Ward 3, we OPPOSE the Ford Site Zoning and Public Realm Master Plan and we ask the City Council to DELAY the vote until a new Mayor is sworn into office in January. This plan will lower property values, increase traffic and congestion and lower the overall quality of life that makes Highland Park neighborhood that it is. Please listen to Highland homeowners and delay this vote.</p>
51	Joseph	Rubbelke	2000 Stanford Ave	Saint Paul	MN	55105		<p>I OPPOSE the Ford Site Zoning and Public Realm Master Plan and I urge the City Council to DELAY the vote until a new Mayor is sworn into office in January</p>
52	Katie	Shaw	453 Saratoga St S	St Paul	MN	55105	katieashaw@me.com	<p>I writing to express that I VEHEMENTLY OPPOSE the Ford Site Zoning and Public Realm Master Plan and urge all of you to DELAY the vote until a new Mayor is sworn into office in January. I don't understand the need to ram this through, there are major issues with the current plan, population density at the top of the hill. I've called this neighborhood home since 1984. I care deeply about its future and urge you all in the strongest possible terms to take to the neighbors and our serious concerns about population density, proposed building heights and lack of green space in our homes. I am extremely disappointed in council member Chris Tolbert, who has REQUESTED questions from the Ward to explain his position and its complete lack of response to our concerns. This is a once-in-a-generation opportunity, please don't blow it by rushing through an ill-conceived plan that irrevocably harm one of the state's best neighborhoods.</p>
53	Padraic	McGuire	467 Mount Curve Blvd	St Paul	MN	55105	pmcguire57@gmail.com	<p>I oppose the implementation of the currently proposed Ford site development plan. I specifically reject the zoning changes allowing 110 ft tall buildings and occupancy rates of 10,000 people in this space.</p>
54	James	Slagers	183 S Chatsworth St #108	St Paul	MN	55105	James.slagers@gmail.com	<p>I request that the City Council delay this vote until sufficient credible community engagement and agreement is reached on a plan protecting the existing neighborhood livability and environment. The Ford Site plan, including increased density, especially density along Mississippi River Road, is a good plan that fits the future we should seek in St Paul. Density and mixed use development allow decreased carbon usage, and are a more equitable way to broaden the tax base. Keep density and encourage transit and local business development. This will grow St Paul in place and allow decent growth. Density is good, and serves the future of St Paul well. Traffic is not a significant concern - St Paul traffic is the body and will continue to be fine. The only way to really deal with traffic is to support good transit options and multimodal transit.</p>
55	Lori	McCabe	30 Norbart Plaza	SAINT PAUL	Mn	55116	lorimccabe@comcast.net	<p>I support the Ford Plan as presented.</p>
56	Sam	Jones	1831 2nd Ave S #219	Minneapolis	MN	55403	samjones92@gmail.com	<p>I oppose the current plan at the old Ford site. It is way too dense, especially by the scenic river. I'm a young person who grew up in St. Anthony Park, but ultimately chose to live in Minneapolis rather than St. Paul because of its more numerous opportunities for dense, walkable, transit-oriented living in multi-unit buildings and mixed-use neighborhoods. I love living in Stevens Square, and people who visit me usually tell me how much they love my neighborhood too. I want anyone to have the option to live in a neighborhood like mine in the Twin Cities, but currently they are in very low supply. We have thousands and thousands of low-density zones in St. Paul and Minneapolis - what we fundamentally, defectively do not have enough of is mixed-use residential density. If we do not support the wondrously aspirational Ford plan as it stands today, the unmet demand for residential development will be met outside of St. Paul, likely in unsustainable, pedestrian-hostile, car-dependent sprawl on the outer suburban fringe. The devastation we're seeing this week in Houston is a stark example of the consequences of allowing that kind of development to go unchecked. St. Paul must do its part to contract climate change, and the Ford Site represents an incredible opportunity to make the Twin Cities a national role model. Nothing in this plan has any negative effect on any part of the surrounding Highland neighborhood. It will not bring crime, overwhelm the enormous swaths of single-family homes, or choke the river. It will induce new traffic, but St. Paul is a city. It's okay for there to be some traffic in a city, and anyway St. Paul has excellent public transit and a comprehensive bike plan that together create completely viable alternatives to driving - a privilege enjoyed by VERY few cities anywhere in this country. More importantly, the Ford Site plan will allow thousands of new people to live, work, and play in St. Paul. We all love St. Paul. Why shouldn't we do our best to let the most people possible share that love? I am strongly in support of the current draft of the Ford Site Plan. The plan will raise St. Paul's status as a desirable, livable place for people of all ages and economic means, giving St. Paul the kind of development that supports our changing economic and demographic environment. Minnesota's demographics are changing. An increasing proportion of our population is over age 65, and needs walkable residential areas with good access to shops and services so that they can remain independent as they age. The Ford Site plan responds to these needs and will allow seniors to continue living in our community without the hassle of maintaining a single-family home and yard. The different types of residential development proposed within the Ford Site plan will also provide more affordable residences for young adults and families looking to establish themselves in Highland Park. The plan reduces residents' need for a car, saving costs on gas and insurance while enabling people of all ages to be more independent when they are not able to drive themselves. The denser development proposed in the plan strengthens the tax base of Highland Park and will help mitigate the growth of property taxes. Finally, the landscaping and civil infrastructure of the plan will provide environmental benefits to the Mississippi River and allow everyone to experience the river gorge as a recreational space. This plan has been developed over the course of many years; its effects have been carefully thought out. I encourage the City of St. Paul to approve the plan so that development of the site may move forward.</p>
58	Catherine	Dalgh	525 Montrose Lane	Saint Paul	Mn	55116	Katie.Dalgh03@gmail.com	<p>Thank you for your continued work towards growing our community in a sustainable and progressive way. The time, effort, and political will in this project and plan are commendable. The voices in opposition are loud but expanded, every project for urban in-fill experiences this, the concerns are typical and not founded in research, only emotion. I'm sure you've read the Harvard study, linked in this article: https://factsmattersandison.com/special-informational-article-mixed-use-housing-decreases-home-values/ Forward thinking dense developments that are walkable and build for humans, not automobiles, are great for single family home values and ease traffic and positively impact existing communities. Thank you for your work and dedication to this project, every time this ironically named "livable" foies post, I'm reminded to send my own or make a phone call in support. I won't forget when it's time to vote again.</p>
59	Mike	Sherwood	1456 Iowa Ave	Saint Paul	MN	55108	pizzanea@gmail.com	<p>Katie Dalgh In strong support of the current Ford Plan</p> <p>Dear council members, I have been a resident of StP since 1991 and will be moving to Lowertown in a few weeks. As a possible future business owner in the Highland / Macaroland neighborhood I have serious concerns about the less minute proving by a few neighbors and councilman to lower the density of a plan that has been ten years in the making. As a liberal business owner I am concerned by the, (perhaps unintended consequences) of racism in the idea of lowering density, as housing for my employees (many are people of color working 2-3 jobs to get by) becomes more affordable with higher density. Traffic studies have shown that less development will not have a significant impact on the neighborhood as a whole. I'm asking that you respect all of the hard work, business owners, developers and planners have put in to this decade long plan and move forward. Regards, Mike Sherwood</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
60	William	Dunford	799 Lexington PKWY S	St. Paul	MN	55116	willhelmscoolbeans@yahoo.com	Honestly did not care about City Council issues until this. Now I will be watching the actions of the member(s) of the Council very closely so I make the right choice come Election time.
61	Catherine	Hunt	2081 Highland Parkway	St. Paul	MN	55116	kathmhunt@outlook.com	Oppose T-3 zoning plan for Ford site. Delay the vote. Rethink the plan. The Ford zoning plan vote should be delayed because the current plan is -conceived for the following reasons: The plan fails to address Canadian Pacific land, ball fields and, importantly, public transportation in and out of the site. Overcrowding and massive population/ congestion-plan adds up to 10,000 people at the site or fewer than 140 acres. Traffic congestion and adds 30,000 more vehicles trip/day. Use of 177-275 million dollars of taxpayer money to corporate interests taking this money out of general revenues for 25 years. Because the currently proposed plan is impossible flawed, it is indefensible for City Council members to render a vote before the new mayor takes office and before the plan is revised. A revised plan must incorporate authentic community input from people most affected by any plan for the Ford site-not a plan designed for and by special interests, city planners and officials. With two young kids (1 & 3 years old) I am unable to attend a public meeting. However, I want to email and express my support for development of the Ford site. I think a development with a mix of uses, mix of housing options and a diverse development that respects the historical and natural features of the land will be a HUGE boon for the surrounding neighborhoods (including mine Mac-Groveland), the business district on Ford Hwy and Saint Paul in general. I am looking forward to more businesses, green space, bike/ped paths within short distance of where I live. Please feel free to use my statement in any way that supports this development. Thank you.
62	David Andrew	Barnhardt	1923 Jefferson Ave	Saint Paul	Minnesota	55105	daarnhardt@gmail.com	This plan is really important for the future of not just St Paul but the region as a whole. I would like to strongly endorse the Ford Site Zoning and Public Realm Master Plan as of the 8/4 draft. I appreciate the immense amount of work that has gone into it and the due diligence demonstrated by the city, the plan's task force and all others who have engaged with it as partners, stakeholders, etc. I encourage it be adopted as currently written. As a St. Paul resident, I am excited to see this vibrant new development take shape. I feel that this is perhaps the best opportunity for a truly modern development to take shape in the heart of the Twin Cities and would be thrilled to move into it. It represents the very best of modern ideas about density, accessibility, sustainability and sound urban planning. While I am respectful to concerns raised by some current Highland Park residents, I am concerned their disagreement has veered into an effort to completely derail the process and plan itself (at times bordering on a smear campaign). To start arguing the plan needs to be substantially revised or even scrapped wholesale after this much discussion and input disregards the process and the effort that has gone into it. Dissent and disagreement are a part of democracy and have been part of this process. Everyone being heard does not mean everyone getting their way. Thank you. - Brett Staloff
63	Justin	Doegcher	4600 Portland Avenue	Minneapolis	MINNESOTA	55407	jdoegcher@gmail.com	
64	Nick	Steffel	289 5th Street East, Unit 506	Saint Paul	MN	55101	nsteffel@gmail.com	I believe the area's use as proposed will be consistent with surrounding locations. I am in favor of CH Tobitt and the Planning Commission's recommendations for the Ford site development. I travel through Highland frequently on the bus and shop there often. It would be nice to have more stores and a more walkable environment. The site should have higher densities to support the intended Transit and to increase the tax base. The businesses in HIGHLAND already struggling here the area will add retail along Ford Parkway AT STREET level all the way to the river with 4 level or higher and several hi-rises behind them. Housing, office and hotels etc. will have a good view of the city and river close to 2 parks, train,buses and shops. Incorporate the UNIBUS shopping center to bring the retail to the street like the new Mattress store. The neighborhood groups are clueless and I find their opposition baseless when most of their drive but oppose to higher density because of the traffic in the area. 25% of them use transit we would not have so much traffic and more parking will be available. We need more retail in the city, so we don't have to shop in the suburbs which most St Paulites are already doing. Please remind them ROSEDALE IS NOT IN ST PAUL. I strongly support the plan. I find it hypocritical that those that are opposing the plan because of TRAFFIC are creating the traffic. THE City should do a survey on how many drive and use transit. I don't see the buses with many empty seats in ST PAUL Metro Transit just reduces frequencies on 1/2 of ST Paul buslines due to low ridership while those opposing still continues to drive but complain about the traffic when they create the mass and polluting the city and drive the cost of doing businesses in ST Paul with additional parking. Parking isn't free of us pay for it even if you don't drive. #3#53,67,87,65,70,16, 83,84 which is obvious they don't use transit even with close proximity to the 2 LRT lines and A-line. It is pathetic ST PAUL is one of the only major city without a Multiplex because it cost too costly to provide parking. Oakdale has 2 cinemas with 36 screens. Woodbury will get 2 cinemas Shibohar 2 cinemas Rochester 2 multiplex. Every major suburbs has a Kohl store with a lot less people while ST Paul has none. The lack retail and is leading to the suburbs it is time to increase the tax base. I oppose the Ford redevelopment site plan as it has been presented. How anyone can think adding that many residents and buildings to such a small property with no infrastructure support will be a good idea for Highland Park is beyond belief. The new library already can not support the needs of the existing residents and has no parking space. There is no parking space in the few places which sell food products in the village. The Plan is a disaster. Which roads will people use to get off the "back" that is the Ford site? There is no one bridge available to cross into Minneapolis. At rush hour traffic is already heavy on Ford Parkway and Cleveland Ave. I will attend the meeting at the Lutheran Church tonight to learn more, but at this moment I feel a vote on this needs to be delayed. Residents here are not fully aware of the negative impacts of this plan and if you show it through there will be backlash. I support this plan as something that brings St. Paul closer to being a community that is truly inclusive and attainable to all. We will do better when we all do better. Think of the next generation and not yourself! I support the Ford Site Zoning Study and Public Realm Master Plan. Having lived in Highland as both a renter and a homeowner, I think it's exciting to see our neighborhood increase the number of housing options for both current and future residents. Furthermore, rather than detracting from Highland's character, I think this development will enhance our experience as residents: walkable shops, increased transit options, and new, accessible green space near the river where there once was a manufacturing plant. Using the City Council to approve this plan. The Ford Project is light-speed The master plan is right-sized for a future that we can't even imagine had shape. Coming decades will see, had the Ford plan embrace, dramatic changes in transportation -- driverless cars, increased telecommuting, more year-round bicycling, vibrant transit networks. There will be a St. Paul population surge over the next twenty years, and even greater demand for housing than currently, that the Ford plan helps address. The plan is right-sized for sustainability, incorporating state-of-the-art stormwater management and compact land use. Ford can achieve on a fresh canvas the village development and sense of place -- multifamily housing, mixed land use, and livable/low transportation -- that cities and even suburbs struggle to retrofit. And the Ford plan is right-sized to be a net contributor and financial asset to the city overall. The Ford development can be right-sized for equity, allowing for a broad range of housing. That outcome, however, is not secured even with passage of the master plan. We must ensure that developers and public/private institutions in the Ford site and across the city address affordable rentals and the homeownership gap. Currently in St Paul 60% of whites but only 27% persons of color own a home, one of the most critical strategies to creating generational wealth. The Ford site has enormous potential. Over the next fifteen years citizens will have opportunity to safeguard that the project is not just a right-sized plan but a well implemented development. The city council should approve the master plan. I have attended several "citizen input sessions" over the past 3.5 years that I've lived in South Highland. I lived in Mac-Groveland for 23 years before moving here. I love my new neighborhood. I quit attending the community meetings because I realized the city could only define zoning standards, and I was pretty sure they would be based off of tax revenues, not necessarily the wishes of current residents. And, until we have a developer... we have no idea what the development will look like. I keep thinking about the flasko around Silbey Plaza (prtty much stalled before I moved here... but Cooper's is done soon and then we will have an urban grocery desert south of Highland). Decades ago, I also lived through the callova square development in So. Wils. I don't even try to drive into that anymore... So, my point is this. Current residents want low density housing. That's not realistic or even positive going forward. But, the current plan has too much high density housing/commercial development as part of it. I don't think planning single family dwellings on the site makes sense. Rather, does 10 story + multiple family dwellings and tall commercial buildings. I was hoping for something in the middle. We need commercial zoning, along with multiple housing zoning, but zoning should at least give a nod to the needs of current residents and the neighborhoods that exist today, and I don't think this plan does that. And, it completely ignores what will happen to the Canadian Pacific line that runs through the site (and my neighborhood... my property abuts it). "To be determined" doesn't work for me. If I lived on Green or Hill or Mt. Curve or Montreal, I'd be posting "STOP to the Ford site" signs, too. Why about this as a "demonstration" for people outside the area? Can't we build something that our current neighborhood and future residents can support? St. Paul is built around neighborhoods and that's what sustains the city. That's why I live here and don't live in Minneapolis, which is my "growing up" side of the river. I also want to know how diverse the housing middle income people protecting our housing values... not so much. At least, not for me. And, as I get older, I want affordable options for me when I want to move out of my single family dwelling to something that doesn't require as much care. That's also an affordable housing issue. I think we all want to stay here, in our neighborhood. I really do appreciate and acknowledge the work of people in the city and neighborhood who have done so much to produce this plan and demonstrate their investment by their hours of work, but, if I see this... I really, this plan represents many hours of hard work, public input and studies. It creates a framework that encourages mixed-use commercial and residential housing so that people can live, work and play in our city. It does so without significantly altering existing neighborhoods and at the density proposed ensures that these housing options can be affordable and the St. Paul can be a more diverse and equitable city, one more time. "I will just put up a sign. It says you were asked to post; it has HO there. Signs don't, either... but I guess they send a message. I digress.
65	Aria	Dauscher	706 Summit Ave	St. Paul	MN	55405		
66	Andrew	Balfour	2548 32nd Ave S	Minneapolis	MN	55406	aba767@gmail.com	
67	Zainool	Rahman	78 10th St E#1501	ST PAUL	MN	55101	zra113@aol.com	
68	Mario	Negron	78 10th St	ST PAUL	mn	55101		
69	Judith	Connell	2015 Bayard Ave.	St. Paul	Mn	55116	booklover_51@hotmail.com	
70	Frederic	Smith	1314 Watson Avenue	Saint Paul	MN	55116	fred.smith.84@gmail.com	
71	Joe	Kolar	1919 Saunders Ave	Saint Paul	MN	55116	Josephkolar@gmail.com	
72	Joan	Pasiuk	1984 Jefferson Ave	St Paul	MN	55105	joanpasiuk@msn.com	
73	Paul	Krogh	1819 Rome Avenue	St. Paul	MN	55516	dr.krogh@gmail.com	
74	Wendy	Bjorklund	1199 Coletta Place	St. Paul	MN	55116		
75	Jessica	Maynard	2276 Highland Parkway, Apt 207	St Paul	MN	55116	jessicamaynard.lac@gmail.com	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
98	Bill	Lamson	1475 Laurel Ave.	St. Paul	MN	55104	wlamson3533@comcast.net	The Ford site should be developed as a low density area that is primarily park and recreational. Please don't allow the developers call the shots so that it becomes more of a money maker for them and has less to do with the needs of the neighborhood. This is a rare opportunity to make that area livable and a real gem for both St. Paul and Minneapolis!!!
99	Kurt	Klussesendorf	699 Woodlawn Avenue	Saint Paul	MN	55116	klkussesendorf@msn.com	Thank you for your efforts to make the Ford site all it can be! We are in favor of the draft plan for the Ford site only if it includes the amendment proposed by councilmember Tolbert. We believe 110' building heights are excessive and should only be allowed if offset by an increase in much-needed greenspace. We would also like to see government-subsidized housing minimized in an effort to save tax dollars. This is indeed a once-in-a-lifetime opportunity for the community and for the developer. As such we believe development without TIF dollars should be done. This is not blighted or distressed property. Thank you, Kurt Klussesendorf
100	Barbara	Klussesendorf	699 Woodlawn Avenue	Saint Paul	MN	55116	klkussesendorf@msn.com	Thank you for your efforts to make the Ford site all it can be! We are in favor of the draft plan for the Ford site only if it includes the amendment proposed by councilmember Tolbert. We believe 110' building heights are excessive and should only be allowed if offset by an increase in much-needed greenspace. We would also like to see government-subsidized housing minimized in an effort to save tax dollars. This is indeed a once-in-a-lifetime opportunity for the community and for the developer. As such we believe development without TIF dollars should be done. This is not blighted or distressed property. Thank you, Barbara Klussesendorf
101	Sharon	Casey	1055 Cleveland Ave.S., #18	St. Paul	MN	55116	sleecasey@centurylink.net	When I realize the City of St. Paul needs more tax dollars, I also know that I live in Highland Village precisely because it is that-a-village. Turning the Ford site into a city is going to destroy everything most of us like about living here. While it would be nice to have some small scale (3 floors or less) apartment houses or condos, the site should also include single family homes and smaller retail or service businesses (no industrial). Parks would also be a plus (the site is already reverting to a wetland under the Cleveland Avenue bridge over the rail tracks), as would keeping the ball fields where they are. As for car traffic: it would be nice to make streets continuous from the north side of Ford Parkway to the south. I do believe, however, that parking for all of these residences and businesses is essential. To think that anyone living here is not going to use a car is a pipe dream. The public transit system is simply not that fantastic.
102	Mary Jo	Schaak	1737 Eleanor Ave	St. Paul	MN	55116	mischaak@yahoo.com	Will mail comments
103	Gail	Holcomb	1411 Highland Plow	Saint Paul	MN	55116	gailkate@comcast.net	We are seniors who've lived in Highland for close to 30 years. We've paid high taxes and always supported schools, though we have no children. Now I see this glitzy dream community which has no rooms for seniors or even very young children. Seriously, look at your renderings. The 8-10 concept is a hoax. The city is wholly committed to millennials and late Xers. You've also managed to claim you have no control except over zoning while also promising a utopian "city within a city." The plan says something about the site blending in with the current community, yet 75-110 foot apartment buildings will be constructed along the northern end of the site. It looks like a walled city. Much attention is given to what each type of building will be like and the amenities, but as you've said, the city will have no control over developers. How many millions of dollars have been wasted on this pipe dream? And when are you going to tell the truth about who will be able to afford to live there? You are clearly giving the favor to the wealthiest people, but your lives of apartments will be anything but affordable. Besides being walled, this feels like a gated community. It's a good democracy. I share many values with my neighbors and with the city. But I'm horribly disappointed by the failure of leadership to govern honestly and equitably for all of us. You are trying to cram WAY too many people into an area already struggling with considerable congestion. Needs a lot more green space. Baseball field? Maybe an outdoor concert venue? Please consider current residents' wishes, they are the ones who will be most affected. Thank you.
104	Mark	Nanthey	2353 W Youngman Ave, Apt 210	St. Paul	Minnesota	55116	markey57@gmail.com	I do not want this project to be financed by Tax Incremental Financing. If a viable project is supported by the economy, demand and market conditions, private investors can develop this land at their own expense. TIF increases the services that are needed in the redevelopment area without ever being repaid. I support the current plan for the Ford site.
105	Krishna	Natarajan	1116 Dukuth St	Saint Paul	MN	55106		
106	Teresa	Fishel	2032 Norfolk Avenue	Saint Paul	MN	55116	tfishel@gmail.com	This plan is so completely wrong in so many ways. The density is too high. The fact that Ford gets any input on how this development is done is outrageous. The lack of green space is totally unacceptable. This is a plan that needs to be rethought and consider the neighboring neighborhoods. Look at the density of population for the same amount of space and consider what is reasonable versus what is profitable. Please listen to those of us already living in the area. This is our neighborhood and if allowed to continue, I will move out of St. Paul for good. September 4, 2017
107	Paul	Mason	695 Mount Curve Blvd.	St. Paul	MN	55116	pmason695@gmail.com	Dear St. Paul City Councilmembers, If you are wondering how residents in the Highland Park and greater Ward 3 feel about the city's proposed Ford Plan, I invite you to drive through the area. "Stop the Ford Plan" signs are up all over the negatively affected neighborhoods. There are literally several hundreds of signs in community residents' front yards. The opposition story doesn't end there. Approximately 250 of the roughly 300 people who attended Councilmember Tolbert's recent Ford Plan town hall were against the plan. And while there is appreciation for Councilmember Tolbert's willingness to put forward a building height restriction amendment, he admitted it would not reduce the plan's population density, which is the primary concern raised by those opposed. This amendment is nothing more than a "steve's off your vest" political offering and quite frankly disingenuous. But wait, there's more. Based on public record, 50% of comments that went to the St. Paul Planning Commission were against the plan while only 34% were in favor; not quite 2:1 opposed but on that trajectory. At a Highland District Council meeting where they bewilderingly approved the plan, there were no letters in favor and over 50 letters against the plan. And if that's not enough, approximately 1,700 area residents have signed a petition in opposition to the plan. What was the last time a St. Paul public planning issue drew this much public opposition from the communities to be the most affected by the end product? What should this tell you as public leaders and Councilmember Tolbert specifically who represents this Ward? What will be your public leadership legacy? It is clear the majority of area residents don't believe the current Ford plan is acceptable and don't want the City Council to approve it. The way by which this plan proposal has been managed since last November's public unveiling with no genuine willingness on the city's part to seek/offer compromise with its residents has divided the community, pitting neighbors against one another and straining friendships. It doesn't have to be this way. Both sides, for or against the plan, agree on the need and opportunity to develop the Ford site into a wonderful mix of multi-family housing communities, businesses, retail and green space. Both sides see the need and the opportunity for affordable housing on the site in the face of skyrocketing rental prices. And both sides see the need and opportunity to build a beautiful complex with a lowered carbon footprint. The issue is population density. The lack of planning on the city's part to provide a feasible transportation plan concurrent with the development plan, on how it intends to efficiently move an additional 7,500-10,000 people daily in and out of the development with up to 30,000 additional daily car trips is irresponsible. Limiting parking and encouraging more public transit and bicycling isn't enough and won't adequately address the problem. The city knows this as do the Ward 3 residents. Please take the responsible and prudent leadership action you've voted into office to uphold by either voting NO or postponing the Ford Plan vote until a new mayoral team is in office and willing to review this important public planning decision in an unbiased manner. A delay will allow for better public planning, a better product outcome and a long way toward healing a divided community. Respect, Paul Mason 695 Mount Curve Boulevard
108	Amber	Dallman	Ham line & St Clair	St. Paul	MN	55105	amber.dallman@gmail.com	I support the city's zoning plan for the Ford site. Some of the reasons include our city needing more housing to meet a range of needs for people. The location of the site is convenient for accessing, either downtown easily by transit or even relatively comfortably via bicycle by the Mississippi. We cannot continue to plan for single occupancy vehicles the way we have. When this site design is complete people won't be driving in the same ways they are now. The city has a chance to do something better with this site that will contribute to the tax base and help meet the needs of many people. Please support the Ford site plan. Thank you for all the work that has gone into this.
109	Michael	Ramstad	2014 Berkeley Ave	Saint Paul	MN	55105	michael.ramstad@gmail.com	I support the professionally vetted and sustainable current plan for the Ford site. We need a broader tax base, additional housing options and increased economic activity that I believe this plan delivers. I do not support any reduction to proposed density for this site.
110	Allen	Gleckner	2023 Palace Ave	Saint Paul	Minnesota	55105	aglecknar@gmail.com	My wife, Andrea, and our two children and I live near the Ford Site at Palace and Cleveland Avenues. We SUPPORT the City's Ford site plan. As a young family, we recognize the value developing the site will have on our neighborhood and city. We do not share the concerns voiced by opposition to the plan, and feel these concerns are out of step with the vast majority of our neighbors we speak to. We SUPPORT the city taking control of the site's zoning NOW and urge the Council to vote in support of the plan. Thanks! Allen & Andrea Gleckner
111	John	Zwiler	440 Hamline Ave. S.	Saint Paul	MN	55105	zwiler29@hotmail.com	I'm in favor of the Ford Site plan. I think the neighborhood needs a good higher density development. Looking forward to welcoming all the new Saint Paulites.
112	Greg	Bury	1634 Bayard Avenue	St. Paul	MN	55116	gregbury@msn.com	I think I agree in principle with the overall Ford zoning and master plan. I think a well designed mixed use of the property would be beneficial to our neighborhood. That said, I do have concerns about a few things: Overly dense housing. There are only so many routes in and out of the area and traffic congestion is a concern right now. Public transit options may be helpful but they aren't always practical. For example, I live in Highland Park but work in Minneapolis and drop my son off at school in downtown Mpls. on my way to the office. There's no way public transit and/or biking would be practical for me. Surely I am not alone. I'm nearing retirement, so changing jobs at this point is not realistic. Related comment about traffic. I'm sure this has been brought up by someone before, but is there a reason why Crain Ave. (which I presume could be extended into or through the redevelopment) and Cleveland Avenues can't be made into one-way streets from Mississippi River Blvd. to I-94? One of the big backups happens at Cleveland and Ford Park, when cars are waiting for pedestrians to cross the intersection before turning. One-way traffic on Cleveland may help alleviate that. Type of retail. It seems these projects tend to start out with the idea that we will have "restaurants, shops and retail" along with housing. Sounds charming. But all too often the restaurants and shops turn out to be national chains that lack flavor (pun intended) and variety. Sometimes, they're gone in a matter of a few years. I had the opportunity to visit the Cincinnati area this summer and visited Newport on the Levee in Kentucky across the Ohio River. I was very underwhelmed. This was exactly the type of development I hope we can avoid at the Ford Site. So, as you consider the plan, I hope you will think deeply about what the future will look like and how it will improve life in Highland Park and not just change it to be trendy or something that provides immediate gratification. Sincerely, Greg Bury cc: Chris Tolbert
113	Greg	Bury	1634 Bayard Avenue	St. Paul	MN	55116	gregbury@msn.com	I think I agree in principle with the overall Ford zoning and master plan. I think a well designed mixed use of the property would be beneficial to our neighborhood. That said, I do have concerns about a few things: Overly dense housing. There are only so many routes in and out of the area and traffic congestion is a concern right now. Public transit options may be helpful but they aren't always practical. For example, I live in Highland Park but work in Minneapolis and drop my son off at school in downtown Mpls. on my way to the office. There's no way public transit and/or biking would be practical for me. Surely I am not alone. I'm nearing retirement, so changing jobs at this point is not realistic. Related comment about traffic. I'm sure this has been brought up by someone before, but is there a reason why Crain Ave. (which I presume could be extended into or through the redevelopment) and Cleveland Avenues can't be made into one-way streets from Mississippi River Blvd. to I-94? One of the big backups happens at Cleveland and Ford Park, when cars are waiting for pedestrians to cross the intersection before turning. One-way traffic on Cleveland may help alleviate that. Type of retail. It seems these projects tend to start out with the idea that we will have "restaurants, shops and retail" along with housing. Sounds charming. But all too often the restaurants and shops turn out to be national chains that lack flavor (pun intended) and variety. Sometimes, they're gone in a matter of a few years. I had the opportunity to visit the Cincinnati area this summer and visited Newport on the Levee in Kentucky across the Ohio River. I was very underwhelmed. This was exactly the type of development I hope we can avoid at the Ford Site. So, as you consider the plan, I hope you will think deeply about what the future will look like and how it will improve life in Highland Park and not just change it to be trendy or something that provides immediate gratification. Sincerely, Greg Bury cc: Chris Tolbert
114	Claudia	Root	2150 Pinehurst Ave	Saint Paul	MN	55116	rootclaudia@yahoo.com	The redevelopment of the Ford site provides the City of Saint Paul with a unique, albeit challenging, opportunity to provide a diverse and vibrant mixed use neighborhood. I envision a neighborhood that contributes to day-to-day living, supports multi-modal transportation and not only envelopes, but also enhances the character and personality of Highland Park that I have come to love. It is with this in mind that I FULLY SUPPORT proceeding with redevelopment of the Ford site.
115	Claudia	Root	2150 Pinehurst Ave	Saint Paul	MN	55116	rootclaudia@yahoo.com	The redevelopment of the Ford site provides the City of Saint Paul with a unique, albeit challenging, opportunity to provide a diverse and vibrant mixed use neighborhood. I envision a neighborhood that contributes to day-to-day living, supports multi-modal transportation and not only envelopes, but also enhances the character and personality of Highland Park that I have come to love. It is with this in mind that I FULLY SUPPORT proceeding with redevelopment of the Ford site.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
116	Jake	Rueter	1347 Blair Ave	Saint Paul	MN	55104		I am writing to express my unwavering support for the current Ford site plan. The chance we have before us to create a world class sustainable community in Saint Paul is truly a once-in-a-generation moment, and it is critical that we make the most of it. That means not artificially limiting the density of housing through arbitrary height restrictions, connecting the site to our City by using active transportation and transit, and embracing the opportunity to dramatically expand the City's tax base. The current plan has been well vetted by community members and stakeholder groups. The current plan puts our City in a strong position to make the most of this incredible opportunity to grow further into being a community that opens its doors to everyone. Thank you for supporting the current plan.
117	Richard	Velders	1197 Cleveland Avenue South	St. Paul	MN	55116	bikelegs@gmail.com	I live on Cleveland Avenue and I'm happy to see that 20% of the property will be green space. A mixed use development makes sense to me. I want to see a diversity of housing options, including housing for low and middle-income families. I am a multi-modal commuter, so I would like increased bus and bike access to our neighborhood. The proposed plans seem pretty reasonable to me. I don't see the building heights or traffic as being an issue for me personally, as much as I appreciated the jobs that Ford brought the neighborhood. There were also our number one source of local pollution. I don't want to see another industry go into the property. I feel that a mixed use development offers the most to the neighborhood. Thank you!
118	Nancy	Kelly	1515 Edgumbe Road	Saint Paul	MN	55116	nancyduvelkelly@gmail.com	I am opposed to the current proposed density of housing, people and cars at the Ford plant site. I know that the neighborhood cannot handle that kind of traffic. If the proposed density succeeds, it will ruin the fabric of our neighborhood in Highland. You will drive longtime neighbors from the neighborhood. Everyone I know that lives in Highland is opposed to the current plan.
119	Brian C	Martinson	1943 Princeton Ave	Saint Paul	MN	55105	brian.c.martinson@gmail.com	Dear Council Members, As a resident of Ward 4 (1943 Princeton Ave) and a property owner in Ward 3 (2131 St. Clair Ave), I'm writing to express my support for the Ford site plan. Please allow me to thank you for the many years of work that have gone into the making of this plan. It's truly disappointing to me that a small but vocal group of HIGHLY neighbors has taken up (quite successfully) the task of community engagement against the plan through rude and uncivil behavior, hysterical pleas, a coordinated misinformation campaign, and outright propaganda. My hope is that Council members will see these efforts for the distraction they are, and not be dissuaded from pursuing the plan that has been developed and proposed, and on a timeline that puts the City out ahead of any decisions by Ford Motor Co. to see the parcel to a developer! There will be "plenty" of process to come "after" the zoning changes are in place. There are absolutely "not" good reasons to further delay the zoning changes proposed. Greater density in St. Paul is in the interests of us all: for improved transit, affordable housing, more walkable and bikeable roadways, more support in paying for necessary services and amenities, and greater equity. Let's move this forward now. Thank you! Brian C. Martinson, PhD Senior Research Investigator HealthPartners Institute Research Scientist Minneapolis VA - OCSGR Associate Professor Dept of Medicine, University of Minnesota
120	Peter	Kelly	1515 Edgumbe Rd	St. Paul	MN	55116	phkelly55@gmail.com	I am extremely disappointed in the plans so laid out now by the Planning Commission for the Ford plant development. There is no way that this tract of land can accommodate 10,000 people without causing major traffic congestion and ruin the bucolic sense of the area Highland neighborhood. I strongly oppose the plan as currently drafted. There needs to be significantly more single family homes, fewer high rises and more green space in this area. St. Paul has one chance to get this right and I don't see it in the current plan. Peter Kelly, MD
121	Emma	Kippley-Ogman	1090 Ashland Ave.	St. Paul	MN	55104	emmaoic@gmail.com	The plan for the former Ford plant site is an excellent model for current and future development in St. Paul -- continuing to move our city towards mixed development, walkable and transit-accessible neighborhoods, aiming to move us towards the net energy neutrality that takes responsibility for our future on this planet. I hope that our city will implement this plan, and that in its implementation we ensure a neighborhood that is socioeconomically, generationally, racially, and culturally diverse as well. I wonder about the Indigenous history of this site and how that history could be incorporated into this redevelopment, and in particular how there could be space on site for the Indigenous present.
122	Stephen	Wolf	611 Mount Curve Blvd	Saint Paul	MN	55116	sfwolf01@comcast.net	Recently I reviewed the Ford Site plans and have come up with some important considerations that have not been covered by the plan or any plan representatives that I met during the Highland First. I am not anti-development. But the plan does not deal with several important issues which will impact the Highland neighborhood in the future. The plan calls for housing for up to 7,000 to 10,000 residents. Highland now has about 22,000 residents so this will be a significant increase. Here are my concerns: 1) The only transportation plan I have been given is that the Ford site will have bike paths, walkway and bus access which, according to the developers' representatives I have talked to, will greatly reduce the impact of additional traffic. I am not so optimistic. The additional residents will mostly likely drive to work, school, stores, etc. Just like other residents of St. Paul, so, the traffic on my commute. To my knowledge, there are only about four routes to access the Ford site from the outside area. Cars will need to either go down Mississippi Blvd to Highway 5 or Skappard road--already congested during many periods of the day; across the 46th St. Bridge to Hawthorn to access Highway 54 (probably through Hinnahala Park); Crelin and Cleveland Avenues which all go to the same place (I-34 or Summit Grand), or up the River Boulevard. So, no matter how many feeder streets are made from the Ford Site (such as Mt. Curve or Pine as has been suggested) there will still not be any more ways to access the freeways or highways other than those that currently exist. This will not work. 2) Already, Ford Park and Cleveland is jam-packed with traffic most of the day. Adding more cars (that many more cars) will only add to the congestion. 3) I have not read that St. Paul is in such a need for housing or commercial storefronts that it needs to support such a high density of housing and people. In my opinion, this need was invented by developers who want to make a lot of money not using facts. 4) I would like to see a report on infrastructure impact such as schools, libraries, playgrounds (the plan will remove the baseball fields but not replace them as far as I have seen), recreation centers. I think such a report is crucial before deciding how many people can be "loaded" in to the Ford site. I don't think that there is a need to rethrow a plan through the city council without providing answers to some of those issues. Please withhold support at this time for the proposal--this let's get some answers to the above questions--and then decide what will work the best for our city and the Highland Village area. Steve Wolf
123	Anne	Brataas	507 Montrose Lane	St. Paul	Minnesota	55116	annebrataas@mac.com	Is a Park Land Buyout Under Discussion at the Ford Site? Will it be Like The Wolf: You'll Make Highland Kids Pay for Parks? The 2015 revised St. Paul's zoning ordinance permits developers the option to "pay a fee in lieu of dedicating land" to create parks. "Under the revised ordinance, any development that increases the number of residential dwelling units, increases the floor area of commercial, industrial, or storage buildings, or any combination thereof, will be required to dedicate land for park space as determined by the city Council or pay a fee in lieu of dedicating land." https://www.stpaul.gov/departments/parks-recreation/design-construction/parkland-dedication-ordinance Dear Council Members, Do not approve the current zoning proposal for the Ford site. It is too flawed, and too divisive. An example of a serious flaw that merits a pause: is the fact that you have been showing maps in public meetings with parkland identified at CP rail yards. Those parks are not a reality--only a possibility, CP says so. Your own planners say so. Still, the maps show the beloved ballfields. You deceive the public into showing them what they want to see: parks in Highland PARK. Now is the time to get honest about the glaring deficiencies and possible illegalities of this Ford site plan and vote no on it. Vote to delay zoning changes until important questions are settled. Why? So when we proceed we will be a well served and generative community. Note I say "and" "proceed" -- I am not a faction-builder or anti-union. I am against shoddy plans that last 150 years in the built environment so a few politicians get some votes. Please make it your goal, based in moral and community integrity, to create zoning that supports a plan you can be proud of. Two reasons to vote no are that the plan is: Dated. The current plan is perfunctory work. It is not a future-forward vision--it's been 10 more years in the concept phase, with another 10 to build a functional community identity that lasts 100 years. You need top notch future-proofing work to get 130 years out of any plan. It's not there. The plan is outdated before the build starts. Compact settlement; placemaking and makers spaces; planning for AI and robotic realities; startups and gig hubs. None of these future concepts at work in Boston, St. Louis and Seattle to accommodate new housing stock and promote diversity are mentioned. It is not just the aspiration we're after -- "We want a vibrant neighborhood" What does "vibrant" even mean? Please give us details the envisioned future uses, not emotive charges sales-rich words. Deficient Zoning. As you well know do not tell St. Paul's 2015 revised parkland dedication ordinance puts developers in the drivers' seat. Sure, the ordinance says developers will be "required to dedicate land" to parks...but that requirement is subject to city council vote...OH, AND WORSE... the developer must "pay a fee in lieu of dedicating land". Geo. Suppose a developer contributes money to a political candidate. What might the developer expect in return for \$? could it be a vote or two on rolling back the park land requirement? Easy Peasy: Parks are history; developers have a go; politicians have cash; Highland Park residents live with one of the highest residential densities anywhere in America--park fees can't wait to manage the waste all those 10,000 new people's dogs drop, with no new residential laws to recycle it. More fearful yet: Imagine a city and a developer rush ahead with a poorly detailed and highly divisive plan that has no actual park--they take one on the map on railroad land. They listen for months as neighbors whine with relief to see the hike rendering and reclaim the "ball fields are still there." No, they are not. Not both the city and the developer know the developer will follow the law and PAY "money" in lieu of dedicating land" to get out of setting land aside, while also complying with the city's real-estate-interest skewed park ordinance.
124	Carrie (Catherine)	Bitnar	1496 Laurel Ave	St. Paul	Man	55104	carrie.bitnar@spps.org	And the city will reward the developers' outlay of money for the park buyout with increased high-density zoning so the developer can pay for the park buyout by cramming more people in their rental units and get more rental \$. The current proposal for the Ford Plant redevelopment is absolutely unacceptable. One of the many issues is the claim that the land is not clean enough to build single family homes. If this is true St. Paul should be making sure until the Ford Corp. has returned the land to its pre-car plant status. Anything less is an environmental disaster. First, people have worked their entire lives to create the community that is now Highland Park. Others have worked their whole life to be able to move into the community. Home ownership is one of the mainstays in the area. There are multiple size homes and many small, multi-unit dwellings that encourage pride of ownership, pride of place, relationships among neighbors, and a strong sense of community. The current proposal destroys all of these things. It takes away from the current community feel and replaces it with high density, factories, homeless large multi-dwelling buildings completely out of place with the existing neighborhood. The current Highland Park community, as well as the surrounding areas like my own, have strenuously opposed the current proposed plan. From the beginning the residents have asked for development consistent with the current structure of the neighborhood. They have asked for single family homes and green space, playing fields for our kids and nesting spaces for friends and neighbors. The increase in population, traffic, building height, and loss of green space is a safety issue as well as a quality of life issue. We have a once in a lifetime chance to create something environmentally safe, aesthetically amazing, and property-value enhancing. We can leave a community enhancing legacy that makes all of St. Paul, more appealing and livable. Please stop the current plan and come back to community discussions. Meet with the people who have built this community and are looking to you to help them maintain it. Do not get forward with the current plan. It needs to stop now! And we need to champion a new plan that respects the current neighborhood and neighbors. Thank you for your time and consideration, Carrie Bitnar St. Paul resident and homeowner
125	Jennifer	Cannon	859 Ottawa Avenue	Saint Paul	MN	55107	jmc68@comcast.net	I support the proposed redevelopment of the Ford site that is mixed-use and contains multi-family housing and green spaces. This plan would provide entry into one of the most desirable neighborhoods in the Twin Cities for those who cannot afford, or choose not to purchase and maintain, a single family home. It's an efficient and practical use of the land and would benefit a greater number of people than simply developing more large, luxury homes that only a fraction of people can afford. I think it is a well thought out and researched plan that would benefit the entire city.
126	Collin	Lee	2225 Larpentaur Ave E	Maplewood	Minnesota	55109	mcolinlee@gmail.com	The Ford site would be an ideal site for Amazon's second headquarters in North America. I believe a joint proposal should be made by both cities to locate the future Amazon campus there, ideally situated on light rail between both cities. The headquarters, if both were, would bring 50,000 new jobs and vitality to St. Paul which has lost several million high paying employees including Ecolab, Cray, andander Mountain. There would be many long-term construction jobs and other economic benefits for the region. There should also be a plan to have US Internet being routed here and WiFi to the area to improve the bid.
127	Nick	Domerel	1221 Ashland Avenue	St. Paul Park	MN	55071	ND139434@yahoo.com	I was wondering about who is doing the current work for the environmental cleanup for the Ford Plant site in Highland Park. I would like to know what work they have done and what work is not yet done. I have a company that is interested in completing what is not yet done for the environmental cleanup.
128	Kristy	Mach	686 Macalester St	Saint Paul	MN	55116	kmach999@gmail.com	I oppose the Ford Site Zoning and Public Realm Master Plan and want the City Council to delay the vote until the new Mayor is sworn into office in January.
129	Andy	Wang	883 Kenneth St	St Paul	MN	55116	doway@moonbeeth.com	Amazon is looking for a second HQ. How great would it be to have this be at the Ford site.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Normal comment
130	Alex	Cocchini	3525 Fremont Ave S	Minneapolis	MN	55408	acc0011@gmail.com	<p>I support the proposed Ford Site plans, without any amendment to reduce allowable height or lot coverage. While I am a Minneapolis resident, I work in downtown St Paul and frequently visit the Highland Park area. I don't find it to be particularly crowded or congested, especially for a core city in a major metropolitan area; allowing thousands of new neighbors, along with retail, commercial, and office space will help ease the regional housing affordability crunch, put people and jobs at the center of the region and well-connected to transit and other active modes of transportation, and help boost St. Paul's tax base to mitigate potential future budget issues.</p> <p>I actually feel the plan could be more ambitious. More height and density allowed, less space devoted to parks or overly-wide internal streets, and more. It's shocking that the plan recommends less than half of the land for private development! With that said, I strongly hope the city backs enough CP Spur land through the site for a future high-quality transit connection through the site. Whether BRT, light rail (or, a spur of a Riverway Corridor line, a branch of the Blue Line, or extension of the planned Midtown Rail line), or something else (including a cut-and-cover-style tunnel), dedicated right-of-way through the site is a must for any future high-amenity, high-speed transit connection.</p> <p>Please approve the Ford Site as a minimum allowable future from a development standpoint, while sticking to the storwater management, transit, bike, and pedestrian goals.</p> <p>Thank you, Alex Cocchini</p>
131	Carl	McBurney	3301 Mondamin Street	Minneapolis	MN	55417	mcburney.carl@gmail.com	I support the Ford plan with 10 story buildings. Don't try to appease the people who oppose the plan. What they want is not what our city needs.
132	Stephanie	Anderson	2034 Thura Ave	St. Paul	MN	55116	AndersonStephanie2000@yahoo.com	I would like to see less traffic and housing on the plan. I oppose the master plan and would like vote delayed until new mayor in January
133	Peter	Eckman	2165 Lower Saint Dennis Road	Saint Paul	MN	55116	petareckman@gmail.com	<p>Dear City of St. Paul,</p> <p>I am writing to indicate my SUPPORT for the proposed Ford Plant redevelopment plan. It appears to me that the process has been thoughtful, careful, and forward-thinking. From what I can tell, the opposition seems to be largely focused on the anticipated population density. I don't find this to be a compelling argument, and am grateful for the hard work by the planning commission to come up with a plan that was destined to have some opposition regardless of its merits. A wise person once told me that one could propose that from now on nobody has to work on Wednesdays and there would inevitably be complaints - "Why not Tuesday? It should be Friday! Who made this decision and why wasn't I consulted?!" This is a difficult job and I am confident that the city will work to optimize the interests of all parties as this prime space is redeveloped into something more useful than a vacant lot filled with ugly piles of trash dirt!</p> <p>Best regards, Peter Eckman</p>
134	Jacob	Cleveland	2008 bordner pl	St paul	Minnesota	55116		<p>I strongly oppose the Ford plan. It is an idea that many people from the community are against, and the fact that politicians involved have been making it sound like there is nothing anyone can do is inappropriate. St. Paul is a very progressive and forward thinking community, and St. Paul is its people, we are St. Paul. We say no to the Ford plan, not as a representative of, or our constituents we demand that you do your job and support us in shutting this down.</p> <p>Taxes are the main reason for this entire endeavor and to threaten raising taxes if the people don't get behind the Ford plan is extortion. The tax pool will be bigger but taxes will not go down, and if they do it's a temporary fix so the city can reap in more money and not let the residents see any benefit from it. The roads will be overwhelmed and the years of construction trying to fix it will only amplify the problem.</p> <p>We don't want it developed. Make a walk Control Park or something better.</p>
135	Gloria	Weyandt	2146 Hartford Ave	Saint Paul	Minnesota	55116	glweyandt@gmail.com	<p>I oppose the Ford Site Zoning and Public Realm Master Plan and would like the City Council to delay the vote until a new Mayor is sworn into office in January.</p> <p>I have lived close to the Ford Plant for 32 years. I am most concerned about the traffic with an estimated 30,000 per day trips on neighborhood streets. I would also like to see the youth recreation fields restored and more plans for park and greenspace to go with the thousands of new residents in the area.</p>
136	Cynthia	Skareold-Smith	2254 Edgcombe Road	Saint Paul	MN	55116	btzz@lorcyn.com	<p>Hello,</p> <p>I have yet to see any remarks from the PMA regarding the Ford site. Have they weighed in on this? What do they say about building types and heights and noise mitigation requirements?</p> <p>How can you build apartments but not single family homes on this polluted site?</p> <p>Sincerely, Cynthia Skareold-Smith</p>
137	Stephan	Meydell	1143 Cleveland Ave S	St. Paul	Minnesota	55116	stephanm127@gmail.com	<p>Chris,</p> <p>I just wanted to send you a quick email and say that you have been doing a great job and I really appreciated that you did neighborhood meeting that we attended. I think the no side is out of touch and I feel bad you are getting a lot of heat for the Ford plan.</p> <p>I want you to know that we are in favor of the plan that you and the city have spent years working on. It does a good job of moving things forward in a balanced way. Vote yes.</p> <p>Stephan Meydell 1143 Cleveland Ave S, St. Paul MN 55116</p>
138	Daniz	Asian	2247 Edgcombe Road	Saint Paul	MN	55116	danz24@yahoo.com	There is vast and endless space for new developments in America. Saint Paul is already a busy metro. There is no reason and logic behind cynicism. In crowding more people in our neighborhoods, chipping away at our quality of life, disrupting the river corridor. We want more NATURE, not more people.
139	Ingrid	Verhagen	599 Warwick Street	Saint Paul	MN	55116		I support the Ford Plan. I think it is a great use for a former industrial site. I like the thought that went into the plan had especially the way that storm water will partially follow a historical surface water feature. This area cannot be single unit housing since the industrial site cannot economically be cleared up to those standards so the plan is better to create an area that can accommodate housing. To me the plan has a good street grid layout and I like the mix of residential and commercial.
140	Emily	Saunders	1609 Ford Parkway	Saint Paul	MN	55116	mgarabrbt369@gmail.com	I have lived in Highland Park for 7 years. I (and many others) are pleading with you to please reconsider your position on this redevelopment. We are a small, happy, quiet neighborhood. Adding 10,000 residents on 135 acres will make traffic explode, parking impossible, businesses will raise prices, and crime will increase. As one of the residents of Highland Park, I implore you to think about what you are doing, and imagine the difference in quality of life that will happen for residents. I understand we need more housing, but perhaps you could cut the number in half, half here, half somewhere else... There must be some way we can compromise... The community should have a voice in this. Please listen to us. Please reconsider.
141	Valeria	Nebel	1782 Montreal Ave	St. Paul	MN	55116	nebalvc@msn.com	I am in support of the revised plan for the Ford site. I have some concern about traffic, but I think it's just a city's duty to expect to maintain a single-family dwelling enclave in the heart of the twin cities. We're so lucky to have easy access to Minnehaha Park and both of the Mississippi river trails; I think we should be willing to share our good fortune with many others. Also, I think that the only way out of the problem of increasingly worse traffic across the metro area is to fully develop the transit system, which is only feasible if we increase our population density.
142	Michelle	Vaillancourt	244 Stonebridge Boulevard	Saint Paul	MN	55105		<p>I have been a resident of St. Paul all of life, and I have been in my home at 244 Stonebridge in St. Paul since June 1984, over 33 years. I love the neighborhood and its proximity to great restaurants, shopping and the airport.</p> <p>However, because of the planned Ford site development, I am considering moving out of the neighborhood. It will bring too many people, cars and traffic to the neighborhood, which will result in lower property values and much unpleasantness.</p> <p>The availability of the Ford site is a great opportunity for St. Paul. Please let's not ruin it. Please re-do the plan to make it better for the neighborhood and its people.</p> <p>My wife and I live on Hilkroot Avenue near the Ford Plant site. We want you to know that we completely support the current Ford Plant redevelopment plan. The group Livable Saint Paul seems to us to be looking backward rather than forward and does not represent our point of view.</p> <p>We strongly oppose the Ford plan development. Please re-think this awful plan. You do not want to do this.</p> <p>As Highland Park residents, we STRONGLY OPPOSE the Ford Site Zoning and Master Plan. We want the City Council to DELAY the vote until we have a new mayor in January.</p> <p>There's seems to be a lot of advertising in the area about how most people in the neighborhood are opposed to higher density development at the Ford plant. I'm not sure if that is true but as someone who lives in the neighborhood I feel I should make it clear that I support higher density development at the Ford plant. I am hopeful that better transportation options, besides private automobiles, and better public services in general will arrive from it. Thank you for your time and consideration.</p> <p>As a resident of the Highland Park neighborhood of Saint Paul, I would like to applaud the City and its staff in conjunction with our City Councilmember, Chris Tolson, for their emphasis on creating a broad range of housing and multimodal transport options in redevelopment of the Ford Site. I support high density development in Saint Paul, and proudly support our City in its vision of live Ford site as a model urban community for the 21st Century.</p> <p>Thank you in advance for your consideration, -- Sabrina Lau</p>
143	John	Bantia	1865 Hillcrest Ave	St Paul	MN	55116	bantio01@umn.edu	I OPPOSE the Ford Site Zoning and Public Realm Master Plan and want the City Council to DELAY the vote until a new Mayor is sworn into office in January.
144	Derek	Miska	1609 WELLESLEY AVE	SAINT PAUL	MN	55105	ddmonf@msn.com	This is a once in a generation opportunity to redevelop this site. Please do not rush this, listen to the vibrant community and WAIT to get this right. Without thoughtful foresight and community-backed decisions this will ruin our neighborhood and miss a amazing opportunity to better our community.
145	James & Carol	Rolland	661 Fairview Ave. So.	Saint Paul	MN	55116	inrolland@gmail.com	I oppose the Ford Site Zoning and Public Realm Master Plan.
146	Mark	Staba	533 Warwick	Saint Paul	MN	55116	stabalau@gmail.com	<p>This is a once in a lifetime opportunity to create a neighborhood that expands green space and parks instead of profits for private developers.</p> <p>Please delay a vote on the Ford Site until a new mayor is elected.</p> <p>After looking through the plans it really seems that this isn't an effort to improve the neighborhood in Highland but completely alter it. It's not really just making more housing available it's like adding a new city within an existing village it's too much. We moved to Highland mostly for its quiet, sleepy feel within a vibrant big city- with this development, I'm sure that quiet will be lessened. Also, what's the plan for local schools? Where will all the neighborhood kids attend? Is there a plan for additional schools?</p> <p>Re-think this plan, reduce the volume, increase the green space, Highland is special, add units but let's keep it reasonable. Let's not add a city within a special neighborhood.</p> <p>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.</p> <p>I want the old Ford plant site to transform into a green space, for public, not another commercial development.</p> <p>Thanks for listening.</p> <p>I think Mr. Tolson's efforts to find a middle ground are admirable. I support them. Reducing the building height is appropriate. Finding a robust mix of transportation alternatives and making this area a real nexus for employment to the most important places that the city needs to address so that the site reaches its full potential. Making the site into a dog park with a few McFlanigans and coffee shops beset in would be a monumental waste.</p> <p>We oppose the Ford Site Plan and the Council should delay the vote until a new Mayor is sworn in.</p> <p>5-6 story buildings with green space is completely reasonable. The plan now is to big and to congested. Poor planning by the city equals poor results. Stelling Avenue Starbucks for example.</p> <p>Sincerely,</p>
147	Sabrina	Lau	533 Warwick Street	Saint Paul	Minnesota	55116-1	stabalau@gmail.com	
148	Karen	Vander Sanden	2153 Stanford Ave	St. Paul	MN	55105	karenvandersanden@yahoo.com	
149	Sara	Goblirsch	2153 stanford ave	Saint paul	MN	55105	samgoblirsch1@yahoo.com	
150	Jamie	Jacobsan	1407 sumner st	Saint Paul	Mn	55116	jamie.mercedes.lee@gmail.com	
151	Jing	wang	1261 murray st.	st. paul	mn	55116	jingputue@gmail.com	
152	Bart	Bevins	1717, Scheffer Ave	St. Paul	MN	55116	bartbevins@gmail.com	
153	Ben	Granberg	1659 Hartford Ave	St. Paul	Mn	55126	bgran2243@hotmail.com	
154	Cindy	McComas	1811 Eleanor Ave	Saint Paul	MN	55116	mcom003@umn.edu	Ben and Michelle Granberg
155	Sara	Leiste	867 Cleveland Avenue South O8	Saint Paul	MN	55116	leiste@yahoo.com	Thank you for your work to date on the Ford site redevelopment. My input has to do with requesting more space be allocated for light industrial purposes in order to supplement our tax base in St. Paul (not necessarily supported with our tax dollars as incentives). Thanks for the opportunity to comment.
156	Kathleen	Lester	2123 Jefferson Ave.	St. Paul	Mn.	55105		<p>I am happy with the plan. I appreciate the focus on transit and appropriate density.</p> <p>Please stand up for the citizens of our neighborhoods that do not feel the present plan is in our best interest. The additional traffic with so many new residents is not acceptable. Our streets can not take on this many additional cars. The city had to put up additional financing to allow school children and other walkers to cross safely on Cleveland and Ordway. This should be a red flag for you. We need more green space and fields to accommodate our youth. Parks would also be very welcome. The future of city elections will be your debts. A new mayor and new council members is needed.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Postal comment
157	Lisa	Austin	1614 Highland Parkway	Saint Paul	MN	55116	laustin522@gmail.com	<p>Formal comment</p> <p>YES TO THE FORD PLAN</p> <p>I found a door hanger on my front door today suggesting that I oppose the Ford Plan. I DO SUPPORT THE FORD PLAN.</p> <p>Here is why:</p> <ul style="list-style-type: none"> - It is a rare opportunity to provide a chance for more people to enjoy living near the river, the trails, employment centers, colleges, hospitals and clinics, schools, a library and retail. - Many people prefer to live in places they can walk, bike and take transit where they need and want to go. This trend is increasing, so we should provide more of this type of housing. - Population is increasing and it would be irresponsible to keep expanding the suburban areas. We should add houses near the city centers. The commute times, environmental impacts, and infrastructure costs are a just a few problems that would occur if we continue to build further out in the suburbs. St. Paul has an opportunity to be part of the solution by adding housing density at the Ford site. - It is an opportunity to provide a variety of housing stock for a wider range of income and ability so all people can live in a livable Saint Paul. (not everyone can afford to or has the interest, skills or physical ability to maintain a home and yard.) - It provides a place for people who currently own single family homes to downsize in their own neighborhood when they want or need to. - It is an opportunity to increase the tax base in Saint Paul and slow the rise of taxes. <p>Here are some counterpoints to a couple of the concerns listed on the door hanger.</p> <ul style="list-style-type: none"> - 10 story high-rise buildings: There is a small area of the plan that is zoned for a couple of taller buildings. We already have a few taller buildings in the neighborhood and they do not block views substantially. - New Park and Greenspace: Who would pay for the new park and greenspace? - both the clean-up and the maintenance? Do they want to raise Saint Pauls taxes which are already higher than other communities in the metro area? I love parks, and in other communities I might agree that the best use of available land is parks - but we are very lucky in the neighborhood, the Twin Cities and the State to have a lot of parks and open space that have plenty of capacity for increased use. - Traffic: Congestion is not bad in Highland Park now, I trust that the plans will continue to evolve to manage traffic and congestion as we monitor trends. We are at the brink of big change in transportation - ride hailing (uber and lyft), interest in biking, walking and transit and emerging technology such as autonomous vehicles. No plan can predict how many people will travel in the future, and we can figure this out.
158	Larry	Wolf	1767 Highland Parkway	SAINT PAUL	MN	55116	larrywolf@gmail.com	<p>I am seriously concerned about the traffic that this development will create in our neighborhood. I believe that we must have an independent audit of the traffic projections the city planners have put forward. If the city's projections are independently endorsed then my wife and I will be relieved. Until then we are taking and donating to the Livable Saint Paul group and will financially back any candidates who are taking the re-zoning as it is.</p>
159	Frank	Villaume III	671 Josephine Place	St Paul	MN	55116	villaume@comcast.net	<p>My wife Mary Jo and I favor the proposed rezoning plan currently before the City Council, it is the result of a lengthy, comprehensive and inclusive study. Because you disagree with it does not mean you were heard. Those who oppose the plan offer no acceptable alternative with wide spread support. . It would be wrong to delay the vote until next year. Our current elected officials should make the decision.</p>
160	Meredith	Samuelson	1222 Juliet Avenue	St. Paul	MN	55105	mas.samuelson@gmail.com	<p>Dear members of the Council,</p> <p>I have lived in the Mac-Groveland neighborhood for the last 5.5 years and am so excited about the proposed plans for the Ford Site. The reality of our current situation, as I see it, is that we have more and more people wanting to live in our great city and expanding by building more single family homes is not sustainable for our future and does not meet the needs of many of those moving here.</p> <p>We have an incredible opportunity to intentionally plan a high-density urban neighborhood that does a handful of amazing things for our community:</p> <ol style="list-style-type: none"> 1. Makes our community more welcoming by being more affordable. 2. Gives us the opportunity to increase access to public transit so people living here do not need to rely on cars. 3. Gives us the opportunity to build safe bike lanes and safe walks so people living here do not need to rely on cars (and to be a model to the rest of the city). 4. Provides the opportunity to liberally plan for grocery stores, home goods stores, and restaurants to be within walking distance of the majority of the neighbors living here, which probably means multiple, small businesses meeting those needs. 5. Planning urban green space! This is most exciting to me, as neighbors who spend time outside naturally get to know one another. <p>I urge the council to think to our future and how this presents an opportunity to positively affect the city of St. Paul into a reality that includes needing to be less dependent on cars, living more densely with options for affordable housing, increased public transit, and a road for walkable and bike-able neighborhoods, plus a road to expand economic development in more creative ways.</p> <p>With gratitude for your work, Meredith Samuelson</p>
161	Connie	Scanlon	196 Mississippi River Blvd S	St. Paul	MN	55105	connie.scanlon196@gmail.com	<p>I am 100% OPPOSED to the Ford Site plan and I want the council to DELAY the vote until January.</p>
162	Robert and Mary	Glineburg	1849 Pinehurst Avenue	Saint Paul	Mn	55116	dr.robertg@comcast.net	<p>See our email sent to Councilmember Tolbert!</p> <p>Dear Councilmember Tolbert,</p> <p>My wife and I have lived in Highland Park for 36 years. We raised our children in Highland Park. We moved here because we knew that we would like the Highland Park and Highland Village and neighborhood feel of the place. The Ford Plan was never a real neighborhood cultural asset but it was an economic St. Paul asset and provided jobs for many generations of St. Paul and Minneapolis. That was a good thing. The basic problem with the current Ford Plan is four fold. It will provide for too dense a population that the Highland Park and Highland Village cannot comfortably absorb. The building heights that will be allowed in the current Plan are too high for its near-river location and not consistent with most other building heights in the neighborhood. The present Ford Plan with the estimated added population of around 5,000 people will create a transportation nightmare in the community. The Ford Plan doesn't offer enough green space for recreation and sports. The Highland Park Little League fields are an institution in our community and they are eliminated in the Ford Plan.</p> <p>My general impression is that the City of Saint Paul's primary concern is about using the Ford Site as tax revenue producer for the City at large and to bail with how it impacts the Highland Park neighborhood and its residents. If you care about the Highland Park neighborhood and Highland Village, the City would trade the Ford site from its potential owners and make a trade with them for the Highland Park golf course land. Make the Ford site more or mostly green space and park land and the golf course land the new commercial-residential area. The golf course land developed as a commercial-residential area would be able to better support a larger more dense population and the real plus to this location is that it offers the much better transportation capabilities, whether public or private, that go with this site - Stalling Avenue, 35E West 7th Street - Highway 5.</p> <p>Please don't give up on Highland Park and Highland Village. Please STOP THE FORD PLAN. Keep neighborhood feel of our community.</p> <p>Robert and Mary Glineburg 1849 Pinehurst Avenue Saint Paul, Mn 55116</p>
163	John	Scanlon	196 Mississippi River Blvd South	Saint Paul	MN	55105	jack.scanlon196@gmail.com	<p>I am OPPOSED to the Ford plan and want the City Council to DELAY the vote until January 2018.</p>
164	Christine	Dahl	50 Ous Avenue	St. Paul	MN	55104	christinedahl@comcast.net	<p>I oppose the current plan re-zoning the Ford Plan site, because I live near Cretn Avenue. I am particularly concerned that the planners have not adequately planned for transportation arteries in and out of the site, even though the Ford Plan neighborhood will have easy access to shops in Highland Village, presumably the residents will also need a way to get to and from neighborhoods and areas outside the neighborhood. They will need to access the freeway system, which means additional traffic on Cretn, Cleveland, and St. Paul Avenues. This current development plan creates a problem but offers no solutions. That is why I oppose it and would like to see it revised.</p>
165	Debra	Burns	2081 Jefferson Avenue	Saint Paul	MN	55105	deb0703@yahoo.com	<p>I oppose the Ford plan because the building heights are too high, the plan lacks adequate parking spaces for living spaces and lacks green space. There is no plan to handle the increased traffic.</p>
166	Roger	Lilleodden	1071 Cleveland Ave so.	St. Paul	Mn	55116	lillepad@q.com	<p>PLEASE keep the height of any buildings to 5 stories or less. Check out the street width runs through the property to see if it can be protected and used properly. I think if we can limit the density to 200-2500 people, we can have a vibrant community and the traffic should be tolerable. Are we going to have any single family homes in addition to town homes? Where will the ballpark be located? An Approved coop type property would be a welcome addition to this community location. We need a good mix of property types including a reasonable amount of green space.</p>
167	Martha	Engel	1050 Sargent Ave	Saint Paul	MN	55105	marthajengel@winthrop.com	<p>Hope this adds to a good discussion and compromise.</p> <p>I strongly OPPOSE the Ford Plan, but at this very least request the City Council to defer consideration of this plan until a new mayor begins his or her tenure in early 2018. With Coleman vacating the position to run for governor, I believe it is irresponsible for the City Council to vote on this until Coleman's successor has been identified.</p> <p>I am a former member of the District Council for Highland Park, and I have previously voiced opposition to this plan. It has seemed that, despite several alternative offerings that could make real gains of this area, the political powers in the City have always gravitated towards the plan. We can do better than this zoning plan.</p> <p>As a lifelong Mac-Grove and Highland Park resident, my opposition to this plan is four-fold:</p> <ol style="list-style-type: none"> 1) We should be encouraging high-wage jobs not residential opportunities for this area. We could encourage the area to be a "Silicon Valley" with STEB jobs. Many of the Ford Plan as a child were one of the reasons I was attracted to a career as a mechanical engineer. Although STEB education has increased, jobs in communities like ours are exceedingly rare. That's one reason I went to law school - I wanted to live in St. Paul but the STEB jobs near me were non-existent. I would need to go to Minneapolis, Arden Hills, or Maple Grove for those opportunities. Let's encourage transforming Henry Ford's plant to an engine of manufacturing of the future - software companies, green tech, 3D printing, etc.. We have a unique opportunity here. 2) We do not need more mixed use buildings with retail space in St. Paul. Looking up and down University Ave, this retail space is EXISTY. For years, it has been EXISTY. Renters tend to not be invested in their communities, whereas employees and property owners have a more vested interest. When I served on the Highland District Council, I was elected because I was the only person who showed up in a community of apartments and condominiums down along W. 7th near Owen. Between increasingly EXISTY retail space in St. Paul and a lack of property ownership by community members through this plan which focuses wholly on renters (commercial or residential), there are better options. To the extent that there is housing as part of this zoning plan, much of it should be focused on our aging population like my parents and their friends, and keeping those people in our community. 3) Eliminating the Little League ballfields - a place where I have played ball and a gem of our community - makes us a less attractive community. 4) The transportation concerns are valid - especially at a time where streets parallel to Cretn have been reduced to one lane with added bike lanes. Cretn is already a dangerous road, and this would make it more so. The city could establish a better arterial plan to spread traffic in this area, but with good jobs in the area, such traffic could be reduced by people being able to bike or walk to their place of employment where they earn a wage that supports their ability to live in this community. I currently travel to Minneapolis for those opportunities. <p>As a resident, property owner, and taxpayer I strongly oppose the current For Site Zoning and Public Realm Master Plan in its current form. The impacts to me personally and to my neighborhood have not been adequately debated and addressed. Living on Cretn Avenue, the traffic impact alone will negatively impact my residence unless specific mitigation plans are developed and implemented. The vote on this plan should be delayed until 2018 when a new mayor, endorsed by private interests, is in office.</p> <p>I strongly oppose the Ford plan. We have a wonderful neighborhood and want to keep it. New traffic now compared to what it would be. I want to see the City Council listen to the people and delay the vote until a new mayor is sworn into office in January. Nashville 10 story buildings, 10,000 new people, 30,000 new vehicle trips everyday, loss of our recreational fields plus the chance for expanding greenspace and parks for the future lost and the \$275 million in corporate subsidies for private development. These are just some of the reasons against this terrible plan. Please listen and do what is right for the people living here and not for the corporation.</p> <p>I strongly oppose the Ford Site Zoning and Public Realm Master Plan. I want you to delay the vote on this matter until a new mayor is sworn into office in January of 2018. I have lived in Mac-Groveland since 1977 and believe more development would ruin our neighborhood. It is already too congested in Highland with development. Traffic would be a nightmare. It already is difficult.</p> <p>I do believe most of the concerns with the plan with some exceptions. Increase the green space which will decrease the population density. I lived in the upper landing area when that was first developed in a 90 unit building that had 99 parking spaces. Parking was and still is horrible in that area due to the lack of planning and really don't want to see the same mistakes made over again at the Ford site.</p> <p>I support the plan to place multifamily housing and mixed-use commercial development on the Ford site. We need more low-income housing in Saint Paul and it is unrealistic to expect to live in a city and not have some level of housing density. I have lived less than two miles from the Ford site for 18 years and am not concerned about the traffic flow, if we develop a site where people can live, work, and shop, and include access to transit, we will create a space that improves both the tax base and the livability of Saint Paul.</p> <p>I also want to express my disappointment that this comment session was scheduled for the evening of Rosh Hashanah, one of the Jewish High Holidays. Highland Park is the primary Jewish neighborhood in St. Paul and home to many Jewish families and two congregations. A simple calendar check would indicate that the holiday begins at sunset on the 28th.</p>
168	William	Magea	465 Cretn Avenue South	Saint Paul	MN	55105	william_c_magea@yahoo.com	<p>As a resident, property owner, and taxpayer I strongly oppose the current For Site Zoning and Public Realm Master Plan in its current form. The impacts to me personally and to my neighborhood have not been adequately debated and addressed. Living on Cretn Avenue, the traffic impact alone will negatively impact my residence unless specific mitigation plans are developed and implemented. The vote on this plan should be delayed until 2018 when a new mayor, endorsed by private interests, is in office.</p>
169	Kathleen	Jackson	1845 Munster Ave.	St. Paul	MN	55116	bruckergal1234@yahoo.com	<p>I strongly oppose the Ford plan. We have a wonderful neighborhood and want to keep it. New traffic now compared to what it would be. I want to see the City Council listen to the people and delay the vote until a new mayor is sworn into office in January. Nashville 10 story buildings, 10,000 new people, 30,000 new vehicle trips everyday, loss of our recreational fields plus the chance for expanding greenspace and parks for the future lost and the \$275 million in corporate subsidies for private development. These are just some of the reasons against this terrible plan. Please listen and do what is right for the people living here and not for the corporation.</p>
170	Joan	Lund	1719 Stanford Avenue	St. Paul	MN	55105	lundx013@umn.edu	<p>I strongly oppose the Ford Site Zoning and Public Realm Master Plan. I want you to delay the vote on this matter until a new mayor is sworn into office in January of 2018. I have lived in Mac-Groveland since 1977 and believe more development would ruin our neighborhood. It is already too congested in Highland with development. Traffic would be a nightmare. It already is difficult.</p>
171	Daniel	Schrivver	1110 Bowdoin St	Saint Paul	MN	55116	djschrivver@yahoo.com	<p>I do believe most of the concerns with the plan with some exceptions. Increase the green space which will decrease the population density. I lived in the upper landing area when that was first developed in a 90 unit building that had 99 parking spaces. Parking was and still is horrible in that area due to the lack of planning and really don't want to see the same mistakes made over again at the Ford site.</p>
172	Jessica	Griffith	1692 James Avenue	Saint Paul	MN	55105	jessica.p.griffith@gmail.com	<p>I support the plan to place multifamily housing and mixed-use commercial development on the Ford site. We need more low-income housing in Saint Paul and it is unrealistic to expect to live in a city and not have some level of housing density. I have lived less than two miles from the Ford site for 18 years and am not concerned about the traffic flow, if we develop a site where people can live, work, and shop, and include access to transit, we will create a space that improves both the tax base and the livability of Saint Paul.</p> <p>I also want to express my disappointment that this comment session was scheduled for the evening of Rosh Hashanah, one of the Jewish High Holidays. Highland Park is the primary Jewish neighborhood in St. Paul and home to many Jewish families and two congregations. A simple calendar check would indicate that the holiday begins at sunset on the 28th.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formet comment
173	Suzanne	Bennett	1988 Worcester Ave	Saint Paul	Minnesota	55116	suzqou@gmail.com	The Ford Plan, once provided many jobs, and the car industry's top executives got richer, since, yet the low class arts has had to be demolished from chocolate ever since. From attractions like this comes the concept that progress in and of itself is not always beneficial to people or our planet. The faces of retail businesses in Highland Park have changed over the years, with a few family stores maintaining a presence throughout, but the village is already always busy and tentily congested at rush hours and lunchtime. Adding more chain stores and excessively big retailers will forever alter the history of continuity of community commerce done here. Fater for our future generations, preservation of the riverfront and its wildlife, and reasonable growth the area's streets can handle are imperative to consider, not only for Highland Park but for the north. Furthermore, while I already pay rather exorbitant property taxes, St. Paul has truly awful roads for the current residents to travel on. They are full of potholes and cracks; we also have a couple of dangerous entrance ramps on the local freeways that should be redesigned, our underground noise system is ancient, requiring the city to shut off our water multiple times over the past few years, and areas of obverse poverty that are ignored while the wealthy already have so much. Please don't bring additional traffic, the light rail, or the backwash of potential crime and more unwanted traffic congestion to this tiny neighborhood, build a bike trail through the railroad system. Please do projects that support our local wildlife population without additional encroachment. It's the existing problems in our city, and design sustainability ideas to support the thriving local businesses already making a decent living here. Besides the concern that the city will go forward by continuing to exorbitantly raise my property taxes, the proposed development would also limit and curtail access to our existing businesses for the duration of construction, which could potentially be years, with the end result being expensive high rises which can only block the view of the dam and river for anyone besides their residents. I urge all members of the city council to reconsider the current development plan being proposed. Thank you
174	Ann	Hanson	1536 Grantham St	St Paul	MN	55108	anniemarie210@yahoo.com	I live in a different area of St Paul, but I spend a day amount of time in the area of the Ford site going to BCRF, visiting Hidden Falls, or meeting up with friends. I fully support mixed use development to revitalize the site as long as there is extensive green space, including native plants, play areas, and efforts to protect water resources. The city could benefit from more housing, jobs, businesses, and public transportation in that area. The city is changing and single family homes exclusively for wealthy people is not a good long term plan for the city. I support the Ford Plan and wish to see it voted in by the City Council.
175	Otis	Hilbert	1941 Ford Parkway, #201	St. Paul	Minnesota	55116	otshilbert@aol.com	I support the Ford Plan and wish to see it voted in by the City Council.
176	Jeff	Touhey	1679 Scheffer Ave.	St Paul	MN	55116		I oppose the Ford Site Zoning and Public Realm Master Plan. It should be delayed.
177	Linda	Van Natta	350 Warwick St	Saint Paul	MN	55105	vannatta@comcast.net	I oppose the current Ford Site Zoning and Public Realm Master Plan. I am asking that the City Council delay the vote until a new mayor is sworn into office in January 2018. Thank you.
178	Barbara	Morin	2100 Juno Ave.	St. Paul	MN	55116	bxmorin@gmail.com	Hello! I live a few blocks due north of the Ford Site, and I am deeply concerned about the population density proposed in the Ford Site's development plan. While understanding that housing costs are high due to a lack of affordable housing, and that something needs to be done about that, I think that cramming 10,000 people into a tiny area without careful consideration of the fact that public transportation is not used by, convenient for, or attractive to the vast majority of twin cities commuters creates a gargantuan problem that is going to clog the roadways, make the neighborhood where I have lived for 30 years unrecognizable, and devalue the property of every homeowner who lives in Highland Park. It makes me furious that real estate development corporations have more clout than homeowners in the neighborhood-with our own government! I understand that these corporations and Ford are out to make money-that is certainly their right, and I don't blame them for trying to make as much as they possibly can. I DO blame our city government for not protecting the assets of homeowners who have to live in the traffic jam the developers have behind. Shame, Shame, Shame. My name is Sarah Schwabach and I live in Highland Park a few blocks from Highland Village. I have never reached out to any of my city council members, or any other political representatives in fact. I just wanted to share what I recently wrote to Mr. Chris Tolbert... I bought my house in St. Paul just over three years ago, mainly for its ideal proximity to both walkable shopping/retails and the Mississippi River. I'm contacting you tonight because I'm really concerned about the proposed plan for the Ford Plant redevelopment. I just wanted to tell you briefly why. For most of the time I've owned my home, I have been a graduate student. Of no surprise, the life of a graduate student consists on lots of study time. While I have been studying over the past three years, I have had a direct view of the mornings and goings on Cretn Ave. Daily, I have watched children walking to Horace Mann elementary school with big orange caution flags, nearly get hit by motorists who are zooming by, and I have watched my neighbors out for walks with their family members and very friends. Have to wait for upwards of five minutes before motorists from both directions will stop so they can cross safely (sometimes someone from one direction will stop, and the other will not, making for a very dangerous situation). It has also heard and seen countless car collisions happen as drivers try to swoot across busy Cretn Ave, and don't quite make it. I can't imagine what a difficult position it is that you hold as a council person. My request is that since you, Mr. Tolbert, represent my vote, my investment, my neighborhood, and my future family, please take my vantage point into consideration when you think about what you're endorsing. I want to be able to raise my children in a safe neighborhood. The fact of the matter is, the proposed plan for the Ford Plant development will not be able to support the traffic on the roads, trails, commercial stores, schools, etc.) that will amount from the increase in population in such a small area. While I know I can only speak for myself, I can say that if the current plan is carried out, I will likely not remain in the area, but look for another place to raise my family. With all that said, I oppose plan that has been proposed. Thank you for taking the time to rethink your position on this matter. If this is not possible, please delay the vote until a new mayor is sworn in come January, 2018. Thank you for all you do for the city of St. Paul and its citizens. Sincerely, Sarah
180	Karen	Hudson	1962 Fairmount Avenue	St Paul	Minnesota	55105	karenhudson555@gmail.com	I support the Ford Plan. It is important to have more thoughtful, high density housing near the river where citizens of all ages and income levels can enjoy St Paul's greatest asset, the Mississippi River. I strongly support the use of renewable energy as a fundamental part of the plan.
181	YU-MAO	TSAI	2215 Scheffer Ave	Saint Paul	MN	55116	samtai3240@gmail.com	Thank you for your work on this important undertaking. The current plan will bring a disaster to the community. Traffic impacts, destroying community culture. Please rethink it, and lower the density. Assuming that the Ford Plan is neither in the best interest of the Highland Park constituents nor in being blessed by these same people, it is not easily understood why the local Councilmember Chris Tolbert is not voicing displeasure with the plan. It raises numerous questions about his position of support for the wrong direction.
182	Edward	Burns	2139 Hartford Ave	St Paul	Minnesota	55116	parfore2@msn.com	Please re-think or at least delay the present plan for development of the Ford site. I already avoid the Ford site (I've avoided intersection due to traffic requiring 2 lights to change before passing ...the added traffic will be a nightmare. DON'T TURN HIGHLAND VILLAGE INTO A CITY! Jean Ives
183	Jean	Ives	1855 Bayard Ave	St Paul,	MN	55116	jean2011@yahoo.com	As a Highland Park resident, I am supportive of the Ford Plan as it has evolved prior to City Council approval. To me, it simply makes good sense to utilize this special sector of land for maximum benefit to the citizens of St. Paul, including economic activity, new living options, new parks and an expanded tax base. As a resident of MacGroveland my wife and I are concerned about the increased traffic flow that would result from the existing plan. Redevelopment is key, but doing so responsibly while considering all factors is required. The neighborhood can benefit from mixed residential and retail, but parks should also be a focus. Residential should be predominantly single family homes. If multifamily homes are introduced, the number and height should be restricted.
184	Robert	Rumpza	1791 Scheffer Ave.	St. Paul	MN	55116	bob@rumpzaconsulting.com	J. Braas Neighbors and visitors value the active, neighbor friendly atmosphere and community feel of our community, while still within reach of two big cities. Any proposal development plan should be a harmonious extension of the current neighborhood, but not at the cost of losing its identity. This plan does not maintain the amazing character of the Highland neighborhood. I oppose Radical Density The current plan proposes a radical increase in population density that will further burden infrastructure and public services. There will be more people on limited acres of land than there are in communities with thousands of acres. I oppose HOV2 traffic congestion. With up to 10,000 more residents, employees and visitors on the property, there will be thousands of more vehicles on neighborhood streets. There will be tens of thousands of more daily car trips on neighborhood streets. The area is already struggling with traffic congestion, and this plan will greatly increase vehicle traffic and congestion both locally and well beyond the Ford site. Our streets are already difficult to navigate. Our population is growing and roads continue to be overwhelmed. This plan is totally irresponsible in terms of traffic pattern flows. I support more Greenspace Community greenspace - in the form of parks and open space for recreation - is a crucial component of any development plan for an urban area, and it is particularly needed in this part of the city. This plan's greenspace allocation is wholly inadequate, providing insufficient recreational outlets for the impacted neighborhoods and for the redeveloped Ford site itself. That the plan reduces greenspace in that it does not re-establish the little league fields or replace them with much needed park/green/open recreation space. These fields are the ONLY fields available of this kind to kids in the area. I am concerned about lowering property values. The negative impacts on our neighborhood - increased traffic and congestion, shortage of greenspace, overburdened infrastructure; all will likely reduce home values. STOP the Ford Site Zoning and Public Realm Master Plan.
185	Jason	Brand	1740 Palace Ave	Saint Paul	MN	55105	jasonmbrand@gmail.com	Dear Members of Saint Paul City Council, As a currently proud resident of Highland Park I strongly oppose the current Ford Site Zoning and Public Realm Master Plan. Our house is only 1/2 block south of the Ford plant. We have lived here for 20 years and have endured being jolted awake by the crashing of rail cars together at 3:00 AM and the small of diesel fumes as the engines were left to idle all night long in the winter. We currently put up with the incessant beep, beep, beep followed by jack hammering of heavy machinery every day of the week as they pile up mounds of toxic dirt right at the edge of our neighborhood. Unfortunately, we'll continue to endure noise and disruptions for many years to come as the new development begins. Yes, we know what we were getting into because the Ford plant was already there and no secret. And so I'm fine with all of that. What I'm not fine with is taking a neighborhood that is desirable, safe, where houses are well maintained by their owners, raised by politicians who are meeting the desires of developers and everyone but the residents of Highland Park. I choose to spend a great deal of money to buy our house and have spent a great deal of time and money maintaining and improving it because of where it is located. If I wanted high density and low income and light rail I would have bought a home in another part of St. Paul for a lot less money. It has taken generations to build Highland Park into the desirable neighborhood that it is today. I challenge you to avoid going down in history as the group of politicians who voted it in by not listening to the residents that will actually have to live with your plan. I am specifically opposed to: -10 story high rise buildings completely out of character with the existing area -High density development that will move more people in than the neighborhood can handle. Clearly none of you live here and have to drive through the already clogged streets of "the village" on a regular basis. Your dream of all of these new people walking everywhere is just that, a dream. This is Minnesota, people drive cars. -Any tax breaks to developers. If they're too greedy to take advantage of the best development opportunity in the twin cities in decades without a handout they can take a hike. They should be competing for the opportunity, not taking handouts from already richly over taxed city of St. Paul. -Any plan that doesn't include more green space. Again if a developer is too greedy to allow green space they should leave on. Remember some of us will have to live here! -Any plan that puts light rail on the old CP Rail lines right at the edge of our block. It's not too late to do the right thing by the residents who you work for Thank You, Kevin War
186	Colleen	Traxler	1780 Scheffer Ave	Saint Paul	Minnesota	55116	colleantraxler@gmail.com	I oppose Radical Density The current plan proposes a radical increase in population density that will further burden infrastructure and public services. There will be more people on limited acres of land than there are in communities with thousands of acres. I oppose HOV2 traffic congestion. With up to 10,000 more residents, employees and visitors on the property, there will be thousands of more vehicles on neighborhood streets. There will be tens of thousands of more daily car trips on neighborhood streets. The area is already struggling with traffic congestion, and this plan will greatly increase vehicle traffic and congestion both locally and well beyond the Ford site. Our streets are already difficult to navigate. Our population is growing and roads continue to be overwhelmed. This plan is totally irresponsible in terms of traffic pattern flows. I support more Greenspace Community greenspace - in the form of parks and open space for recreation - is a crucial component of any development plan for an urban area, and it is particularly needed in this part of the city. This plan's greenspace allocation is wholly inadequate, providing insufficient recreational outlets for the impacted neighborhoods and for the redeveloped Ford site itself. That the plan reduces greenspace in that it does not re-establish the little league fields or replace them with much needed park/green/open recreation space. These fields are the ONLY fields available of this kind to kids in the area. I am concerned about lowering property values. The negative impacts on our neighborhood - increased traffic and congestion, shortage of greenspace, overburdened infrastructure; all will likely reduce home values. STOP the Ford Site Zoning and Public Realm Master Plan.
187	Kevin	War	1050 Finn St, South	Saint Paul	MN	55116	k2wler@msn.com	Dear Members of Saint Paul City Council, As a currently proud resident of Highland Park I strongly oppose the current Ford Site Zoning and Public Realm Master Plan. Our house is only 1/2 block south of the Ford plant. We have lived here for 20 years and have endured being jolted awake by the crashing of rail cars together at 3:00 AM and the small of diesel fumes as the engines were left to idle all night long in the winter. We currently put up with the incessant beep, beep, beep followed by jack hammering of heavy machinery every day of the week as they pile up mounds of toxic dirt right at the edge of our neighborhood. Unfortunately, we'll continue to endure noise and disruptions for many years to come as the new development begins. Yes, we know what we were getting into because the Ford plant was already there and no secret. And so I'm fine with all of that. What I'm not fine with is taking a neighborhood that is desirable, safe, where houses are well maintained by their owners, raised by politicians who are meeting the desires of developers and everyone but the residents of Highland Park. I choose to spend a great deal of money to buy our house and have spent a great deal of time and money maintaining and improving it because of where it is located. If I wanted high density and low income and light rail I would have bought a home in another part of St. Paul for a lot less money. It has taken generations to build Highland Park into the desirable neighborhood that it is today. I challenge you to avoid going down in history as the group of politicians who voted it in by not listening to the residents that will actually have to live with your plan. I am specifically opposed to: -10 story high rise buildings completely out of character with the existing area -High density development that will move more people in than the neighborhood can handle. Clearly none of you live here and have to drive through the already clogged streets of "the village" on a regular basis. Your dream of all of these new people walking everywhere is just that, a dream. This is Minnesota, people drive cars. -Any tax breaks to developers. If they're too greedy to take advantage of the best development opportunity in the twin cities in decades without a handout they can take a hike. They should be competing for the opportunity, not taking handouts from already richly over taxed city of St. Paul. -Any plan that doesn't include more green space. Again if a developer is too greedy to allow green space they should leave on. Remember some of us will have to live here! -Any plan that puts light rail on the old CP Rail lines right at the edge of our block. It's not too late to do the right thing by the residents who you work for Thank You, Kevin War
188	Marta	Barnett	1586 Wellesley Ave	Saint Paul	MN	55105	marta.barnett@gmail.com	I read the plan available on the City's web site. I like many elements of the plan - particularly the commitment to "walkable, bikeable and transit oriented community" and a focus on sustainable development. I do have some concerns. First of all, I'd like to see more green space, not more buildings on the site. The Mississippi River is a unique urban nature area, which creates an opportunity for outdoor green spaces. The number of parks is paltry on the plan. Second, I'm generally concerned about lack of affordable housing. The affordability goals on page 132 are very disappointing. We need to see more affordable or subsidized housing. In this light, it's particularly alarming to read about the \$275 million TIF request for the development. I support the vision for the Ford Site to be developed into a higher density future-forward neighborhood that incorporates multifamily forms of transit, environmental sustainability, and quality design that will last for generations. I support the Ford plan and a dense enough development to support viable public transportation, walkable neighborhoods, and affordable housing options. I support progress and want a vibrant future for St. Paul. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts on Cretn Avenue which is already dangerously congested. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts upon Cretn Avenue which is already dangerously saturated.
189	Jon	Reynolds	829 Laurel Ave	Saint Paul	MN	55104	jonreynolds@gmail.com	I support the vision for the Ford Site to be developed into a higher density future-forward neighborhood that incorporates multifamily forms of transit, environmental sustainability, and quality design that will last for generations. I support the Ford plan and a dense enough development to support viable public transportation, walkable neighborhoods, and affordable housing options. I support progress and want a vibrant future for St. Paul. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts on Cretn Avenue which is already dangerously congested. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts upon Cretn Avenue which is already dangerously saturated.
190	Dan	King	2166 Fairmount Ave	St. Paul	MN	55105	dan.king@gmail.com	I support the vision for the Ford Site to be developed into a higher density future-forward neighborhood that incorporates multifamily forms of transit, environmental sustainability, and quality design that will last for generations. I support the Ford plan and a dense enough development to support viable public transportation, walkable neighborhoods, and affordable housing options. I support progress and want a vibrant future for St. Paul. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts on Cretn Avenue which is already dangerously congested. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts upon Cretn Avenue which is already dangerously saturated.
191	William	Angell	24 N Mississippi River Blvd	St. Paul	MN	55104	professorar@aol.com	I support the vision for the Ford Site to be developed into a higher density future-forward neighborhood that incorporates multifamily forms of transit, environmental sustainability, and quality design that will last for generations. I support the Ford plan and a dense enough development to support viable public transportation, walkable neighborhoods, and affordable housing options. I support progress and want a vibrant future for St. Paul. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts on Cretn Avenue which is already dangerously congested. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts upon Cretn Avenue which is already dangerously saturated.
192	William	Angell	24 N Mississippi River Blvd	St. Paul	MN	55104	professorar@aol.com	I support the vision for the Ford Site to be developed into a higher density future-forward neighborhood that incorporates multifamily forms of transit, environmental sustainability, and quality design that will last for generations. I support the Ford plan and a dense enough development to support viable public transportation, walkable neighborhoods, and affordable housing options. I support progress and want a vibrant future for St. Paul. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts on Cretn Avenue which is already dangerously congested. I oppose the Ford Site Zoning and Public Realm Master Plan and ask that the Council delay a vote until a new mayor is sworn in in January. I am especially concerned about traffic impacts upon Cretn Avenue which is already dangerously saturated.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
193	Julie	Sabo	1706 Scheffer Ave	St Paul	MN	55116	sabo.julie@yahoo.com	I support the Ford plan as it has been presented. I have lived in HP for over 25 years, raised my daughter here, paid taxes and made this my community. I am now at the stage where I am contemplating downsizing to a single level condo or townhome. There is a lack of these homes in HP - unless they are on grading or grand. There are a few nice townhomes on Hixsonville River Blvd but the taxes would kill me. I have looked in Mendota and Bangor but my community and friends are here. I frequent the JCC, the movie theaters and it is my perfect location. I would love to find something here and I think the Ford plan has the best potential. We also need to build our tax base. I see SA is emerging again- more land that they do not pay taxes on. The number of schools, churches and other tax exempt entities causes homeowners to pay for services they receive along with the rest of us. Please move forward with zoning and the plan so we can have more diversity, affordable housing for all and for our future. Thank you
194	Adam	Wolkoff	2123 Temple Court	Saint Paul	MN	55104	awolkoff@gmail.com	Julie Sabo current plan increases population density to an extent that excessively burdens infrastructure and public services. City needs to draft a plan that takes the wants, needs, and concerns of SA. PAU community into account... Back to the drawing board.
195	William	Boiland	66 9th street, #1307	SAINT PAUL	Minnesota	55101	boiland.william17@gmail.com	Designating this space for more homes and less green space would be both a waste, and a shameful last resort, lending itself to evidence that the best minds of St. Paul have nothing better to offer than a co-op plan to build more homes instead of building something meaningful. Coming from a lifelong St. Paul resident, apart from a stint in HPs while attending U of M, I can say from experience that the roads in this area, one of which was just redone (Owy St) without any intent to accommodate a massive influx of people, cannot support a residential development without directly taking away from the quality of the lives of those in the Highland Park neighborhood. If we cannot find a plan to make this space green by either creating much more [park space] than 214%, or offering another type of outdoor attraction that gives back to the earth rather than takes away, then we have truly failed to seize the moment. Have you ever gotten together with friends, family, or a significant other, trying to plan an amazing night out, only to give up after a few minutes of brainstorming to settle for what is referred to as, "Hellix and Chill"? St. Paul, your current plan for the Ford Site is nothing more than "Hellix and Chill."
196	Kelsey	Trizary	1882 Wordsworth Ave.	SAINT PAUL	Minnesota	55116	ketrizary@hotmail.com	I oppose the Ford site zoning and master plan. Congestion on our lovely parkways and surrounding roads are already heavy and there is no way we can handle an increase in the number of vehicles this plan will likely produce. I urge this vote to be delayed until a new mayor is in office in January.
197	Michale	Angell	24 Mississippi River Blvd North	Saint Paul	MN	55104	michele.byfield@gmail.com	I oppose the current Ford site plan and would like the vote to be delayed until a new mayor is elected. The two major problems I see with the plan are population density - far too many people projected for the area - and increased traffic along roads not designed for heavy traffic. As it is now, I believe the Ford site plan negatively affects the quality of life in this part of St. Paul.
198	Kirsten	Ingerson	2160 Wellesley Ave.	St. Paul	MN	55105	ki@rodsmith.com	I support the Ford site zoning and public realm master plan. The City Council should delay the vote until a new Mayor is sworn into office in January, 2016.
199	Virginia	Burwell	1724 Reid Ave	St Paul	MN	55116	v.burwell@msn.com	Thank you, Virginia Burwell
200	Kheld	Amrani	1664 Bohland Ave	St Paul	Minnesota	55116	amrani91@hotmail.com	This is to inform you that 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.
201	Tom	Mitzel	415 Lexington Parkway South	Saint Paul	MN	55105	tmitzel@comcast.net	The Ford plant site is truly one of the most prime pieces of real estate in the City of St. Paul. We have a rare opportunity to create a beautiful place for people to live, work and play in the heart of Saint Paul. Please don't approve the current plan. I realize you are all dreaming at the prospect of the increased tax revenue that you'll use to further expand government, but your rush to shove this through will affect this neighborhood for decades. Please remember who you represent and stop fixating on grabbing more tax revenue and proving your devotion to sustainability. I understand that Chris Tolbert is interested in consolidating more political power and has higher aspirations, but please start thinking rationally or hire someone who can. Chris Tolbert, the City Council and the Mayor are all doing a disservice to the citizens of Saint Paul. Shame on you all for ignoring the majority of the citizens directly affected by this ill-conceived plan. I fully expect you will all ignore my point of view, but I appreciate that you're at least giving people an outlet for discussion. However, it's sad that you'll ignore everyone who disagrees with you and proceed with your plan anyway. Public comment to the Saint Paul City Council - Re: Ford development Plan and Public Realm Volo I want to publicly register my opposition to the current plan and it's proposed high density tenets. The City's current Ford Site development plan was drafted based on incomplete, prejudiced input and information. I'm asking the City to take a step back and postpone the September vote and adjust (amend) the plan to factor the wants, needs and concerns of the St. Paul community. Here is what I would like to see - with a focus on Density, Building Height, Greenpace/recreational space, Pollution Mitigation & Traffic •That DENSITY is defined by number of units: propose 2360 (not the City-proposed 4000) •That HEIGHTS is defined by stories: range of 2-4 stories (not the proposed, to any limit) •That GREENSPACE/RECREATIONAL space defined by number of acres: 40 acres (~30% of 135 total acres) and greenpace cannot include landscaped boulevards or roofs, or water features/pond as usable recreation space •That POLLUTION MITIGATION be defined: The entire Ford site being earmarked for parks should be environmentally remediated to a standard that could permit single family housing - avoid future liabilities •That TRAFFIC study is defined by: Require comprehensive study, conducted by a third party mediator, to present to the public a complete analysis and impact of traffic on a broad regional scale (all of Mendocore Ward 4, Highland Ward 3 and Minneapolis side across the Ford bridge) Other comments the Council should consider when making decisions related to the Ford development: •The City planners, politicians, bureaucrats have been "ousted" - There are now 100% of St. Paul residents (and the media) who have a clear recognition that property owners' with opposing views are being undermined, renounced and disregarded by City leadership as old-fashioned and uninformed. Do I have to remind City leaders that you do not represent your own self-interests or personal biases, but represent the voters. You no longer cannot misrepresent the fact that the majority of the community opposes the current Ford plan. •The broader community now has a clear point of view how the City's idealistic (unrealistic), money-grabbing, now urbanism concepts are being pushed down our throats against majority public outcry. Special interest groups, who are in-line with the City, are also getting preferential treatment - this is tarnishing the perception of St. Paul City government - The majority opposition is not going away and we are not going to forget - especially anyone with future political/elected aspirations •There is so much bribery, lack of transparency, misinformation and confusion here (aka, bogus traffic studies) that it feels like we are a Communist State. The City has hoarded 50% of public funds that supposedly provided ample opportunities for public input, but only biased, selected input was applied - there was no oppositional balance in the process. The high density targets have been set in stone early on and there has been no deviation or compromise on density. There has also seemingly been numerous conflicts of interest/collusion between the PED, the Development Council, Ford, City Council, the Metropolitan Council, maybe even potential developers. •Increase opportunity - isn't worth waiting to see if the 135 acre site could meet Amazon's location/site criteria? •Public open space (POS) is a significant element which contributes to quality of life in an urban setting - POS depends on high quality parks and public recreational spaces that are well designed and managed - You cannot count a drainage pond or narrow sodded boulevards with a few trees as usable greenpace. Accessibility is another indicator of quality greenpace and the importance of physical distance to these spaces - I worry the developers will try to claim Blaneatha Park as nearby greenpace •The World Health Organization (WHO) suggests providing a minimum of 5m ² of green space per person of a community (World Health Organization, 2010). This amount is only suitable if the greenery is accessible and usable. The ideal amount, according to the same organization, should be closer to 30 m ² . The current amount of landscaped greenpace with 5% minimum would only equate to 5.5m ² per resident of the Ford development, which is far under the WHO minimum of 5m ² •About 20% of Saint Paul's annual budget, or \$129 million, is going to pay off debt and Saint Paul is facing a \$57 million backlog of deferred maintenance on its parks - The planned (proposed) TIF handouts to the future Ford developers is a completely illogical and a lagged when other parts of our City need hundreds of millions to rebuild core infrastructure or revitalize legitimate blighted areas •The City claims Ford Motor Company is driving their decision to implement a high-density zoning plan. I don't completely buy this action. I think Ford is being used as the City's scapegoat - We will directly ask Ford about this. Trying to pack a mass-density footprint into this small residential area with no direct access to high-density transportation options will begin a long-term demise of the Highland community We ask the City Council to at least be open to the oppositional voices (avoid the current group-think culture in City politics) - We are an organized and intelligent group who should be listened to. Thanks, Bruce Hoppe Mt Curve Blvd
202	Bruce	Hoppe	531 Mount Curve Blvd	St. Paul	MN	55116	bruce.hoppe@pentair.com	Density, lost green space, building height, increased traffic all negatives. My family has lived at our Highland address since 1953. I fear this neighborhood character and livability will be lost forever with this plan. But apparently someone said at a meeting that I shouldn't express an opinion because I'm old and won't be around if so I'm sorry. BT I oppose the current master plan from the planning commission only with respect to the density aspect--the amount of people who may occupy the site will result in way too much traffic. I do not trust the traffic projections at all. I oppose the willing of the Ford plant development apartments the land should be properly cleaned up. I oppose the Ford plan as it is currently written. I do not think the neighborhood infrastructure is prepared for the density. Current schools and other facilities are not adequately able to handle the population surge. 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203	Eric & Julia	Mattson	1608 Bohland	St Paul	Mn	55116	ericmattson2102@gmail.com	Density, lost green space, building height, increased traffic all negatives. My family has lived at our Highland address since 1953. I fear this neighborhood character and livability will be lost forever with this plan. But apparently someone said at a meeting that I shouldn't express an opinion because I'm old and won't be around if so I'm sorry. BT I oppose the current master plan from the planning commission only with respect to the density aspect--the amount of people who may occupy the site will result in way too much traffic. I do not trust the traffic projections at all. I oppose the willing of the Ford plant development apartments the land should be properly cleaned up. I oppose the Ford plan as it is currently written. I do not think the neighborhood infrastructure is prepared for the density. Current schools and other facilities are not adequately able to handle the population surge. 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206	Carol	Broadnax	2102 Highland Parkway	Saint Paul	MN	55116	ccbroadnax@aol.com	BT I oppose the current master plan from the planning commission only with respect to the density aspect--the amount of people who may occupy the site will result in way too much traffic. I do not trust the traffic projections at all. I oppose the willing of the Ford plant development apartments the land should be properly cleaned up. I oppose the Ford plan as it is currently written. I do not think the neighborhood infrastructure is prepared for the density. Current schools and other facilities are not adequately able to handle the population surge. Traffic is a huge concern and assurances of better mass transit but no plan in place are apples and oranges. The lack of fields and recreational space is another concern. Please reconsider what this development will entail and the impact on those of us who certainly pay our fair share of city taxes. I OPPOSE the Ford plan. 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209	Tricia	Long	297 Mount Curve Blvd	St Paul	MN	55116	tricia.long61@gmail.com	BT I oppose the current master plan from the planning commission only with respect to the density aspect--the amount of people who may occupy the site will result in way too much traffic. I do not trust the traffic projections at all. I oppose the willing of the Ford plant development apartments the land should be properly cleaned up. I oppose the Ford plan as it is currently written. I do not think the neighborhood infrastructure is prepared for the density. Current schools and other facilities are not adequately able to handle the population surge. Traffic is a huge concern and assurances of better mass transit but no plan in place are apples and oranges. The lack of fields and recreational space is another concern. Please reconsider what this development will entail and the impact on those of us who certainly pay our fair share of city taxes. I OPPOSE the Ford plan. The number of units proposed is far too many. This will cause traffic to be out of control, will make the area less enjoyable to live, will ruin the opportunity to develop a beautiful area beautifully. TIF should be taken off the table - an area this size should not give money to developers and avoid providing funds to areas in which higher density. The zoning decision should wait until good analysis can be conducted on optimum density and until a new mayor is elected who can help with the zoning and implementation of the site. The Ford development plan allows for far too much density in my opinion. It needs to be tempered. There is way too much traffic in Highland at this time and I can't imagine more residents. How about a lot of Green space and bike lanes and picnic areas! Stop the Ford plant plans immediately. Adding so many people to the area near the Mississippi is a very big mistake. Turn the land into recreational and natural resources use. Restore ponds so the ducks are not nesting 2 ft from Ford Parkway as they have done for the past 3 years. Stop the greed to make money. If you go thru with the plan, alot of people will be moving out of Highland Park area. It seems that the public officials are completely ignoring the opinions of their constituents. I live in a Highland Park just off of Saint Paul Ave, and very close to the Ford Site. The new plan makes zero sense what-so-ever. It adds way too many new residents, and will contribute nothing to the neighborhood. The traffic is already brutal, and will get even worse. This plan needs to be reworked, and those in charge need to listen to the people, instead of thinking about their "grand plans, and how they will be remembered". And/also, my kids will lose their little league fields as part of this plan. Thanks, Bill Warner It seems that the public officials are completely ignoring the opinions of their constituents. I live in a Highland Park just off of Saint Paul Ave, and very close to the Ford Site. The new plan makes zero sense what-so-ever. It adds way too many new residents, and will contribute nothing to the neighborhood. The traffic is already brutal, and will get even worse. This plan needs to be reworked, and those in charge need to listen to the people, instead of thinking about their "grand plans, and how they will be remembered". And/also, my kids will lose their little league fields as part of this plan. Thanks, Bill Warner I formally oppose the current Ford Site plan's proposed possible allowable population density. The current allowable population density will negatively affect generations to come - not only on the site but in the surrounding neighborhoods. And it's simply the increased traffic that is the issue. The neighborhood has too much traffic the way it is. Building height is also something I oppose. Simply because of the aesthetics. You tall just doesn't fit the neighborhood. However, the plan to integrate a watershed into the (very small) Hidden Falls creek system is something I see as being a great opportunity for a beautiful green space and an innovative way to treat stormwater from the new development. It could also enhance the already beautiful Hidden Falls Park. I understand the development will take years, possibly decades to complete. But concerns need to be heard now. Not only for those who take issue with the plan but for those too young to speak their minds. They are the ones that will be affected but whatever course the new plan takes us. I grew up in HP - got married and we bought a home 6 blocks away. We've always enjoyed the quaintness of our little community, as well as the nature trails along our River. Can't even imagine what HP will be, once this Ford plant becomes a new high-rise development bringing in possibly 10,000 new residents. I oppose the height of buildings and also the population increase. Our roads

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Format comment
215	Michelle	Benick	1912 Goodrich Avenue	Saint Paul	MN	55105	richelle_benick99@gmail.com	The traffic on Goodrich and Cretin are bad enough! Where are the new roads going to be located? It is horrible already. I seriously think you will have a traffic nightmare.
216	James C.	Megas	1926 Highland Parkway	Saint Paul	MN	55116-1	jrmegas@cal.berkeley.edu	By all measures, the vast majority of residents oppose the current proposal for the Ford site as it would have a profound, negative impact on the surrounding neighborhoods - up to 10,000 residents and workers on less than .2 square miles, loss of recreation fields, an estimated 30,000 ADDITIONAL vehicle trips PER DAY creating traffic and serious risks to property values.
217	Jack	Ristler	584 Mount Curve Blvd	Saint Paul	MN	55116	jristler@comcast.net	As residents in the Highland park neighborhood, we strongly oppose the current Ford Site Zoning and Public Realm Master Plan. As currently outlined, the plan would have a negative impact of the surrounding neighborhood. Increase traffic congestion, and very likely lower property values in the vicinity. As an example, even today we notice the increasing traffic and vehicle speeds on Mt. Curve Blvd from Ford Parkway to Randolph Ave. as drivers seek a faster route to avoid traffic congestion on Ford Parkway, especially as afternoon rush hour. Adding up to 10,000 residents (not all of residents) to the area will only exacerbate traffic gridlock. While we acknowledge that a future St. Paul will have some higher density population, we can only ask "why this density level" and "why in this space?" Is it only because the space happens to be available for development or because it truly fits in the city's long-term planning? We greatly fear the answer is the former rather than the latter. Questions about traffic flow, mix of retail and residential use, and other issues often are addressed by a "we will study the results as the development evolves" comment - that is not a very convincing argument. It's time to seriously stop the current plan and rethink it with better analyses. This is a critical development site for St. Paul and the neighborhood; we cannot afford to proceed with a plan that as yet raises too many questions and concerns.
218	Barbara	Flaig	601 Fairview Ave S	St. Paul	MN	55116	b.flraig@comcast.net	I adamantly oppose the current plan I am against high rises on the river I am against high density for this neighborhood I don't care if our new neighbors are rich or poor, pink or purple I just want the number of people to be reasonable so that traffic doesn't get any worse than it already is It is my understanding that the Ford plan had 3 shifts of 700 people - no where near the proposed numbers If there really is a housing shortage and young people are higher density they should pursue that development, downtown There should be no TIF money used for such a prime spot Please do not further ruin the river with high rises Ford company should have no influence on the plan
219	Virginia	Johnson	2041 Palace Avenue	Saint Paul	Mn	55105	oiml.johnson@comcast.net	My husband Roger and I strongly reject the current plan to redevelop the Ford Plant. There would be way too much density and traffic in our neighborhood. It would ruin the neighborhood!!!
220	Nikki	Warner	1920 Worcester Ave	Saint Paul	MN	55116	nikki.lindstromwarner@gmail.com	Are we trying to turn Highland Park into Dinkytown, or is it Uptown part two? This will take all of the character out of the neighborhood, and bring the noise pollution and traffic in.
221	Fran	RING	1712 Highland Parkway	Saint Paul	MN	55116	m55ring@comcast.net	This is not why we moved to Highland Park, but as downtown Minneapolis commuters, I might be what moves us to South Minneapolis. I do not like the high density plan for redeveloping Highland Park neighborhood. I really pay high taxes to live in the neighborhood for 33 years in the same house and hope to stay there for 20 more years. I watched the City and Pat Harsh-Hightshied District Council try to shove the proposed Bike-Walk route for Highland Parkway about 10+ years ago from the River all the way to Randolph. They wanted to have no parking on Highland Parkway and they finally listened to the residents. BUT then went and shoved it down the Jefferson Ave residents.
222	Martin	Koppenman	1771 Bohland Avenue	Saint Paul	Minnesota	55116		Chris Coleman wants this to be the legacy as he runs for Governor at the expense of the people who will be impacted!!!!!!
223	Beth	Friend	15 Omie Court	St.Paul	MN	55116	bethrfriend@gmail.com	The proposed development is far too dense. The traffic will be miserable. I, a resident of the Highland Park neighborhood, oppose the current proposal for the Ford site. It would have very negative impact on all of the surrounding neighborhoods. Adding up to 10,000 residents and workers on less than .2 square miles, adding an estimated 30,000 ADDITIONAL vehicle trips PER DAY - all will create terrible traffic, air and noise pollution in what is now a small-scale, livable neighborhood.
224	Jim and Judy	Neece	700 Cretin Ave South	Saint Paul	Mn	55116	jfneece@gmail.com	Are there any plans to encourage small, locally-owned businesses to locate on the site? Highland Park, as most of St. Paul, does not need more chain stores. I hope that there are ways in which small businesses will be encouraged to locate there.
225	Pauli	Ferfon	652 Woodlawn ave	Saint Paul	MN	55116-1	pferf13@hotmail.com	I do hope that the council will reconsider the current plan for the Ford plant area. I strongly oppose the high density plan proposed for the Highland area. The traffic at the current rate is already outrageously busy during peak hours on Cretin, Cleveland Ave, Ford Parkway, which is already busy enough. I can't imagine adding 10,000 people to the equation. I think it would mean longer peak hours due to heavy congestion. Our roads already don't get replaced fast enough, especially for the amount in property taxes we pay. It is not right to increase capacity just to get more taxes because I am pretty sure cars won't go down, even if our property values go down. Well, I hope you are a plan that keeps the Highland area consistent with the rest of the current and existing areas.
226	Brian	Dusbiber	1912 Montreal Avenue	St. Paul	MN	55116	briandusbiber@gmail.com	Thank you! The thinking behind high rise, high density housing, anywhere on that site, is fundamentally flawed. High density works near places that people work. They can walk to work, they can move without disrupting those around them. No one has made a successful case yet why high density is better than low density on that site. Taxes? Then provide tangible evidence. Normal housing density on that site will generate sufficient tax income. If we seek to increase taxes, then to what end to alleviate taxes on the other residents of St. Paul, or to pay for more expensive services for the city. This project has already failed to make that argument for building high density housing for increasing tax income. Where is the evidence. There is a reason why people live in St. Paul. It's for the neighborhoods you see around this site, or by going against this culture, you are fundamentally changing the city, and to a significant degree negatively. Property values will likely take a step back due to the compromises to quality of life. Create a plan which mirrors / mirrors the area, not significantly disrupt it. Do not seek multiple high rises into the air to disrupt views (quality of life issues) to the degree that St. Paul is "modern" for the sake of being "modern". Keep the tallest buildings at six stories, keep end grow green space, and keep the growth in population modest. Without that, traffic will increase and we will only be back to square one, with no solution.
227	pete	greenheck	1846 fairmount ave	st paul	minnesota	55105	pgreenheck@nelson-cheese.com	More thought needs to be considered. I'm very concerned about the impact that it will have on Highland and Mac grovesdale property values. These great neighborhoods of St. Paul are under a lot of stress from tax hikes to ask borer to traffic problems already. Let's do the "right" thing with the Ford site. I would trust the input in St Paul's new Mayor Harris.
228	Donald	Leehan	1337 Cleveland Avenue South	Saint Paul	MN	55116	drlp2@gmail.com	The Ford property will be developed, everyone knows that, everyone accepts this as a given. The reality that the City of Saint Paul is ignoring is the lack of transportation in and out of the development. There is no Ford Parkway (2 lanes) there is Cleveland/St. Peter (each 2 lanes), Creton (2 lanes) and there is Mississippi River boulevard (2 lanes plus a bike lane). Yes there are residential side streets and the alleys, but these are the main thoroughfares. These streets are not designed to handle the volume of traffic that this development will bring to the area. No developer is going to go into this project and build expensive condos and apartments without building sufficient underground parking for the residents. No amount of plo in the sky fantasies regarding old people going to lunch on the deck, or family members, or people walking to buy their groceries in the rain, will make it happen. The people that can afford to live in the housing that will be built, so that the developer will make lots and lots of money, will demand parking for their cars. If they don't get it, they will not buy. A developer is not going to go into the project with the intention of losing their investment. They are not stupid. They will plan on one parking space per unit, at least. That means several thousand additional cars in the neighborhood on a day to day basis. Highland Park will choke to death on the volume of traffic. The best course of action for the city is call a "time out", get some breathing room and work with the actual developer, whomever that will be. The city plan, as it is, is a joke that no developer will give more than a "half's ass" and go on about their business of making money.
229	Mary	Lutz	1912 Ford Parkway, Apt. 8	Saint Paul	Minnesota	55116	mlutz@novaclassical.org	I oppose the current Ford Site Zoning and Public Realm Master Plan because of the impact that traffic congestion in the neighborhood. I am also concerned about education resources (accessibility of schools) for the children and adolescents living on this proposed site. Thank you for your consideration in this matter.
230	Susan	Crosby	575 Montrose Lane	Saint Paul	Minnesota	55116	susan.libbey.crosby@gmail.com	I am writing to state my concern that the City Council is not reflecting the views of many Highland Park residents who object to the current Ford Site plan. I strongly object to the proposed high density population, building height, and % level of green space. I do not see the clear benefit of this plan to our neighborhood, or even to the city. Highland Park is a wonderful destination neighborhood to St. Paul. It is one of St. Paul's lovely neighborhoods that characterize what we love about St. Paul. It is a wonderfully livable, breathable, human scale place to live, and my family chose to buy our home here because of it. Adding 7000 residents to 65 infeasible acre blocks from my and my neighbors' quiet city homes seems absurd. It doesn't sound like it TIF money is used it will create more revenue for the city for a long time. If it's treated as a city of the future experiment to boost the demand for mass transit, why not do that in a part of the city where mass transit already exists, and boost the demand there. This is a peninsula. Mass transit is expensive to build. It doesn't make sense economically or environmentally given the pollution that comes with both construction and high population density. Also, I don't think this has been much discussed, but it sounds like there is going to be about 15 years of ongoing construction in the center of Highland Park which will bring transportation and parking problems, and constant noise, and water pollution from construction debris and diesel fuel. So before the density is real, the constant construction disruption and pollution will be very real. I just don't see anything that justifies the disruption, headache, and loss for many of us that this plan would bring to our neighborhood and city.
231	Jacob	Olson	2114 James Avenue	Saint Paul	Minnesota	55105	jakoe9@msn.com	The current plan for the Ford plant site is a poor one. It will bring in too many new people in an already overcrowded with traffic during rush hour. I oppose the Ford bridge every day coming home from work and I have frequently experienced traffic backed up from Mt. Curve Ave. to Cleveland Ave. to the bridge. What I don't understand is why this plan keeps moving forward when clearly the majority of people in the area do not approve of it. Do present citizens have no voice?
232	Mary	Nichols	2204 Bayard Ave.	St. Paul	Mn.	55116	niran.mary@gmail.com	As a resident very close to the Ford plant, I disagree with the current plan for multiple reasons. The high population density levels, 110 foot buildings being allowed, the minimal green space, the limiting of Ford's environmental liability as evidenced in the no single family home stipulation they are making. The costs in and out are not sufficient for the planned density and no way to improve this Lx. On Cretin without tearing down houses and trees. Traffic levels have already increased immensely in this area in just the last year with the new construction. I am also concerned as a retired person who wishes to stay in her home, that future property tax levels will force me from my home. I also see no benefits for the tax paying residents in our already highly taxed neighborhood. Please come up with a plan that will improve this area, not ruin it.
233	Suzette	Bielinski	2032 Bordner Place	Saint Paul	Minnesota	55116	suzetteb@umn.edu	I am a Highland Park resident opposed to the current plan to redevelop the Ford site. The density proposal is unprecedented and quite frankly more of a social experiment than a thoughtful redevelopment of an existing urban neighborhood. I am equally concerned that count members from other parts of the city are in favor of this plan in direct opposition to the majority of us that live here. This has not been the case in years past. Likewise, approving this plan 6-weeks before a Mayoral election that will change the administration is unwise.
234	pete	greenheck	1846 fairmount ave	st paul	minnesota	55105	pgreenheck@nelson-cheese.com	More thought needs to be considered. I'm very concerned about the impact that it will have on Highland and Mac grovesdale property values. These great neighborhoods of St. Paul are under a lot of stress from tax hikes to ask borer to traffic problems already. Let's do the "right" thing with the Ford site. I would trust the input in St Paul's new Mayor Harris.
235	connie	scanlon	196 mississippi river blvd so	st paul	mn	55105	connie.scanlon196@gmail.com	I oppose the proposal for the Ford site and want the vote delayed until 2018. Please go back to the drawing board and do something better for Saint Paul.
236	Anne	Keenan	1972 Norfolk Ave.	Saint Paul	Minnesota (MN)	55116		Thank you for listening to public comments on this project. My largest area of concern regarding these development plans is the increase in traffic in an area that is already quite heavily congested and currently unfriendly to cyclists/dienning for pedestrians. Part of what makes Highland a great place to live is the neighborhood feel which would be impaired by increase in cars burzing down previously quiet streets. Secondly the loss of recreation fields with no replacement would be a huge loss to the neighborhood. I think the plan would be improved by more green space and low density housing.
237	Inna	Bragalnsky	1732 Eleanor Ave	Saint Paul	MN	55116	innabragalnsky@comcast.net	Even though I will probably be gone by the time the project is finished, I oppose to the overpopulation of Highland Park for future generations
238	Michael	Foley	136 Western Ave N Apt 207	Saint Paul	MN	55102	mike@foleymo.com	As I begin to plan my family's future, I think about where we should live. While we want to stay in Saint Paul, the lack of housing in the city may make it difficult. My family is looking for a vibrant, sustainable neighborhood with plenty of access to walking paths, bicycle paths, green space, and local businesses.
239	Bryan	Whitaker	505 Holly Avenue	St. Paul	MN	55102	whitakeb@gmail.com	I feel that the people against the plan are using buzz words like "character of the neighborhood" to keep out people like me because they are scared of diversity - whether its racial or economic. But as the demand for housing rises and rises over the next three decades, many of those people will be in nursing homes or care centers. Listen to the people who will still be around.
240	Brandon	Foat	3837 36th Av. So.	Mpls.	Mn	55406	bfoat@gmail.com	I think the city has done a great job with the Ford site plan, and I'm looking forward to the day it is developed and ready for us to move in. To the Members of the City Council - As a recent transplant to St. Paul, I've been disappointed in the lack of technological innovation happening in this city, and I think the Ford Site could be used to help St. Paul join Boston, Chicago, Chattanooga, Denver, Washington, DC and others in the 21st Century economy. As of right now, St. Paul isn't on the map in industries that are creating the future (https://www.wired.com/2017/05/06-denver-become-like-silicon-valley/), and our reliance on older industries (especially declining economic times for our region). In a technology economy executive and I've sought out an entrepreneurial start-up community where fellow St. Paulites are doing cutting-edge work in software, artificial intelligence (AI), robotics, "Big Data", etc. Other than co-working spaces and a few legacy tech companies, I can't find evidence that St. Paul is putting resources where it's mouth is with "Full Stack St. Paul". This is where the Ford Site comes in - while better place than St. Paul's former manufacturing hub to (1) create workspaces for engineers to use 3-D printers for manufacturing products of the future; (2) house collaborative work environments for Computer Science majors from St. Paul's universities to hack new tools for online commerce and civic government; and (3) provide room for incubators and accelerators to promote a new St. Paul startup culture that will sprout new homegrown businesses that could one day become the next Amazon, Google, or Uber. By using some of the Ford Site to go towards cultivating a new St. Paul technology community, St. Paul can secure it's economic future for its residents.
240	Brandon	Foat	3837 36th Av. So.	Mpls.	Mn	55406	bfoat@gmail.com	I am adamantly against the current Ford development plan. The plan is not in the best interest of the community. Don't take away potential green-space.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
262	Meg	Arnost	1722 Princeton Avenue	St. Paul	Minnesota	55105	arnostl.meg@gmail.com	<p>I am writing to oppose the height proposed for the Ford site and to encourage zoning of more green space. My experience comes from Boulder, Colorado, where I grew up. Boulder is the most bike-friendly city I know, with a large majority of active walkers. Boulder has a mild climate year-round, making it hospitable to biking and walking, but most people still use their cars.</p> <p>Boulder currently has a height limit of 40 feet. In 1971, voters approved a height limit of 55 feet, but that proved to be disastrous for traffic congestion.</p> <p>In 2015 Boulder implemented a moratorium on buildings taller than 40 feet.</p> <p>The land use plan for the Ford site reflects the current thinking about density and mixed use. I know. I am a landscape architect who studied these same principles. But why should we increase density and cause congestion? There is no evidence that it will provide more affordable housing or enhance our quality of life. There is much greater danger that it will spoil the special place we have.</p> <p>Here are some quotes about height-limits:</p> <p>Alex Louise Huxtable charged that "perhaps the most appalling characteristic of the skyscraper is its inhumanity."</p> <p>Christopher Alexander, in A Pattern Language, says: "In any urban area, no matter how dense, keep the majority of buildings four stories high or less. It is possible that certain buildings should exceed this limit, but they should never be buildings for human habitation."</p> <p>Tom Vanderbilt notes that "a large body of research seems to conclude that most people find high-rise living less satisfactory than low-level living and that tall buildings seem to breed more crime than their lower-situated counterparts."</p>
263	Meg	Arnost	1722 Princeton Avenue	St. Paul	Minnesota	55105	arnostl.meg@gmail.com	<p>I am writing to oppose the height proposed for the Ford site and to encourage zoning of more green space. My experience comes from Boulder, Colorado, where I grew up. Boulder is the most bike-friendly city I know, with a large majority of active walkers. Boulder has a mild climate year-round, making it hospitable to biking and walking, but most people still use their cars.</p> <p>Boulder currently has a height limit of 40 feet. In 1971, voters approved a height limit of 55 feet, but that proved to be disastrous for traffic congestion.</p> <p>In 2015 Boulder implemented a moratorium on buildings taller than 40 feet.</p> <p>The land use plan for the Ford site reflects the current thinking about density and mixed use. I know. I am a landscape architect who studied these same principles. But why should we increase density and cause congestion? There is no evidence that it will provide more affordable housing or enhance our quality of life. There is much greater danger that it will spoil the special place we have.</p> <p>Here are some quotes about height-limits:</p> <p>Alex Louise Huxtable charged that "perhaps the most appalling characteristic of the skyscraper is its inhumanity."</p> <p>Christopher Alexander, in A Pattern Language, says: "In any urban area, no matter how dense, keep the majority of buildings four stories high or less. It is possible that certain buildings should exceed this limit, but they should never be buildings for human habitation."</p> <p>Tom Vanderbilt notes that "a large body of research seems to conclude that most people find high-rise living less satisfactory than low-level living and that tall buildings seem to breed more crime than their lower-situated counterparts."</p>
264	Theresa	Halder	675 Sumner Street	Saint Paul	MN	55116	theresahalder@gmail.com	<p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I encourage a height limit of 40 feet and regulated green space for playing fields. These two things would enable mixed use and density while keeping the area more in-scale with the surroundings and more sustainable for St. Paul.</p> <p>Specifically, moving ahead with rezoning will make it too easy for Mayor Coleman to make the decision to move forward with the current master plan. I believe the plan needs to be reviewed and the new mayor should be the one to make the final decision.</p> <p>I believe more time must be spent ensuring 1) current resources on the site are maintained and expanded (i.e. Ford Fields/Little League fields) and 2) traffic ballooning will not occur due to ridiculous multi-level buildings housing too many people and businesses requiring vehicular traffic.</p> <p>Thank you, Theresa Halder</p>
265	Maja	Perna	1292 Pinehurst Ave	Saint Paul	MN	55116	malakperna@gmail.com	<p>Please do not build the current plan at the old Ford plant. It will bring way too much traffic and completely change our beloved Ford parkway.</p>
266	Alan	Brill	593 montrose lane	Saint Paul,	Mn	65116	abrill05@comcast.net	<p>I oppose this current Ford site zoning plan. I feel that the September 27 vote by postponement.</p>
267	Michael	Georgeson	504 Brimhall St.	St. Paul,	MN	55116	georgeson.michael@gmail.com	<p>I am writing to say we need to support higher density development on the Ford Site. There are countless options to live in the Tule City Metro area for single family houses; however, there are fewer options for the variety of housing needs that a more densely populated Ford site would ensure. I would like more tax money to come into the city. I am a Teacher with St. Paul Public Schools and I believe in improving our entire city for all families and individuals. I do not work every day. I expect the same from our development of our cities' assets. I believe if we simply focus on individual interests and wants, we neglect the seriousness of our times that should also focus on needs of residents of the great city. We can not simply look at the annoyance of traffic and inaccurate perception of lack of green space to determine a future looking development that severely affect the future of this metropolitan area. I know the health and vibrancy of the urban areas are crucial to the entire urban area and have ripple effects are not easy to quantify or prove but can be soon over time. Please do not act in fear of the unknown. We need to act to ensure this one-of-a-kind development. I love green space and nature, I love quiet and low traffic levels as well, and I know there are ways to have higher density development and also high impact and use green space and smart traffic control and transit. Be creative and we can do it. Thank you for your consideration</p>
268	Elizabeth	Lenz	1617 Palace Avenue	Saint Paul	Minnesota	55105	elizabethl@lenz@gmail.com	<p>I oppose the Ford site master plan due to concerns about the 10 story high rise, too traffic, and the lack of green space. I believe the city council should delay the vote and any action should not be taken until a new mayor is elected. I wonder if Chris Turbot has been elected or not because I live in St. Paul's best interest.</p>
269	Mike	Pickett	1645 Scheffer Avenue	Saint Paul	MN	55116	mike@promastia.com	<p>I worked with disappointment as the "Openness Collective" presentation went off without a counter analysis even though many of the fine cited statistics and impact were directly flawed. The current Ford site plan has the same feel of a short-cut financial money grab by the city without proper research. It is obvious to me that this council does not remember old city in the 70s and 80s. A new, sudden tax light from St. Paul neighborhoods (as occurred in the past) would be financially devastating to a city who's mayor not control the current city council's actions. The 4% tax hike along with the 10 story new residents at the Ford site could motivate such a flight. I fear that home values are ultimately dictated by the open market, not regulation, and when an exodus begins, it comes quickly. Does the council wish to be known as the stewards of such a condition?</p>
270	Susan	Johnson	1844 Munster Ave.	St. Paul	Minnesota	55116	susanjohnsonrw@aol.com	<p>Delay the Ford site plan. The zoning plan on the table will significantly affect the people living in the Highland Park area which is not equipped or wanting such a large influx. I am extremely opposed to a plan that doesn't take into account what the neighborhood's values are.</p> <p>I am also concerned about the environmental impact this will have so close to the river. The amount of housing on the table is responsible toward the environment. I know there can be a more agreeable approach to the population at this site. Do not allow this to happen again.</p>
271	tom	haas	1696 montreal ave	st paul	mn	55116		<p>I am opposed to the current high density plan for Ford redevelopment. No local home owner wants it for many reasons such as too many people, too much traffic, loss of the fine neighborhood life style and high cost to the tax payers. Drive down around Ford and you see nothing but Ford Development signs. When you read the letters to the editors and find out that none of them own homes in the area. The local tax owners are all in agreement that the whole thing needs to be dramatically reduced in size.</p>
272	Daniel	McManus	1391 Eleanor Ave	St Paul	MN	55116	djmcmanus@gmail.com	<p>Please pass the Ford plan and density without the Turbot amendment, but pass it regardless. We need more housing and more rental housing most of all. Rental income has declined while rents have rose. Saint Paul wants to grow population; for that we need housing, hence the favor from selfishly motivated "livable" crowd and do the thing that is outrageous and right.</p>
273	James	Slegers	183 S Chatsworth St #108	St Paul	MN	55105	james.slegers@gmail.com	<p>As a citizen of St Paul, I am very excited by everything I have read about the Ford site plan. I encourage you to approve it as written. The Ford site is a great opportunity to expand housing opportunities in the city, to make available a range of housing accommodations in an already great community that has many amenities within walking distance. I appreciate the focus on efficiency, transit, and walkability, and especially the dedication the planning team has shown towards incorporating sustainability.</p> <p>Great aspects of the plan include:</p> <ul style="list-style-type: none"> - Encouraging density in residential construction, which allows efficient use of space and energy - Density, which also helps broaden the tax base in the city. - Zoning that accommodates more affordable housing, and encourages equality - Mixed use development that encourages walkability and local business development and reduces the need for transit and vehicular traffic
274	Roy	Lierandi	2036 magoffin 5	St Paul	Minnesota	55116	godz.son@hotmail.com	<p>Say yes to the Ford plan!</p> <p>I have lived in Highland Park for 63 years and have watched Highland slowly go down hill. Actually watching Minnesota go down the toilet. Your proposal for the Ford plant site is just another way to add stress by overcrowding Highland. I know this is a waste of time because you have already made your mind. The majority doesn't matter. This is all regarding to protect you cars.</p>
275	Sue	MacMillan	2107 James Avenue	St. Paul	MN	55105	SueMac@Paisleydads.com	<p>I love St. Paul and plan to live here until I die. Roger Johnson, 74 years old.</p>
276	Janine	McQuillan	519 mount curve Blvd	Saint Paul	MN	55116	jennkc2002@gmail.com	<p>I oppose the current Ford site plan. By all measures, the vast majority of residents also oppose the current proposal for the Ford site as it would have a profound, negative impact on the surrounding neighborhoods - up to 10,000 residents and workers on less than .2 square miles, loss of recreation fields, an estimated 30,000 ADOD/ADODL vehicle trips PER DAY creating traffic gridlock and serious risks to property values. I fear the votes that ensure compromise regarding reduced building height/ density, greater green space and investment of traffic impact, can finally be heard, and acknowledged by doing this vote.</p>
277	Catharine	Penkert	1296 Hartford	St Paul	MN	55116		<p>As a Highland resident who hopes to live in this neighborhood for many decades to come, I strongly support the Ford plan. I think it is a forward-thinking vision for redevelopment. I especially like the focus on elements that promote airport resilience, as well as vertical transit outflow. Thank you to the many city staff who have conducted such thorough, intensive community input for this plan.</p>
278	Jack	Maloney	580 Otis Avenue	Saint Paul	MN	55104	jackmaloney@msn.com	<p>THE 9 PERCENT FIT LEAF</p> <p>Saint Paul's 9 percent limit on parkland in residential developments is being used as a fig leaf to cover the Ford Site Plan's dearth of public green space. The absurdity of that limit is obvious: whether the site held 7 thousand people, or only 70, the city's parkland allowance would be the same. Parkland per acre is meaningless; parkland per person is what matters.</p> <p>The World Health Organization recommends 10 to 15 square meters of urban green space per person. Saint Paul's Ford plan falls to meet even the minimum world standard. At a projected population of 7200 residents, the proposal plan would only provide 7 square meters of parkland per person. To achieve the World Health Organization minimum, the Ford plan should be restricted to a population of 5,500.</p>
279	Roger	Johnson	2041 Palace	saint paul	mn	55105		<p>I grew up in Saint Paul in the 40's and 50's in South St. Anthony. We had a neighborhood park where we "hung out" until I was old enough to drive. I played football, baseball, hockey and even basketball. We need to maintain green spaces for our youth and even adults. I live just a short distance from Cleveland and Ford Parkway and the traffic is already very busy.</p> <p>My big concern is that we are sacrificing a great location for tax dollars. IT NEEDS TO BE LESS DENSE!! How many tax dollars did the Ford Plant contribute annually and how much tax revenue are we projecting annually with the very dense plan??? Please do not try to solve budget issues with this plan but keep in mind how we would like Saint Paul to look in the future. We do not need more gridlock!!</p>
280	Roger	Johnson	2041 Palace	saint paul	mn	55105		<p>I grew up in Saint Paul in the 40's and 50's in South St. Anthony. We had a neighborhood park where we "hung out" until I was old enough to drive. I played football, baseball, hockey and even basketball. We need to maintain green spaces for our youth and even adults. I live just a short distance from Cleveland and Ford Parkway and the traffic is already very busy.</p> <p>My big concern is that we are sacrificing a great location for tax dollars. IT NEEDS TO BE LESS DENSE!! How many tax dollars did the Ford Plant contribute annually and how much tax revenue are we projecting annually with the very dense plan??? Please do not try to solve budget issues with this plan but keep in mind how we would like Saint Paul to look in the future. We do not need more gridlock!!</p>
281	Kathleen	Helgeson	394 Mount Curve Blvd.	St. Paul	MN	55105	kathleen_helgeson@msn.com	<p>I am concerned about the traffic and safety and crime rate impacts of Crestin avenue, as it is already an over-travelled thoroughfare. I am completely against high density housing and obstructed views, and the potential for overcrowding and lack of infrastructure to support it. For those of us who work hard and pay already more than our fair share of real estate taxes, the impacts are not desirable. Also, there is already too much new housing along the Blue Line, in Dinkytown, in Uptown, West 7th area etc. This is NOT How Your City or Chicago.</p> <p>PLEASE, DO NOT RUIN OUR BEAUTIFUL AREA!</p>
282	Carol Ann	Petersen	3816 47th Avenue south	Mpls	Minnesota	55406	capetersan52@gmail.com	<p>I'm writing to oppose the proposed building plans on the old Ford plant property that a Highland Park as a resident of a near neighborhood and frequent shopper in Highland Village, I am very concerned about the impact on traffic, air and green space environment, neighborhood quality and feel of Highland Park as well as access to businesses and restaurants.</p> <p>An opportunity exists to make GOOD THINGS HAPPEN with this property. Opportunity to prioritize green building practices, open spaces for public access to nature, reduce scale of buildings to a more human scale that reflects the current feel and style of the neighborhood. Opportunity exists to SET AN EXAMPLE for eco-conscious design and building practices. Opportunity exists to work WITH those who critique the current plan. Opportunity exists TO TAKE THE THREATS TO MAKE WISE DECISIONS. Grab the decision targeted at gaining the biggest dollar.</p>
283	MaryAnne (Margy)	Peterson	1787 Pinehurst Avenue	st. paul	MN	55116	paulmargy@msn.com	<p>I am opposed to the current plan for the Ford Plant. It is far too dense and will lead to attendant problems when people are crammed together.</p> <p>There is not enough dedicated green space, particularly in the area of greatest density, furthest east, and I am concerned that a small child will, if not given alternative playground space, will lose their life in the daylight stream. I love the idea of the stream, but it's dangerous in the current plan.</p> <p>This would be a great time to coordinate with St. Paul Public Schools to create NEW educational buildings that will retire very old, retrofitted buildings. These could serve all ages if planned well. In exchange, SPPS could trade existing land for higher density housing elsewhere.</p> <p>Finally, whether it's cars, walkers or bikers, there is simply not enough space to move all of these people through the streets. Again, too many people on too little land.</p>
284	Wandi	Chen	668 Woodlawn Ave.	St Paul	MN	55116	wchen680@gmail.com	<p>This does not need to be decided on Chris Coleman's watch. It is not a political football to be used in future campaigns. Wait until after the next mayor is elected to bring a more comprehensive plan to vote.</p> <p>I am a resident in Highland Park and I am emailing you to register my opposition to the current Ford site plan. The current plan needs to be revised to reduce the population density so that this lovely neighborhood will not be damaged by the high increase of population.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
285	Christine	Walsh	1575 Edgcombe Rd	St Paul	MN	55116	christine0628@msn.com	I already avoid the Highland Village area because of congestion unless it's a slow time of day, like mid morning on a weekday. I want to spend my money in St Paul and locally shop at the stores in my neighborhood. I often already avoid the Lunds parking lot due to heavy traffic there. I also walk the ball fields and desire green spaces for outdoor activities. I want ongoing parking spaces so I can park at the new site, however it is built. I enjoy bike riding, but with winters and aging population, it is unrealistic to assume that the majority will use it. If there isn't enough parking, they will just park in the suburbs. Please consider the needs of the people! Thank you.
286	Kristin	Sullivan	18xx Pinehurst Ave	Saint Paul	MN	55116	hainmets_kristin@hotmail.com	I am a resident of Highland Park, and I want to vote my concerns on the record about the proposed plan for the new Ford development. I strongly oppose any plan that allows for 7-10,000 new residents/units density. The plan calls for possible removal of the Little League recreational ball fields and very little green space. I realize Ford owns the property, but the city can zone it so high density/10 story buildings won't be allowed, and also give room for more green space as well as recreational space. The amount of a bad decision it was. I did love the letter in the Villager that called for the entire parcel to be a forest (that would be ideal). I also love how a parking lot in Hpts was made into Gold Medal Park - a model to follow. We already have a traffic problem in Highland Park, because we're on a peninsula and not close to major highways, and to have 10K more residents is truly insane! The only people who win in this scenario are the developer and the groups hired to promote a high density agenda under the development plan. The developer will build stock and sell housing. Take the profit and won't have to live in the neighborhood - he doesn't care if he creates a traffic nightmare. While it's a nice dream to think people won't move cars, in Minnesota, most especially do, especially with kids and activities. Almost everyone on my block and the block east of us said they will eventually move if the plan is approved as is. Sure, most are not vocal like us, as they are busy with kids' activities and don't want to get involved in politics. We are the tax base, and my family and others will move to a suburb where it won't be so crowded and we can find parking at the grocery store, library and restaurants. If you drive around Highland Park, almost everyone has a sign that says STOP the Ford Plan.
287	Sally	Bauer	2087 Hartford Ave	Saint Paul	MN	55116	bauer.sally@gmail.com	I know that you and the other planners and committee members will go through all the motions to "listen" to residents, but in the end it will be super high density living/stock and pack housing and we will move. I feel very strongly that the proposed Ford Zoning Plan should be approved by the City Council. I believe the plan encourages sustainable living choices; more people in less space is better for our planet, encouraging people to walk/bike/bus please, is better for our planet. I'm also super excited thinking about the potential new businesses and park spaces that everyone in St Paul will be able to enjoy (I love that the plan includes the maximum park space allowed by law and some creative workarounds to get more St Paul their home if they get to live in this area development). The density proposed will open new doors for people to live here. If we truly believe in an "All Area Welcome" message, this is a great way to show we want you there. Affordable housing needs to be included in the site and plans should be made to ensure this happens. I believe a mixed income, mixed age, mixed culture neighborhood is a vibrant neighborhood. PLEASE rethink the redevelopment plan for the Ford Plan! It's been a hard neighborhood resident since 1984. I love the neighborhood and want to see it continue preserved and protected! The current plan means population density, lack of green space and building heights are among the top reasons I vehemently oppose the current plan, however, it also lacks imagination! This is a once-in-a-lifetime opportunity to do something incredible that will benefit generations to come - too tall buildings with too many people crammed into too small of a space is NOT it. PLEASE, there's no reason to rush this, do the right thing for the neighbors and the neighborhood. RETHINK THE REDEVELOPMENT. Thank you. My wife and I are generally impressed with the plans we seen proposed for the Ford site, and we are interested in the possibility of living there. We have concerns about the plans for parking and transportation. We both live work in the suburbs and there are not Transit options we need 2 cars to get to work. We want a walkable community for as much as our transportation as possible, but the reality of the TC metro is that most people are still car dependent. Maybe some parking could be planned for the initial development which can be later redeveloped as Transit is a more viable option for more people.
288	Katie	shaw	453 Saratoga St S	SAINT PAUL	MN	55105	katieshaw@me.com	Please slow down on the Ford Plan! Green space is so important and we need it. While most will agree that the future should bring more green space, the current and plan options seem to be 10 story buildings? This isn't downtown. One can't help but see the addition of that many new residents affecting the already crowded surrounding streets in a negative way.... (and to think that most will use light rail, bus, or bicycle doesn't seem realistic). Please - less cars, more green space.
289	MARTIN	DAHLKE	813 12th st	Hudson	WI	54016	dahlkam@gmail.com	I'm writing to express opposition to the Ford plan as proposed. Initially, I believed that the most awful impact on Merrim Park, north of Marshall, where I live, would be on those of us who live on Cretin Avenue. However, after witnessing traffic backup for at least five blocks the other night, and the impatient, reckless speeding of drivers who chose to cut through on Robby, Carroll and Tampa Court, it's clear that the impact of more traffic will devastate our entire neighborhood. However, after witnessing traffic backup for at least five blocks the other night, and the impatient, reckless speeding of drivers who chose to cut through on Robby, Carroll and Tampa Court, it's clear that the impact of more traffic will devastate our entire neighborhood. However, after witnessing traffic backup for at least five blocks the other night, and the impatient, reckless speeding of drivers who chose to cut through on Robby, Carroll and Tampa Court, it's clear that the impact of more traffic will devastate our entire neighborhood. However, after witnessing traffic backup for at least five blocks the other night, and the impatient, reckless speeding of drivers who chose to cut through on Robby, Carroll and Tampa Court, it's clear that the impact of more traffic will devastate our entire neighborhood.
290	Cathy	Clyde	2136 Juliet Avenue	St. Paul	Mn	55105	walovecathy@comcast.net	I would like to express my support for the Ford site plan. I believe the plan is a great way to show we want you there. Affordable housing needs to be included in the site and plans should be made to ensure this happens. I believe a mixed income, mixed age, mixed culture neighborhood is a vibrant neighborhood. PLEASE rethink the redevelopment plan for the Ford Plan! It's been a hard neighborhood resident since 1984. I love the neighborhood and want to see it continue preserved and protected! The current plan means population density, lack of green space and building heights are among the top reasons I vehemently oppose the current plan, however, it also lacks imagination! This is a once-in-a-lifetime opportunity to do something incredible that will benefit generations to come - too tall buildings with too many people crammed into too small of a space is NOT it. PLEASE, there's no reason to rush this, do the right thing for the neighbors and the neighborhood. RETHINK THE REDEVELOPMENT. Thank you. My wife and I are generally impressed with the plans we seen proposed for the Ford site, and we are interested in the possibility of living there. We have concerns about the plans for parking and transportation. We both live work in the suburbs and there are not Transit options we need 2 cars to get to work. We want a walkable community for as much as our transportation as possible, but the reality of the TC metro is that most people are still car dependent. Maybe some parking could be planned for the initial development which can be later redeveloped as Transit is a more viable option for more people.
291	Sharon	Jaeger	300 Mississippi River Blvd S	Saint Paul	Mn	54105	sjaeger@centralparks.com	I would like to express my support for the Ford site plan. I believe the plan is a great way to show we want you there. Affordable housing needs to be included in the site and plans should be made to ensure this happens. I believe a mixed income, mixed age, mixed culture neighborhood is a vibrant neighborhood. PLEASE rethink the redevelopment plan for the Ford Plan! It's been a hard neighborhood resident since 1984. I love the neighborhood and want to see it continue preserved and protected! The current plan means population density, lack of green space and building heights are among the top reasons I vehemently oppose the current plan, however, it also lacks imagination! This is a once-in-a-lifetime opportunity to do something incredible that will benefit generations to come - too tall buildings with too many people crammed into too small of a space is NOT it. PLEASE, there's no reason to rush this, do the right thing for the neighbors and the neighborhood. RETHINK THE REDEVELOPMENT. Thank you. My wife and I are generally impressed with the plans we seen proposed for the Ford site, and we are interested in the possibility of living there. We have concerns about the plans for parking and transportation. We both live work in the suburbs and there are not Transit options we need 2 cars to get to work. We want a walkable community for as much as our transportation as possible, but the reality of the TC metro is that most people are still car dependent. Maybe some parking could be planned for the initial development which can be later redeveloped as Transit is a more viable option for more people.
292	Ruth	Butros	358 Cretin Ave. N.	St. Paul	MN	55104	rbutros@msn.com	I would like to express my support for the Ford site plan. I believe the plan is a great way to show we want you there. Affordable housing needs to be included in the site and plans should be made to ensure this happens. I believe a mixed income, mixed age, mixed culture neighborhood is a vibrant neighborhood. PLEASE rethink the redevelopment plan for the Ford Plan! It's been a hard neighborhood resident since 1984. I love the neighborhood and want to see it continue preserved and protected! The current plan means population density, lack of green space and building heights are among the top reasons I vehemently oppose the current plan, however, it also lacks imagination! This is a once-in-a-lifetime opportunity to do something incredible that will benefit generations to come - too tall buildings with too many people crammed into too small of a space is NOT it. PLEASE, there's no reason to rush this, do the right thing for the neighbors and the neighborhood. RETHINK THE REDEVELOPMENT. Thank you. My wife and I are generally impressed with the plans we seen proposed for the Ford site, and we are interested in the possibility of living there. We have concerns about the plans for parking and transportation. We both live work in the suburbs and there are not Transit options we need 2 cars to get to work. We want a walkable community for as much as our transportation as possible, but the reality of the TC metro is that most people are still car dependent. Maybe some parking could be planned for the initial development which can be later redeveloped as Transit is a more viable option for more people.
293	Tisha	Burke	453 Griggs st s	St. Paul	Mn	55105		I do not support the proposal that is being made for the Ford Plan site. To dense population, not remotely enough green space, negative impact of removal of vehicles in area. Needs to be reconstructed with a better plan for long term impact on existing neighborhood. I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
294	Nathan	Hartshorn	1711 Beechwood Avenue	Saint Paul	MN	55116		I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
295	Elizabeth	Sampalr	1845 Graham Avenue West	SAINT PAUL	MN	55116-2	lsamm521@gmail.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
296	Lyn	Bartholomay	2135 Jefferson Ave	Saint Paul	Mn	55105	bartholomaylyn@yahoo.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
297	John	Ryan	1710 Beechwood Ave.	St. Paul	MN	55116	john_ryan@yahoo.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
298	Tom	stark	545 mt curve blvd	st paul	mn	55116	thomas.stark1860@gmail.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
299	Hannah	Lehman	1254 Niles Ave	Saint Paul	MN	55115		I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
300	Matt	Michel	2182 Stanford Ave	St. Paul	MN	55105		I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
301	Marianne	Milligan	1420 Fairmount Ave	St. Paul	Minnesota	55105	mmilligan@gmail.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
302	Paul	Peterson	1787 Pinehurst	St. Paul	Mn	55116	Paul.Peterson@blndtensen.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
303	Jacquelyn	Thorson	723 Woodlawn Ave. Apt. 108	Saint Paul	MN	55116		I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
304	Thomas	Schwind	1682 Jefferson Avenue	Saint Paul	MN	55105	gmilles@comcast.net	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
305	Nancy	Scanlan	1115 Edgcombe Road	St. Paul	Minnesota	55105	nancyc@usfamily.net	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
306	Nora	Beckford	1715 Ford Parkway	St. Paul	MN	55116	nbeckford@aol.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
307	Peter	Engel	797 Ridge Street	Saint Paul	MN	55116	legnep@gmail.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
308	Karen	Sutherland	464 Mount Curve Blvd	Saint Paul	MN	55105	suther@acm.org	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.
309	Michael	Jendro	1678 Juno Ave	Saint Paul	MN	55116	mika.jendro@gmail.com	I am strongly in favor of the current efforts, though zoning, to substantially increase density on the Ford plan site. My expectation is that dense development on the site will broaden the city's tax base, provide attractive residences for young people and seniors, signify new customers for more and more successful St. Paul businesses, and generally broaden the group of people we can welcome to the Highland Park area. A denser HP is a better HP. I am opposed to your plan that we have a new neighbor.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
337	Bob	Dickey	2052 Itasca ave	St Paul	Mn	55116	rjsatpaul@gmail.com	My comment is short and sweet, when are the people of St. Paul going to see what the snowflakes are up to . All I here is density, density, density, new catch word for those who want to break all the people of St. Paul. They are throwing everything at us hoping no body is listening, Ford plant, Smelling ave, Ford rail line , seventh st corridor All so they can slide these things through, and tell everyone they had meetings, so Mr Tolbert and Mr mayor give us A break... ok so not to short.
338	William	Hart	668 Woodlawn Ave.	St Paul	MN	55116	william.hart@gmail.com	I am emailing to oppose the current Ford site plan, which creates a high density neighborhood, making a good neighborhood undesirable to its residents. Please consider lowering the population increase and keep this good neighborhood.
339	Molly	Barrett	1944 Goodrich Ave	St Paul	MN	55105	mollybarrett@comcast.net	I am opposed to the current plan for the redevelopment of the Ford Plant Site. With a little more research and thoughtfulness about this cohesive neighborhood, I think it could be a true asset and not a fail to our city.
340	Sharon	Skarda	1719 Milleret Ave	St. Paul	MN	55116	summitavenue@yahoo.com	Please rethink the zoning for higher-density developments at the Ford Plant. We do not need more cars and that many people. Give us more green space.
341	Jerome	Wind	2119 Juno Ave.	Saint Paul	MN	55116	jeremywind@comcast.net	I strongly oppose the current plan for the site because population density issues are improperly being addressed. In my opinion, residents are not being listened to for the same reason residents were not listened to when bike lanes were cranked up and down Cleveland Ave. Traffic congestion is not the problem. It should not be driving cars anyhow, right? We should be walking and taking bikes. Look at the swarm of bike riders down Johnson and Cleveland-HOT. Public servants are supposed to be there, while listening to realize and not dictating things we are opposed to. Since we live in Highland Park and have to deal with traffic everyday from HWY 94 up Cleveland and Credit and on Ford Parkway, I believe that the only way our local residents can be heard is by voting. Therefore, I would like to ask the council to DELAY it's decision until after the election for Mayor. It is only in this way that those opposed to the council's wishes can give a fair say in this matter. We can't choose a mayor on only one issue but I believe the candidates will be letting us know where they stand on this.
342	Shari	Lauren	2134 Jefferson Avenue	Saint Paul	Minnesota	55105	shari.lauren@yahoo.com	I strongly oppose the proposed density of the new Ford Site development project. The additional traffic pushed onto major thoroughfares will be astronomical making travel on our neighborhood difficult at best. Credit Avenue, Ford Parkway and Cleveland Avenues are already ridiculously congested. I live on a major artery and think the additional traffic will make my home life living on a highway. I worry about the safety of the many small children living in our neighborhood as well. Crossing the street at Credit Avenue and Cleveland Avenue is already hazardous. 10 story buildings will change the face of our quaint neighborhood, I chose this neighborhood to live in for these qualities and with the proposed Ford site I am losing all the qualities that make Midwestern-Groveland attractive.
343	Jeremy	Hedberg	420 Mississippi River Blvd S	Saint Paul	MN	55105	jhedberg@vardo.com	I OPPOSE the Ford Site zoning and master plan. Living on Mississippi River Blvd and commuting using Credit and the River Blvd, it is already a mess. I shudder to think of the added traffic with the density of housing proposed. The site should be redeveloped into use as a commonsense. However, the residential density should be less density.
344	Kelly	Michals	1893 Sargent Ave	Saint Paul	Minnesota	55105	kelly@michalsales.com	All common sense is lost with I/O formal plan to deal with the extra traffic. Take a look at Sully Streeting...now they want to ADD more density. There is no solution to that problem because your predecessors would not allow Ayd Mill to I-94 Cleveland and Ford Parkway is trouble now. What happens with all the added people? It will be unbearable. Look out neighborhood streets...these beautiful streets will have added traffic in waves of lots of kids... The answer is not more mass transit and bikes etc but sensible, realistic values you can handle.
345	Adam	Miller	4931 18th Ave S	Minneapolis	Minnesota	55417	amiller92@gmail.com	I live in Minneapolis but regularly visit and Highland Park by bike and car to shop and for recreation. The Ford site presents a truly unique opportunity build a more sustainable city with more neighbors who can walk, bike and take transit for their daily needs to afford my support for the current Ford Site plan which proposes environmental, community and fiscal sustainability. The current plan provides responsible protection of natural resources, adequate green space, and an opportunity to explore alternative forms of energy. It also proposes medium and high density housing options which allow aging in place, equitable living opportunities, and expansion of a diverse population. In addition, the current plan expands Ward 3 and St. Paul's tax base and will enhance commercial and economic opportunity in Ward 3 and the greater city of St. Paul. Finally, the current plan has been available to the public over the past three years. It is a responsible plan that has been vetted and approved by the City of St. Paul. Please #SayYesToStPaul and vote to adopt the current St. Paul Ford Site plan.
346	Shari	Lauren	2134 Jefferson Avenue	St Paul	MN	55105	shari.lauren@yahoo.com	The Ford site plan must be reconsidered, too much density in such a small area. You much additional traffic, will burden our school system. This plan destroys all the qualities of our neighborhood that make it a desirable place to live for families. Quiet streets, good schools, quiet homes, tree lined streets, low crime. With high density we will end up with heavy traffic, noise pollution, instead of cute single family homes I will have our neighborhood overthrown by 10 story high rises. Not allowing grass space in the proposed plan, and crime will increase.
347	Shawn	Chambers	550 Saratoga St	Saint Paul	MN	55116	chambermsn56@gmail.com	I am in full support of the proposed Ford Redevelopment Plan to provide multi-family housing and mixed-use commercial development. We certainly need more housing options in Saint Paul for the diverse (income & cultural) population of the city. I would like to see a commonsense approach to reduce density on low density areas. There is a great need for all types of housing in our city and low-income options are low in the Highland area. I like the transit friendly design of the plan and how it provides choices in transportation mode. We need to develop this area under a forward thinking plan that meets the needs of our ever diversifying city population. I think this plan does a good job of meeting these needs. Lastly, we need this type of development to increase Saint Paul's tax base which will ease the tax burden on those that live here.
348	Dede	Leininger	2159 Juliet Ave	St Paul	MN	55105	dede.leininger@gmail.com	I would like to say that I am opposed to the current Ford Plant development plan. Please resist with the neighborhood comments and concerns. Thanks Dede Leininger
349	Amv	Mahowald	2012 Menoffin Ave	St Paul	MN	55116	amvbmah@gmail.com	I OPPOSE the current Ford Site Zoning and Public Realm Master Plan.
350	HELEN	AREND	1731 IGLEHART AVE	SAINT PAUL	MN	55104-9	helenacmnn@hotmail.com	Highland Park and Smiting at 94 , Marshall Ave, and Sully Ave are already very congested. The proposal is going to lead to more automobile traffic, more pollution, and a less safe environment for our children. Why would anyone vote for this?
351	William	Diederich	1034 Cleveland ave s #303	St. Paul	Mn	55116	bill.diederich@gmail.com	I OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I think we would like to see a mixed class development, which would include solar power and a smaller environmental footprint. Over developing this parcel of land would create many problems in the future let alone eventually bring property values down and thus the tax base. Let's find a plan that would attract global investors. This is an opportunity for a small town. Green spaces and renewable energy must be the focal point of any new development. This development should be well thought out prior to giving the go ahead... it does not seem that was done in this case.
352	Tom	Traxler	1780 Schaeffer Ave.	St Paul	MN	55116	tomtraxler79@gmail.com	The Ford land should be used mostly for recreation. An Amphitheater, soccer/football/baseball/crosse fields/tennis courts/pickle ball/stalling and hockey rinks/cross country skiing. It would be an "active" outdoor amusement park for all ages. 90% of it should be used for a few active outdoor amusement parks. Plant plenty of trees - pine trees, oak trees, aspen trees. Active meaning people exercising young and not so young minds and bodies. Could have a 15 acre farm where local residents can grow vegetables, chickens..... The current Ford Plan proposals are not based on what the current population wants. The current Ford plan is being forced on the people. There should be few businesses and I/O multiple unit housing. If there is any housing at all it should be single family. Maybe 50 single homes 5,000 to 10,000 square feet each. These single family homes would be situated right on the river. No high rises or apartment buildings should be in the plan. There are plenty of businesses in the Highland Village and surrounding areas right now.
353	Janet	Humphrey	1748 Wellesley Avenue	Saint Paul	MN	55105	janethumphrey@comcast.net	I am a resident of Ward 3 and I support the Ford Site Plan. When I was in college I took Urban History and I read a book by Jane Jacobs, "The Death and Life of Great American Cities," in which she demolished the arguments for zoning as most cities do it. Her research and expertise that neighborhoods and cities were healthier, more desirable and had less crime if they included varied primary uses throughout neighborhoods. She emphasized mixing neighborhoods more pedestrian friendly and less car-advocating for excellent public transportation throughout the city and this would help anyone. I think the Ford Site Plan is a step in the right direction.
354	MARK	BAHN	1149 CLEVELAND AVENUE SOUTH	SAINT PAUL	MN	55116	TRADEBYMARK@GMAIL.COM	I AM WRITING TO EXPRESS MY DEEPEST CONCERN FOR THE CURRENT FORD PLAN PROPOSED. THIS PLAN IS IRRESPONSIBLE TO THE PEOPLE WHO LIVE AND THE HIGHLAND PARK VILLAGE AREA AND SURROUNDING NEIGHBORHOODS. THE INFUX OF PEOPLE, CARS AND BUSINESSES IS NOT SUSTAINABLE WITHIN SUCH A SMALL NEIGHBORHOOD. CURRENTLY, HIGHLAND PARK STRUGGLES WITH TRAFFIC OVERFLOW, ESPECIALLY WHEN THE MANY COLLEGES WITHIN SUCH A CLOSE PROXIMITY ARE IN FULL SWING. DAILY FRUSTRATIONS WILL ONLY INCREASE AS THE PROPOSED PLAN WILL BRING IN TOO MANY NEW RESIDENTS, BUSINESS EMPLOYEES AND WHAT I THINK WILL BE A MUCH LARGER INFUX OF SHOPPERS TO THE NEIGHBORHOOD. WE CANNOT LIVE IN THIS DENSE OF AN AREA. IT IS NOT SUSTAINABLE AND BY ADDING A TRILER OR MORE TRAFFIC OPTIONS WILL ACTUALLY ONLY INCREASE THE PROBLEM.
355	Cindy	Syme	1753 Wellesley Ave	Saint Paul	Mn	55105	cindcath@comcast.net	I STAND WITH THOUSANDS OF MY NEIGHBORS WHO OPPOSE THE PLAN AND THINK WE NEED TO REVISIT THE DENSITY ISSUE. I ask in the strongest terms that the members of the Saint Paul City Council reject the current Ford site development plan. The overwhelming majority of residents DO NOT support it. You must listen to your constituency. This project is far too dense for the current infrastructure to support, and has no specific plans on how it will support its density. I ask for a delay on the vote, and another opportunity to look at alternate plans. This should not be an all or nothing approach. Let's look at compromise! Thank you, Cindy Syme
356	Lori	Warren	2007 Magoffin	St Paul	MN	55116	Lori.Warren@target.com	I am opposed of the current zoning plan for the Ford Plant area. I say Stop the Ford Plan and rethink the redevelopment. The neighborhood will be way to over crowded the traffic will be a mess. GET THINK THE PLAN
357	Lou	Glad	517 Montross Lane	Saint Paul	MN	55116	lglad@comcast.net	I am opposed to the Ford Plan as it stands. I am all for expanding the housing in our city but feel the density is simply too much. I don't think that the estimates for the number of vehicles that will be added to the traffic in the area is accurate. I understand that we need to move to more transit but it is simply not the place. Many folks will have more than one car. It is simply not realistic to assume that people will leave the use of cars. I am also very disappointed in the lack of green space that is on the current plan. A small dog park would be wonderful. It seems that virtually all of my friends now have at least one dog. If you included even a small area, I suspect there may be more people boppor with the plan.
358	Janice	Martland	1219 Bayard Avenue	St. Paul	MN	55116	mrfy1219@comcast.net	I will be unable to attend the public hearing on September 20th, but am writing to let you know that I oppose the current Ford Site Zoning and Public Realm Master Plan. I'd like to see significantly reduced housing density, increased green space, and appropriate parking. Thank you, Ben Martland
359	Ronald	Bennett	700 Mt. Curve Blvd.	Saint Paul	Minnesota	55116	rbennett7587@comcast.net	I oppose the current plan put forth for the Ford site. It needs to be revised with the needs of the community taken seriously. It is as though the years of community input was not considered at all. STOP THE FORD PLAN. Make the plan fit with a Rv70able St. Paul. Ronald Bennett 700 Mt. Curve Blvd. St. Paul, MN 55116
360	Lois	Holtzamer	1462 Mississippi River Blvd S	St Paul	MN	55116	lholtzamer@gmail.com	I completely support the St Paul Ford Plant plan as presented so far. I believe the density is appropriate for the closeness to the river and commercial area. We need greater walkability. And the tax base will benefit. My concern is that wastewater it will try to change the environmental, green space and water treatments. Thank you for all your hard work.
361	Thomas	Romens	670 Mississippi River Blvd S	St. Paul	Minnesota	55116	tomromens@yahoo.com	The City's Ford Site Master Plan as announced by the City Council on September 6, 2017 is a residential compromise. Reducing maximum building height to 75 feet helps the plan to fit better with the existing neighborhood. In addition, it lowers the overall density somewhat which also improves future traffic flow. The Ford site should be part of an integrated community with the rest of Highland Park. Care has to be taken in the planning so that the Ford site does not become a walled community in and of itself. Additional traffic studies need to be done before the plan is finalized. The fact that the original study did not look at the impact of additional traffic flow on Credit Ave. at Summit and Grand was an oversight. Three stoplights and the narrowing of Credit from four lanes to two lanes will likely increase southbound rush hour traffic on Mississippi River Blvd. and other non arterial streets. The lack of left turn lanes on southbound Credit at the intersections with St. Clair and Randolph will also cause some traffic to divert to neighborhood streets.
362	Jane	Miller	1711 Stanford Ave.	St. Paul	MN	55105	jane.millerphd@gmail.com	I am writing in support of the existing mixed-use plan for the Ford Plant site. As a long-time resident of the neighborhood, I have been dismayed at the two-year opposition to this thoughtful plan and the misleading information its opponents have been spreading. Our neighborhood (and St. Paul as a whole) has a once-in-a-generation opportunity to reclaim this property and substantially increase our tax base to the benefit of everyone. Other Minnesota cities (such as St. Louis Park) have seen the benefits of similar projects, and I think it would be disastrous for St. Paul to miss this opportunity. I know I speak for less vocal neighbors as my block when I urge you to support the existing plan to develop the Ford Plant site.
363	Richard	Long	297 Mount Curve Blvd	St. Paul	MN	55105	rmlong51@gmail.com	I am writing to send my opposition to the current Ford Site Zoning and Public Realm Master Plan. It is clear the plan was completed without truly listening and hearing the wishes of the local neighbors who will be most affected by the current plan. I believe the commission "heard what they wanted to hear" and marched forward with a progressive urban vision for the site that did not consider its impact on the local neighborhood and people who live nearby. Highland Park the beautiful place it is to live. The current Ford Plan, coupled with the recent decision to rezone Smelling Avenue, is going to add traffic issues this city (and most others) have never seen. The vision around the majority of residents wanting to utilize mass transit is reckless and misguided. This is Minnesota, not New York and a light rail won't fit on Ford Hwy. I strongly urge you to reconsider the current Ford Plan, reform a commission that includes LOCAL residents, and create a plan that preserves the serene and ambience of this on-again-off-again neighborhood.
364	Valerie	Kylio	227 Varman Street	St Paul	MN	55105	vklylo@comcast.net	My concern is primarily concerning the process that has brought this project to my house. My issues can best be summarized by two words: 1.) The lack of "options" in regards to a plan for this incredible, once in a lifetime development and 2) the lack of "transparency" regarding the development of this area and only option. It truly feels like one of those elections where there is only one party who puts forward one candidate. Certainly the great City of St Paul can do better than that.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
365	James	McFadden	706 Mississippi River Blvd. S #102	St. Paul	MN	55116	mcfadden_jgm@hotmail.com	<p>BAD for the neighborhood and St. Paul.</p> <p>We DO NOT need more population density!</p> <p>We DO NOT need more Traffic density!</p> <p>We DO NOT need more chptr. 8 Housing!</p> <p>We DO NOT need more crime!!</p> <p>We DO NOT need FORCED Ethnic Diversity!!</p> <p>I realize that all you politicians are only thinking of this project as an accomplishment to place on your resume' for re-election, but I have lived in Highland (2187 Summit, 706 Mississippi River Blvd.) since 1963. Everytime 'someone' tries to 'improve' Highland Park, they mess it up!!</p> <p>You want to fix Highland..?? Start by fixing the Streets!!</p> <p>LISTEN TO THE PEOPLE or REAP THEIR WRATH AT THE BALLOT BOX!!</p> <p>SEND THE DEVELOPERS TO Bloomington or South Mpls. WE DO NOT NEED OR WANT THEM HERE!!</p> <p>I am retired and will work tirelessly to defeat ANY City Councilperson in any future campaign who supports this planned development!!</p> <p>Jim McFadden</p>
366	Andrea	LaCroix	523 Snelling Avenue S	Saint Paul	MN	55116	alacroix19@gmail.com	<p>I oppose the Ford Site Zoning and Public Realm Master Plan.</p> <p>I would like the City to delay the vote until a new mayor is sworn in.</p> <p>Thank you.</p>
367	Ryan	Walther	260 Woodlawn Avenue	Saint Paul	MN	55105	walther@30watt.com	<p>Council members,</p> <p>What am I missing? By all measures, the vast majority of residents oppose the current proposal for the Ford site as it would have a profound, negative impact on the surrounding neighborhoods. You are suppose to represent us, and not your general interests. If you pass this, your names will be etched in history as turning what was a charming part of St. Paul into a disaster.</p> <p>Additionally, how can't the council see the impact this will have on congestion? Where does all this additional traffic go? Up to 10,000 residents and workers on less than .2 square miles! This is an estimated 30,000 ADDITIONAL vehicle trips PER DAY creating traffic gridlock and serious risks to property values.</p> <p>I love St Paul. I am disappointed in the council for even considering this plan. Again, the majority wants nothing to do with this. You are thinking about maximizing the taxes, and in the end, if this goes through, the St Paul we now know, will not be experienced by the generations to come.</p> <p>I staunchly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. Delay the vote until the new mayor is in office.</p> <p>Ryan Walther 260 Woodlawn Avenue</p>
368	Mary Boss	Michaletz	4536 43RD AVE S	MINNEAPOLIS	MN	55406	mmichalatz@gmail.com	<p>I am opposed to the current plan to develop the Ford plant site with multiple high rise housing development. Please reconsider the plan to include predominantly green space and lower profile housing developments.</p> <p>Thank you</p> <p>Mary Boss Michaletz</p>
369	Jean	Parilla	2158 Niles Ave	St. Paul	MN	55116	parilla.jean71@gmail.com	<p>I would like to see the Ford Plan changed to have a building height limit of 6 floors toward the eastern edge and 2 floors toward the western edge with building heights varying from 2- 6 floors on Ford Parkway and in the middle. I would like the plan to incorporate little league baseball fields and facilities that are at least as extensive as the current fields and facilities. I would also like the plan to incorporate other sports fields (e.g. softball and soccer), playgrounds, and green spaces. I have looked at the transportation sites and talked to the city engineer and am concerned about adding 10,000 people to the neighborhood with no real action plan to manage the additional cars.</p> <p>Like many of my neighbors, I am very concerned about this development and how much more traffic and disruption this will add to the area. The city of St. Paul needs a bigger tax base to build 16 story buildings. Highland Park is a very stable area in terms of homes and residents. I think people will begin to move away to find a less congested area to live, and will certainly take their shopping dollars elsewhere. Already I have to go over to the Highland Park retail area during any major home sales. It's just not worth it. And how much more traffic will be added? This thought that the new residents will take public transportation or ride their bikes is just ridiculous.</p> <p>High density housing is fine if infrastructure to support high density transportation is in place. The Ford plant site is in an area that was not designed for the high volume of traffic that would be generated by the estimated 6000 to 8000 people living on this 122 acre site. The notion that these people are all going to walk, bicycle, or take a bus is pure fantasy. While a few people might not own cars, the vast majority of them will. Trying to move 6000 to 8000 cars in and out of this site will create daily traffic jams for the hundreds as well as surrounding area. Cleveland, Crest, Ford Parkway, Highland Parkway, Randolph and more will all get clogged with heavy traffic. Adding more buses won't help because people need to get to all areas of the Twin Cities for work, shopping, and entertainment. What makes Highland Park a great place to live are quite neighborhoods that are relatively easy to get in and out of.</p> <p>I suggest that one way to look at what would be appropriate for this site would be to consider how this area would have been developed if the Ford plant hadn't been put there. I have no doubt that this area would have been used for big mansions along the river road, a lot of single family homes similar to the surrounding area, and a handful of smaller apartment buildings. The notion that single family homes are not the future is not supported by the fact that there have been many home tear downs in Highland Park and new homes built on the same property. I think that many people wanting to build a new home in Highland Park would jump at the chance to build a new home on the Ford plant site. I would challenge the supporters of high density housing to show me the market research that shows that there would be demand for the number of proposed housing units.</p> <p>I want to let it be known that I am opposed to going forward with the Ford plant development. I think there are way too many unanswered questions and there needs to be much more research on what is best for the neighborhood, residents and how best to use the space. I am concerned about what studies are being done to be sure the toxins left behind by Ford are being cleaned up. For about 5 days earlier this summer, traffic was rerouted onto Woodlawn while a sewer pipe was being repaired on Mississippi Blvd. The increase in cars on my block was incredible- esp around 3-6 pm. It was a steady stream of traffic. The main route in and out of the Ford property will be down our street. This is not acceptable.</p>
370	Nancy	Hovland	1806 Hartford Ave	St. Paul	MN	55116	nhovland@comcast.net	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, Nancy Hovland</p>
371	James	Larson	1231 Highland Parkway	Saint Paul, MN	55116	55116	larsonjames1000@yahoo.com	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, James Larson</p>
372	Joan	Barrett	408 Woodlawn Ave	Saint Paul	MN	55105	jjob877@msn.com	<p>The plan as we know it is not a good neighborhood design for all of the reasons that have been discussed. But, we also know that the history and economics involved is driving the plan. The people living in the area will suffer the consequences for a development that really belongs in the city for many, many years to come.</p> <p>For the record, I AM OPPOSED to the high density plan proposed for the Ford site, the lack of green space, and the negative impact on traffic it will have on the Highland Park and Mac-Groveland areas. I AM OPPOSED to the 16-story buildings and the high numbers of residents and automobiles the present plan will bring. I could support a reasonable development proposal that includes less dense but affordable housing and more recreational/green space areas. Until then, I AM OPPOSED to the Ford Site Zoning and Public Realm Master Plan.</p> <p>For the record, I AM OPPOSED to the high density plan proposed for the Ford site, the lack of green space, and the negative impact on traffic it will have on the Highland Park and Mac-Groveland areas. I AM OPPOSED to the 16-story buildings and the high numbers of residents and automobiles the present plan will bring. I could support a reasonable development proposal that includes less dense but affordable housing and more recreational/green space areas. Until then, I AM OPPOSED to the Ford Site Zoning and Public Realm Master Plan.</p> <p>Do not build this. Save the back-slab fields. Make green space. Make a Ford museum. Make single family homes not apartments.</p> <p>We are already too congested. It takes me 20 minutes to drive 6 miles to the Ford work.</p> <p>My worries: too many cars community spaces taken away the need for more parks and less buildings</p>
373	Jane	Maguire	2023 Juliet Ave	Saint Paul	MN	55105	janemag5@aol.com	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, Jane Maguire</p>
374	Woodrow	Lievers	2143 Highland Pkwy	St. Paul	MN	55116	woodylievers@gmail.com	<p>The plan as we know it is not a good neighborhood design for all of the reasons that have been discussed. But, we also know that the history and economics involved is driving the plan. The people living in the area will suffer the consequences for a development that really belongs in the city for many, many years to come.</p> <p>For the record, I AM OPPOSED to the high density plan proposed for the Ford site, the lack of green space, and the negative impact on traffic it will have on the Highland Park and Mac-Groveland areas. I AM OPPOSED to the 16-story buildings and the high numbers of residents and automobiles the present plan will bring. I could support a reasonable development proposal that includes less dense but affordable housing and more recreational/green space areas. Until then, I AM OPPOSED to the Ford Site Zoning and Public Realm Master Plan.</p> <p>For the record, I AM OPPOSED to the high density plan proposed for the Ford site, the lack of green space, and the negative impact on traffic it will have on the Highland Park and Mac-Groveland areas. I AM OPPOSED to the 16-story buildings and the high numbers of residents and automobiles the present plan will bring. I could support a reasonable development proposal that includes less dense but affordable housing and more recreational/green space areas. Until then, I AM OPPOSED to the Ford Site Zoning and Public Realm Master Plan.</p> <p>Do not build this. Save the back-slab fields. Make green space. Make a Ford museum. Make single family homes not apartments.</p> <p>We are already too congested. It takes me 20 minutes to drive 6 miles to the Ford work.</p> <p>My worries: too many cars community spaces taken away the need for more parks and less buildings</p>
375	Kathryn	McRae	1870 Montreal Avenue	St. Paul	MN	55116	kathrynmcrae@comcast.net	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, Kathryn McRae</p>
376	Bill	Baltz	1870 Montreal St.	St. Paul	MN	55116	bill.f.baltz@comcast.net	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, Bill Baltz</p>
377	Kevin	Weckwerth	1691 Berkeley Ave	St. Paul	MN	55105	ullafulla@gmail.com	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, Kevin Weckwerth</p>
378	Angela	Weckwerth	1691 Berkeley Av	St. Paul	MN	55105	angleweck22@gmail.com	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. I have loved and lived in the Mac-Groveland neighborhood for the last 50 years. We have raised our family here. I worry about the later-structure of the proposed plan. I do not see the benefit to our community and neighborhood with the proposed plans.</p> <p>Sincerely, Angela Weckwerth</p>
379	Jill	Mayer	2000 Block of Magoffin Ave	St. Paul	MN	55116		<p>Hello,</p> <p>I'm writing to express my concerns with the current zoning plans for the re-development of the Ford Plant land. I am not opposed to change. I remember when a lonely Montgomery Ward, surrounded by a massive parking lot, stood where Starbucks and Target Express now stand. I remember when the strip mall was only on one side of Ford Parkway. I remember when there was a gas station and Party City on the corner of First and Ford next to a Snyders, before Walgreens. Much of the progress we've seen in Highland Village has been progressive but gradual and thoughtful.</p> <p>As a supporter of the Neighbors for Liveable St Paul, I do not ask you stop the development. I simply implore you to slow down and re-evaluate what we want this part of town to look like in a couple of decades. The proposal includes massive high rise buildings, the addition of up to 30,000 vehicles and 10,000 people. Our calm walk along the river will be no more. No more games at the Ford fields. Instead, we'll be forced to look at tall buildings and listen to horns honking while we stuck in gridlock just trying to get to our homes. The prospect of two streets into the development is unrealistic. While "studies show" the roads can handle the extra traffic, why should they have to? Adding only two roads into and out of the development is not enough. The space is surrounded by a river and a bridge. Two additional roads, in the midst of already congested traffic, (Cleveland/FordParkway) is laughable. What's more, who is going to pay for those roads?</p> <p>Wa, the tax payers, will pay for these roads and this development in more ways than one. Giving a developer a nearly 300 million tax incentive while single tax payers bear the burden is unfair. It's unlikely that our property taxes will go down, they will most likely increase due to the development. That 300 million dollars, even a portion of it, could be better spent hiring and supporting new emergency responders, fire fighters and law enforcement and law enforcement that a 30% increase in population will surely demand. That money could go towards more thoughtful infrastructure, mass transit. It could go towards schools, new residents need police, fire and a place to send their children to school. Has all of this been considered?</p> <p>Please start seeing the signs, listening to the Ford Plant neighbors and continue the conversation to make this space into "something for everyone."</p> <p>Thank you Jill Meyer</p>
380	Julie	O'Brien	1413 Juliet Ave	Saint Paul	MN	55105	lawob@usfamily.net	<p>I oppose the current Ford site Zoning Master Plan. I feel it would have an overwhelming negative impact on the surrounding neighborhood and increase traffic standstills with the ultimate number of additional trips in the area.</p>
381	Danise	Breton	2093 Juliet Ave	St Paul	MN	55105	danisebreton@aol.com	<p>I vehemently oppose the Ford Site Zoning and Public Realm Master Plan. It is totally out of proportion with the neighborhood and would cause permanent damage to the quality of life here. The increased population density of 45 many 10,000 new people on less than .2 square miles would in itself stress everything about the neighborhood—all its infrastructures, its flows of traffic, and the character of the neighborhood. Recreational fields for area youth that have been serving the community for decades would be destroyed without any plans for replacing them. Green spaces and the neighborhood's character would be a nightmare. The entire driver is money for private developers to milk this opportunity to milk this opportunity to milk this opportunity to milk this opportunity and at the expense of tax payers for decades to come. Today's developers will be long gone, but we and our descendants will have to cope with this forever after. This plan and Chris Tobler's determination to force it through shows opportunism and contempt for the community and our future. So many forces that would otherwise in good sense and conscience oppose this plan are drawn into support because of financial ties and contracts. I urge you wholeheartedly to vote down this plan and rethink it from the ground up. At the very least, City Council should DELAY the vote until a new Mayor is sworn into office in January. Thank you for your time and consideration of my pleas.</p> <p>As a long time Highland resident, I strongly oppose the plan. The loss of green space and ball fields is not what was originally sold to the neighborhood. The addition of density to the levels suggested is absolutely the worst way to pursue development of the site. The local infrastructure is not conducive to those numbers and safety will be affected as well as property values. Say NO to this plan.</p>
382	Chris	Guarnera	588 Montrose Lane	St Paul	Mn	55116	cguarnera@gmail.com	<p>I oppose the current Ford site Zoning Master Plan. I feel it would have an overwhelming negative impact on the surrounding neighborhood and increase traffic standstills with the ultimate number of additional trips in the area.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
303	Matthew	Meyer	Magoffin Ave	Saint Paul	Minnesota	55116	meyemp@uwac.edu	<p>Dear City Councilperson,</p> <p>I have lived a block from the Ford Plan for 12 years. I have been following the progress that the plan has been making. Like many of my neighbors, I was taken aback when the final zoning plan was released.</p> <p>I want to make clear that I am not against multi-family housing, or the use of the public transit, or affordable housing, or increasing diversity of the Highland district. In fact, I think that the low side of the zoning estimates are ideal, and can still accomplish these goals.</p> <p>That said, the high end of the estimate is simply unacceptable. One of the guiding rules of the task force was to keep the development in line with spirit of the Highland Park neighborhood as it exists. But consider this on the basis of population density. The average population density of Highland is currently about 800 people per acre mile. The proposed zoning would fit up to 7200 people in .254 miles, for a population density of 36000 per sq mile. According to Wikipedia, if the new Ford plan were incorporated in its own right, it would make for the 5th most densely populated area in the United States.</p> <p>Secondly, while opponents such as myself maybe engaging in catastrophic thinking, I am sure that ardent proponents are engaged in magical thinking. I just do not see how building a neighborhood without adequate parking will make adequate transit automatically appear. Think about what the southwest light rail spur has had to go through and they have not even agreed upon a plan yet.</p> <p>I want to emphasize: I am for rezoning to mixed-use and multi family. I would love a little revitalization of the neighborhood. But I URGE you NOT to allow the zoning to include a possibility of the shortest building being ten stories and the maximum being 10 (even with the Tolbert amendment the developer can "buy back" height by building one or two less structures.)</p> <p>Thirdly, while in general the space will be more public friendly than it was when Ford owned it, 3% green space is not enough. I know it is city-req minimum, but here you have to include a possibility of the shortest building being ten stories and the maximum being 10 (even with the Tolbert amendment the developer can "buy back" height by building one or two less structures.)</p> <p>Lastly, I urge you to rethink the TIF giveaway of \$275 million. No matter what the final plan looks like there will be no shortage of developers interested in buying this land. They stand to make hundreds of millions over the next 20 years. What's more, that \$275 million could be used for MANY things in the new and surrounding area, including schools, additional police and fire, the upkeep of current parks and neighborhoods, and, among other things, avoiding steep property tax increases on long time residents of Saint Paul.</p> <p>Please, please, please stop to rethink how the high-end of the zoning plan would negatively affect the quality of life of the current Highland resident, and potentially (no parking, not enough green-space, etc) our new neighbors as well.</p> <p>Sincerely, Matt Meyer 2600 block Magoffin Ave.</p>
384	Christie	Manning	1764 Hague Avenue	Saint Paul	MN	55104	christie.m.manning@gmail.com	<p>I am generally strongly in favor of the proposed Ford Site Master Plan. It is critical that we develop the site to offer multi-modal transportation options, a mix of homes and businesses, adequate green space, and that all is done with careful attention to environmental impacts and efficient use of resources. That is what the future viability of our city requires.</p> <p>That said, I prefer to see much more F2 and F3 housing, and not much F4.</p>
385	Eva	Christensen	590 Snelling Avenue South	Saint Paul	MN	55116	everuthchristensen@gmail.com	<p>I think the plan is an excellent opportunity to bring new communities of diverse backgrounds to St. Paul. As a young person, many of my peers would love to live in Highland, but unless you are willing to shell out a lot of money or you are in the right place at the right time, this area is cost-prohibitive. There are simply not enough rental opportunities, and I feel extremely fortunate to have found one in this neighborhood that fits my needs. The idea of a mixed commercial/residential/green space sounds amazing! A chance like this doesn't come around very often. Let's bring more people to Saint Paul to live, work and enjoy what Highland has to offer.</p>
386	Patricia	Kelly	1926 Bohland Ave	SAINT PAUL	MN	55116	violandemand@yahoo.com	<p>I want to STOP the Ford Plan until a new mayor is elected.</p>
387	Jerry	Farrell	1553 Palace Avenue	St Paul	MN	55105	jerry.farrell24@gmail.com	<p>Dear St. Paul Council members,</p> <p>I am opposed to the Ford Development Plan. I feel that the City Council needs to rethink the Ford Plan. The Council has ignored the needs of the citizens who live around the Ford Plan. The Council must look at the traffic problems and the safety issues that their current plan ignores. Please do not put St. Paul's future into the hands of greedy developers. Listen to the residents of St. Paul.</p> <p>Thank you for your time.</p> <p>Jerry Farrell</p>
388	Joseph	Judkins	331 Mt Curve Blvd	St Paul	Mn	55105-1	tudd723@comcast.net	<p>Please stop the current Ford Site plan and rethink a new plan that includes more green space and one that will not increase the traffic in our neighborhoods.</p>
389	Pam	Guarniera	588 Montrosa Lane	Saint Paul	Mn	55116	pamguarniera@icloud.com	<p>What is the plan for public schools? They are turning neighbors away now because they are full or beyond capacity. How will those same children get across Creth after school. It's so highly trafficked as is. Is there a project manager in charge of this? Project Management 101 always says what is not for what you wish. I know I will get a canned response, but able to do disassemble. There are no other words.</p>
390	Elizabeth	Johnson	1920 Beechwood Avenue	St. Paul	MN	55116	ebjdjohns21@gmail.com	<p>The proposed zoning plan is a thoughtful, well designed plan to help the Highland Neighborhood grow into the next generation, providing ample options for housing at a variety of style and economic levels, opportunity to bring new commercial offices and businesses to the area (NW corner) and a desired mix of retail and restaurants for all residents of the neighborhood. The proposed water features and 21% green space/parks keep the integrity of neighborhood feel and ensure this development, when finished, will blend with larger surrounding neighborhoods. As a lifelong resident, I am excited about the growth for our community, both in terms of retail/restaurant options as well as opportunity for more people to live in this desirable area.</p>
391	Steve and Ann	Kinsella	1807 Bohland Avenue	St. Paul	MN	55116	kinsalecomm@gmail.com	<p>My wife and I strongly support the proposed Ford Plan site redevelopment. We are homeowners who have lived in Highland for over a decade and plan to be here for at least one or two decades more. If implemented, the proposed redevelopment plan will create a strong vibrant future for our neighborhood and St. Paul as a whole. Thank you!</p>
392	Kathryn	Bennett	700 Mt. Curve Blvd.	St. Paul	Minnesota	55116	kcb3@comcast.net	<p>One important factor in the current question of "what sort of development is the best for the Ford Site?" that has not been considered is demographics. Accurate demographics for the next 50 years are available right now. They will suggest the relative wisdom of jumping on the overbuilding bandwagon now on full march. When the number of housing units exceeds the number of eligible residents you have an instant slam. Do check out the area around the SouthEast Minneapolis neighborhoods. Highland could become a warren of high-rise, traffic and noise just like them. Check the aerial, too. By the time the taxpayers make the pot very sweet for developers, existing property values will drop and the tax take for the city will be disappointing at best. Back to the drawing board. There are lots of really great ideas out here. kcb</p>
393	Kate	Burda	2196 Barkaley Ave	Saint Paul	MN	55105	akburda@comcast.net	<p>Dear City of Saint Paul and Planning Commission: I am writing to express my opposition to the zoning change at the Ford site AND the Public Realm Master Plan. I strongly oppose the Ford Site Plan.</p> <p>I find it outrageous that a clear majority of those who are constituents and live in Saint Paul oppose the development plan, however a handful of people on a commission all appointed by one person approve the plan. This reeks of something underhanded and rigged. How can you come up with a plan that would have a serious negative impact on the value of our homes in the neighborhood, for most of us it's our largest asset, is unbelievable. Democracy is not all and well in Saint Paul. Why don't we get to vote on this issue!!!</p> <p>Most of the citizen feedback counter to the high density plan for the Ford site has been unilaterally brushed aside. Those opposed have proven to know the facts and have had logical, well thought out fact based feedback as to why this plan is bad. I have been to hearings and asked not to make comments, or told this is not the time for questions. Are we children who should be seen and not heard? Between work and kids I cannot go to overly hearing or meeting. So this plan has been being worked for that past 10 years, how come I only heard about it a few days ago?</p> <p>I am opposed to the high density, lack of parkland/green space, or promised green space that really cannot be guaranteed, unvalued traffic congestion that will occur on surrounding streets (you can talk multimodal all you want but there will be cars and lots of them), building heights that are far too high and the added pollution that will come with this plan. NEWS FLASH - people here are not all the stupid going to take the bus and ride bikes. The weather, duh!</p> <p>WHAT HAPPENED TO THE BASEBALL FIELDS?? YOU SHOULD BE ASHAMED!!! After years of studies, planning etc... there is zero plans for the former Ford gave those to US (the Citizen/Children of Saint Paul - that was the spirit of the intention) for baseball not a high density city "leider" boondoggle.</p> <p>WHY can't the city leaders find a better tax base for the land, what happened to light industrial options? I understand the land needs to be zoned to get a developer. Maybe we need better leaders that have a skill set in growing business and a tax base that does not rely on high-density residential housing. We need business development. The reason people want to live here is because of the way it is NOW not the high density, tall building, light rail, bus, traffic nightmare, disaster you all are going to create.</p> <p>WHY are we developing land locked parcel for residential high density development? That is idiotic. Build a golf course at the Ford Plan and develop the Highland golf course as high density. Where an infrastructure already exists.</p> <p>Why does the city ignore so many smart and informed citizens? I have talked to so many neighbors who say they have given up because it won't make a difference the city/council has made up their mind. *****WE ALL ARE BEING IGNORED AND LEFT OUT OF THE PROCESS*****</p> <p>The planning commission/city and those who support the Ford Plan have demonstrated an unbelievably condescending and smug attitude toward anyone who is not for their plan.</p> <p>THE TRAFFIC STUDY IS FLAWED AND WRONG! I sat on Creth Ave and counted just as many cars today on a weekday morning than the study suggested would use the street after the site is developed! Also, the men who conducted the study had not factored in the car volume exiting the development on Mt. Curve flowing so heavily to Creth Ave. Doubt?? so those cars are going to disappear in thin air? Then he said, "oh, look, don't worry, none of this will happen when we are around because it will be so many years from now" ... seriously? My family has been living, and ran small and large businesses in SAINT PAUL since before the turn of century, and I care about what happens beyond my time here! Unbelievable!</p> <p>I vote and the rest of us who oppose this plan vote too! most likely there are more of us than you think! Since we are not being heard, I also support any and all legal action to stop this plan.</p> <p>Thank you, Kate Burda 2196 Berkeley Ave Saint Paul, MN 55105</p>
394	Susan	Cavanagh	19 Hilltop Ln	Saint Paul	MN	55116	susan.cavanagh@wmjns.com	<p>Stop the current Ford plan!</p>
395	Bobbette	Axelrod	2080 Hartford	St. Paul	MN	55116	stlsterfun@comcast.net	<p>To Whom It May Concern,</p> <p>I would like to start out by saying, I strongly oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I grew up in Highland Park, and bought my parents house, which I now have owned for the past 25 years. The reason I bought this house, was because I love the neighborhood, it's architecture, quality, and that it has not been over developed.</p> <p>I live 6 blocks from the Ford Plan, and will feel the direct impact of this over development plan.</p> <p>After attending the last town hall meeting, I felt feeling frustrated and disheartened. It felt to me, that the city planning commission and developers, had made up their minds, and any input was merely a formality. It's all about the revenue, not about the neighborhood. Money is power!!</p> <p>Building a cookie cutter city within a city, will drastically impact this neighborhood. The traffic overflow and population increase exceeds what this neighborhood can handle. I don't think this plan is seniors or neighborhood friendly, many will be being forced to sell their homes and have to relocate due to property tax increases. I don't object to developing this area, I would like to see the number of people cut in half of what is being proposed, increase the green usage space, and lower the height of the buildings. I urge you to listen to what a majority of this neighborhood is saying, and rethink your plan.</p> <p>I'm sincerely hoping this comment doesn't fall on deaf ears, Bobbette Axelrod</p>
396	Robert	Keller	2150 Highland Pkwy	St Paul	Minn	55116	kelleb01@comcast.net	<p>I absolutely disagree with the current proposed Ford site plan. The vote should be delayed until the new mayor is elected. Highland area is already bursting at the seams with traffic. Another 3000-4000 vehicles in the area is ridiculous and very poor planning. Highland does not have the infrastructure to support this plan.</p>
397	Michael	Peterson	2246 Edgumbe Road	Saint Paul	Minnesota	55116		<p>As a resident and home-owner in Highland Park, I strongly support the Ford Site Zoning and Public Realm Master Plan and I urge the city council to pass the plan that was approved unanimously by the Planning Commission. In the plan, I see a mixed-use development with appropriate density that will increase St. Paul's tax base, ease housing shortages, provide jobs and connect communities. Any reductions in the density of the development come at the cost of equity in the form of increased TIF and support from the city of St. Paul. St. Paul taxpayers should not be subsidizing reduced traffic and increases in green space for one of the wealthiest neighborhoods in the city. I urge the city council to support the plan.</p>
398	Jan	Godes	323 Mt Curve Blvd	St Paul	MN	55105	jrgodes@gmail.com	<p>I oppose the Ford Plan because of the density, the enormous traffic that will result, the lack of green and recreational space, and potential for decreasing our property values on Mt Curve. I do support the mixed use zoning but believe it should wait for our new mayor. The meeting should not have been scheduled in both directions.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
399	Leigh & Sara	Homstad	481 Mount Curve Blvd.	Saint Paul	Minnesota	55116	lhomstad@aol.com	<p>We write to express our deep concerns and strong opposition to the current "zoning and public realm plan" for the Ford site in Highland Park. We find the plan to be unworkable and unacceptable for a community that boasts of being "The most livable city in America." The proposed development is completely out of scale and will cause severe traffic congestion in the neighborhood and beyond.</p> <p>First, the high density is extreme and building heights are too high. We understand the density will be up to 10,000 residents and workers situated on less than a quarter square mile. In addition, the plan reserves green space to only 9% of the plan area. The proposed development is clearly incompatible with its natural setting, bordering the Mississippi River and Recreation Area, and the touted "21st Century Community" would conflict with adjacent areas that are traditional in character.</p> <p>Moreover, the proposed plan runs counter to the goals of the City's own zoning code. According to the Code, Sec. 60.103:</p> <p>"Title code is adopted by the City of Saint Paul for the following purposes ...</p> <p>"(1) To encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character and urban design of Saint Paul's existing traditional neighborhoods ...</p> <p>"(2) To prevent the overcrowding of land and avoid congestion of population ...</p> <p>In addition, 60.110 states: "The city has a legitimate interest in preserving the character of residential neighborhoods by adopting regulations relating to the number and type of structures and uses ... In order to control population density, noise, disturbance and traffic congestion."</p> <p>The Highland District Council approved a resolution supporting the plan, but it also said: "... the city needs to continue to work to address neighborhood concerns about development on the site, including:</p> <p>> Maximize green space on the site as much as possible, including connecting the site to the Mississippi River and surrounding community, as well as ensuring that all green space, including recreation space, is available to all community members ...</p> <p>> "Work to ensure that the site is seamlessly integrated into the surrounding neighborhood with human scale and architectural features ..."</p> <p>Second, the development will cause immense traffic congestion on local streets. The city's own study shows three times the traffic on some surrounding streets when it's already a severe problem and the drivers maneuver unsafely. Just try crossing Cretn Avenue within a mile of the Ford site during rush hour.</p> <p>We haven't seen any plans - posing as effective or otherwise - to manage the additional traffic generated by the development. If not experiencing stop-and-go traffic in front of our houses, our streets and boulevards will become raceways during peak travel times.</p> <p>As indicated in the adopted resolution of Highland District Council, the City should:</p> <p>> "Address traffic concerns on all surrounding streets, as well as implement traffic calming measures where traffic will increase with the Ford site development."</p> <p>A proposal with such extensive opposition warrants further negotiation and modifications. To Mayor Coleman and Councilmember Tolbert: The Ford development will be a prominent part - if not the single most important accomplishment - of your legacy. Please use your influence and authority to pause the current plan process so it can be reshaped for the benefit of Highland Park and the city as a whole.</p>
400	Jennifer	Barrett	1691 Niles Avenue	Saint Paul	MN	55116	jennifer.d.barrett@comcast.net	<p>I OPPOSE the current Ford Site Zoning and Public Realm Master Plan. Compromise needs to be made on the level of density. I am in favor of the design, more affordable housing, housing of all types, more green space, HOWEVER, the current density proposed and building heights (10 story) is too high and will cause great negative impact on Highland Park. Chris Tolbert has an obligation to vote the way the majority of his constituents want him to, and that is against the plan as currently proposed. The Sept. 27th vote should also be delayed to allow time for the now mayor to be part of the process. The current neighbors of Highland Park have invested a great deal of time, money and taxes and care to see this neighborhood to make it what it is. Change is inevitable, but our concerns need to be addressed. Again, many aspects of the current plan are positive, but the level of density does not fit this neighborhood. I have read anecdotally that the density will be greater than that in Manhattan, NY. If true, this is absolutely outrageous and unacceptable. Thank you.</p> <p>I object to the density planned for the Ford site. The local traffic around the site will be bad but the traffic on Cretn will be a bigger problem. At the intersection of Marshall and Cretn during rush hour the it takes many light changes to get through the intersection. It is very hard to get onto Marshall from Elster or Montrose. The city has let Dr Thomas grow from about 2500 students to 40,000 since we moved in 1971. And they let them take a whole block off the tax rate, capture Summit Ave for their campus and now St. Thomas will not have to pay for the street fees for their 2.4 miles of street frontage. Our taxes are up by about 15 times since we moved in but our quality of life is way down.</p> <p>I am voicing my opposition to the Ford (redevelopment) plan. I completely fail to understand putting a large density development right in the middle of a residential area that I already suffers from enough automobile congestion and I sleeply does not fit the neighborhood/residential feel of the area. Further, it is clear the majority of residents are not in favor of this plan (drive around and see how many "STOP THIS PLAN" signs vs. "SAY YES" signs), and the city council and mayor have ignored those objections, and even gone out of their way to not involve the will of the residents that vote them into their positions. I am concerned that such a change to the area would lower my property value (which I'm not sure why you'd want to lower the value of the highest tax base in your city.) Shame on the city for forcing this plan down the throat of the area and the city of St. Paul.</p> <p>It does not seem prudent to go ahead with only one plan without formulating and considering any alternatives. I suggest (and request) that the council postpone action on this matter until such time that other options are explored, presented and considered. Thank you, Elizabeth J Keyes</p>
401	Tom	Currie	198 Montrose place	St. Paul	Minnesota	55104	currie@usfamily.net	<p>I object to the density planned for the Ford site. The local traffic around the site will be bad but the traffic on Cretn will be a bigger problem. At the intersection of Marshall and Cretn during rush hour the it takes many light changes to get through the intersection. It is very hard to get onto Marshall from Elster or Montrose. The city has let Dr Thomas grow from about 2500 students to 40,000 since we moved in 1971. And they let them take a whole block off the tax rate, capture Summit Ave for their campus and now St. Thomas will not have to pay for the street fees for their 2.4 miles of street frontage. Our taxes are up by about 15 times since we moved in but our quality of life is way down.</p>
402	Thomas	Witkowski	2035 Berkeley Avenue	St. Paul	MN	55105	brwsk15150@yahoo.com	<p>I am voicing my opposition to the Ford (redevelopment) plan. I completely fail to understand putting a large density development right in the middle of a residential area that I already suffers from enough automobile congestion and I sleeply does not fit the neighborhood/residential feel of the area. Further, it is clear the majority of residents are not in favor of this plan (drive around and see how many "STOP THIS PLAN" signs vs. "SAY YES" signs), and the city council and mayor have ignored those objections, and even gone out of their way to not involve the will of the residents that vote them into their positions. I am concerned that such a change to the area would lower my property value (which I'm not sure why you'd want to lower the value of the highest tax base in your city.) Shame on the city for forcing this plan down the throat of the area and the city of St. Paul.</p>
403	Elizabeth	Keyes	1286 Palaca Ave	Saint Paul	MN	55105	keyes008@umn.edu	<p>It does not seem prudent to go ahead with only one plan without formulating and considering any alternatives. I suggest (and request) that the council postpone action on this matter until such time that other options are explored, presented and considered. Thank you, Elizabeth J Keyes</p>
404	Elizabeth	Keyes	1286 Palaca Ave	Saint Paul	MN	55105	keyes008@umn.edu	<p>I just submitted a comment, but would like to amend that comment to read:</p> <p>I oppose the existing plan, as it places too many residents and workers in too small a space. The current plan potentially places up to an additional 30,000 vehicle trips per day. This will cause traffic jams and gridlock while diminishing property values. Furthermore, the FORD PLANT site will be demolished or gone. I believe there are alternatives that have not yet been presented. I believe it is prudent to proceed with the current plan until such time that alternatives are explored, presented and fully considered. Thank you, Elizabeth J Keyes</p>
405	Molly	Stucker	2044 Bayard	St. Paul	Mn	55116	mollystucker@hotmail.com	<p>I do NOT WANT high density housing. Please zone for no high rises and single-family living. We need a park and keep the baseball fields, I have loved in Highland for almost 50 years and in the last three years traffic has gotten out of control. Please re-think the Ford plan!</p>
406	Scott	Potter	2248 Saint Clair Ave.	Saint PAUL	MN	55105	potter.scott@comcast.net	<p>I've reviewed the plan as currently proposed. The density of commercial and residential building it contains is excessive and out of character for our neighborhood. We need to "Re-think The Plan!" It needs to be scaled back so the finished project does not impose undue congestion upon us.</p>
407	Sarah	Grunhard	924 Cleveland Ave So. Apt 8	St Paul	MN	55116	arun0107@gmail.com	<p>I OPPOSE the current Ford site zoning and public realm Master Plan. It would be way too many people living in this small neighborhood and would make our already bad traffic even worse.</p>
408	Hilga	Knudson	708 Montcalm Pl	St Paul	MN	55116	epk.lilaknudson@comcast.net	<p>I support the current Ford plan.</p>
409	Shella	O'Hara	2189 Scheffer ISvenur	St Paul	MN	55116	shella.o.hara@gmail.com	<p>As someone who lives three doors from cretn just blocks from the former Ford plant, I am most concerned about increased amount of traffic. This will increase noise, pollution and safety issues. It would be good to cap the number of cars that residents bring and the number of people that will live there to be on foot, and that that was mass transit.</p>
410	Elaine	Black	1988 Jefferson Ave	Saint Paul	Mn	55105	laineblack@gmail.com	<p>I support the Ford plan. I support the mixed use development of the Ford site. I especially support more affordable housing for the area.</p>
411	GERALD	GRUBER	1140 JULIET AVENUE	ST PAUL	MN	55105	marygruber03@yahoo.com	<p>Please record my opinion in your formal public record:</p> <p>I oppose your "city planners" vision and plan for the Ford site. I urge a NO vote on this proposal. It is a short-sited view that will open a Pandora's Box of additional expenditures for infrastructure, more schools, transportation and more. I oppose tax increment financing for this proposed plan.</p>
412	Tim	Harwig	1854 Portland	St. Paul	Mn	55104	timharwig@comcast.net	<p>PLEASE VOTE AGAINST THIS PROPOSAL!</p> <p>As the owner of a small family dwelling, frequent transit user and an active voting member of the public, I hope that the city will move forward with higher density housing and keep this plan in place. I'd really like to see additional transit. Alternatives added to this mix. Especially light rail.</p>
413	Mary	Gruber	1140 Juliet Ave	St.Paul	Minnesota	55105	marygruber03@yahoo.com	<p>STOP THE FORD PLAN!</p> <p>I support the position of the neighbors for a livable Saint Paul.</p>
414	Mary	Truso	432 Macalester St	St Paul	MN	55105	mousej01@gmail.com	<p>PLEASE VOTE AGAINST THIS PLAN!</p> <p>I strongly oppose the current Ford Site Zoning and Public Realm Master Plan. This particular area is already congested with traffic (Mississippi River Road, Ford Parkway, Cretn, Cleveland) and the streets are not set up to handle any further congestion. We already have enough density within our St Paul neighborhoods with houses built 4 feet from property lines, plus with the increasing zoning being proposed just 1.5 miles from the river on Snelling Ave. Please strongly reconsider the ramifications of these proposed increased densities within our neighborhoods. I'm afraid what we will have to look forward to is more crime, stress, an increase in community health problems, and a general deterioration of the neighborhoods. As a property owner for 30 years in the area, it's sad to see what could be our future.</p>
415	John	Mills	2140 Dayton Ave.	St. Paul	MN	55104	millsbuckley1@gmail.com	<p>I am a 35 year homeowner in the neighborhood and have watched, with increasing alarm, population density and traffic density increase. St. Thomas University continues to try to grow their student population, new zoning along Marshall Avenue and Snelling Avenue, geared to increase both population density and traffic density, and the new meg community on the old Ford site, with its promise of thousands of new residents and their vehicles all. From my point of view, overloads this single family residential neighborhood beyond any reasonable limits. I need to hear much more from the city and the developers as to how they plan to integrate all this development and maintain the existing, owner occupied, single family dwelling neighborhood that currently exists and serves these taxpayers well.</p>
416	Meg	Grove	2198 Goodrich Avenue	Saint Paul	Minnesota	55105	meg.grove@hotmail.com	<p>I support development at the site that will give the city some extra tax base. I worry, though, that the plans for development are sort of vague. I've lived in this neighborhood for 30 years and have watched with great disappointment as the city seems to give what I would term narrow special interest groups (UST, builders of apartments on Grand and Finn, for example) special use permits. Is that what we can expect to see at the Ford site?</p>
417	Donald	Kist	1959 Palace Ave.	St. Paul	Mn	55105	dkison@aol.com	<p>Present plan puts too much impact on the environment and community. This area is already very busy with traffic and businesses. A much more scaled down project would be more feasible. Maybe half the scale of the proposed development with more open space and connections to the river. I think there is an over-due need for tax dollars over the quality of living for those who already reside here.</p>
418	Carol	Kist	1959 Palace Avenue	Saint Paul	MN	55105-1731		<p>I do not think this is viable to squeeze 7,000 people into this area. Maybe 2,000 people. The neighborhood can not handle more traffic. And the ferry sale that so many people will be biking and/or using the light rail that may be forced upon us, instead of driving cars, is not realistic. People need cars to take their children to activities and doctor appointments, etc. When I buy groceries, I get several bags, which I can not carry on a bike. I DRIVE my wheels and branches to the airport also. Or on I supposed to carry them on my bike? We do not want more light pollution, more air pollution, more noise pollution! The nearest dog park is three miles away. Oh, wait, I know - I can bring my dogs on the bus. NOT! Speaking of dogs, how about a dog park on this site? And speaking of nature, I thought there was going to be a connection to the Hudson Falls park, not making people cross Mississippi River Road to get to the river. On the subject of the natural environment, are there going to be various types of Environmental Impact Studies done regarding all the scenarios? To end my arguments, I agree with some of the theories of traffic calming, but the envisioned plan as it stands now WILL NOT calm traffic. P.S. I hope there will be traffic circles, instead of regular dangerous intersections. Thank you, - Carol Kist</p>
419	Elizabeth	Kappenman	1771 bohland	Saint paul	Mn	55116		<p>I oppose the proposed development. I am very concerned about the traffic levels resulting from the proposed development. Every day I commute using Highway 55 to 46 street to Ford Parkway. The level of congestion adds 20 minutes to my commute on a regular basis. I do not understand how the roads could support the proposed density.</p>
420	Amanda	O'Dowd	2186 Pinehurst Ave	St. Paul	Mn	55116	adoveodowd@gmail.com	<p>The Ford plant site is my back yard and I am for the plan to redevelop it as a living and community space. I do not want to see Amazon or any other industry/large business move in. My family has lived here for almost 40 years and my mother suffered greatly from the chemicals the Ford Plant used, we cannot chance having that happen in our neighborhood again, Highland is a place for community and family and local jobs. The last thing we need is another chain fast food restaurant or large company to move in!</p>
421	Margaret	Celebrezze	1881 Juliet Avenue	St. Paul	MN	55105	mcelebrezze@gmail.com	<p>I recognize the once in a lifetime opportunity the redevelopment of the Ford plant offers the city. I am mindful that it is an opportunity for the city not just Highland or Macrowland or nearby individual homeowners. While I have some concerns/would like to see more green space as part of the development, I DO support the plan and recognize that compromise is needed. I have heard concerns voiced about density (people & traffic) and a change in the "character" of the neighborhood. I understand that more people will be living/traveling in the Highland area. I welcome the newcomers seeing strategic value in "density" and am hopeful there will be a concurrent increase/expansion of public transportation. I can't quite track the "change in character" thinking... I have interpreted this as, as being less "used" (due to anticipated changes - I am not sure). But acknowledge things will change. Fundamentally, I respect the overall planning process and believe the task force did their best - nothing is ever perfect. St. Paul owes it to its residents to be forward thinking and embrace this opportunity. I encourage the city council to approve the plan.</p>
422	John	scanlon	196 mississippi river blvd so	st paul	mn	55105	jack.scanlon196@gmail.com	<p>I oppose this plan Delay the vote</p>
423	constance	scanlon	196 mississippi river blvd so	st paul	mn	55105	CONNIE.SCANLON196@gmail.com	<p>I AM IN OPPOSITION OF THE FORD PLAN GO BACK TO THE DRAWING BOARD</p> <p>HOW ABOUT SOMETHING BEAUTIFUL IN THIS SPACE TO DRAW PEOPLE TO OUR CITY LIKE CENTENNIAL LAKES IN EDINA</p> <p>WE DESERVE BETTER THAN THIS POORLY THOUGHT OUT DESIGN. WE HAVE INVESTED IN ST PAUL WITH HIGH TAXES, PRESERVING OLD HOMES, TENDING TO THE NEIGHBORHOOD, YOU ARE TRYING TO PULL THE RUG FROM UNDER US AND OUR PROPERTY VALUES ARE GOING TO PLUMMET, OUR NEIGHBORHOOD WILL BE DESTROYED BY THE ONSLAUGHT OF TRAFFIC. SHAME SHAME SHAME ON YOU</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
424	David	Swanson	1510 Edgumbe Road	St Paul	MN	55116	dcorbyswan@gmail.com	<p>I want to present my views on the plan for the Ford development. I have been a 27 year resident and homeowner in Saint Paul.</p> <p>1) As I drove north on Snelling Avenue for my morning commute to work, I counted 15 minutes to get from Highland Parkway to University Avenue. I believe that roads are currently at capacity and the large population of potential commuters planned for the site will lead to urban gridlock similar to the Bay Area near San Francisco. The transportation (road) infrastructure will not support a large population on that site.</p> <p>2) High density housing requires a high level of city services, schools, street maintenance and the tax benefits to the city are probably more favorable with housing density similar to the existing neighborhood.</p> <p>3) Tax incentives for a developer are nothing short of giving away the hard earned tax dollars of homeowners who do pay taxes to live in the city and have a choice to stay or not. Tax incentives should be prohibited for this project.</p> <p>4) High rise structures will destroy the character of this part of the city and yield the concrete jungle we saw develop at the intersection of Davern and south of West 7th street, totally lacking in neighborhood feel. It's that neighborhood feel that makes St Paul an attractive place to live and keeping people in the city who have a choice.</p> <p>5) An ideal solution should include: a) Expansion of road infrastructure on Cleveland South and Ford bridge commuter routes to major highways to protect neighborhood streets. b) Limit on street parking in the new development to discourage auto mode dependence. c) Build structures that are no taller than the structures in the neighborhood (The 740 building was a mistake that should not be repeated) d) Single family homes with yards are desirable and necessary to keep families in the city rather than forced to the suburbs.</p>
425	Annette	Swanson	1510 Edgumbe Road	St Paul	MN	55116	awanson.annette@gmail.com	<p>To city planners,</p> <p>I am a St. Paul resident and have been one for 27 years. I am against the high density plan for the Ford Plant. The current design will not support the existing infrastructure. I also oppose the TIF financing that the developer will receive.</p>
426	Gary	Findell	1742 Hartford Avenue	Saint Paul	MN	55116	gfindell@sm-rthomes.com	<p>I am in support of the Ford plan as it currently exists. While I have some concerns about density and how the vision will (or will not) be implemented by the private developer who will ultimately own the property, I think the plan presents ideas that are realistic and will lead to positive outcomes for Saint Paul and Ramsey County. I live in Highland Park and have concerns about traffic in the area, but feel those concerns can be adequately dealt with by the developer and various City agencies who will be involved in the implementation of any plan. Developing the Ford plant site will be a 15-20 year effort and we will likely see significant changes in the real estate market over that period. The current plan provides flexibility for the developer and the City to react to changes in the market while ensuring the development of a community with vitality and opportunities for city residents to learn to come.</p>
427	Ed	Parganone	2025 Norfolk Ave	St Paul	Mn	55116	edparganone@yahoo.com	<p>I strongly oppose the current Ford Site Zoning and Public Realm Master Plan.</p>
428	Mary	Burke	1615 edgumbe rd	st paul	MN	55116	maryburke@comcast.net	<p>Given the amount of discord with the present Ford Site Zoning and Public Realm Master Plan -- the degree of distrust in our political system -- the fear of a possible 2.5% increase in taxes in Highland -- the lack of transparency plus the increasing unpredictability of projected outcomes, I prefer to DELAY the vote until further research is done and a new Mayor is sworn into office. Let's pause these Ford Site projects with homework and a sense of pride. The Highway Study has already been done and approved. Let's focus on transit and open space and business operations and neighborhoods (at tax payers expense). Let's put this Ford puppy on hold!</p>
429	John	Bellamy	1641 Highland Parkway	Saint Paul	MN	55116	jbndellamy@aol.com	<p>I am a resident of Highland Park. I oppose the Ford Plan as written. The massive redevelopment will create too much congestion (estimated 30,000 extra car trips per day) to already congested streets. Even now Fairview, Cleveland, Croftin, Snelling, and Ford Parkway have bumper to bumper traffic during parts of each day. I don't want to see massive buildings and such a minuscule amount of green space being created at this site.</p> <p>I realize that some new housing and retail is inevitable, but we think up to 10,000 additional people, 30,000 car trips, and massive buildings are unnecessary and will significantly degrade the character, feel, and livability of the neighborhood. At a minimum, I think this redevelopment should be cut by half in size and scope. The rest could be devoted to green space. This seems like a reasonable compromise.</p>
430	Robin	Bellamy	1641 Highland Parkway	Saint Paul	MN	55116	jbndellamy@aol.com	<p>I am a resident of Highland Park. I oppose the Ford Plan as written. The massive redevelopment will create too much congestion (estimated 30,000 extra car trips per day) to already congested streets. Even now Fairview, Cleveland, Croftin, Snelling, and Ford Parkway have bumper to bumper traffic during parts of each day. I don't want to see massive buildings and such a minuscule amount of green space being created at this site.</p> <p>I realize that some new housing and retail is inevitable, but we think up to 10,000 additional people, 30,000 car trips, and massive buildings are unnecessary and will significantly degrade the character, feel, and livability of the neighborhood. At a minimum, we think this redevelopment should be cut by half in size and scope. The rest could be devoted to green space. This seems like a reasonable compromise.</p>
431	Sayed	Shah	1150 Norbart lane	St. Paul	MN	55116		<p>Please delay this vote until a new mayor is elected and be open to cutting back, significantly, the scope of the redevelopment.</p> <p>I would like to voice my concerns about the Ford plan as currently planned. Similar to others to commonly, I have concerns about the density planned on-site and the lack of street/traffic planning. I agree that we need development to include business and residential projects, but that there should be more parks and green space included, especially along the river. We do not need an downtown like urban core in our neighborhood.</p>
432	Brian	Holmes	493 Mount Curve Blvd	Saint Paul	MN	55116	holmes@tcc.net	<p>I oppose the current plan for the Ford Site Zoning and Public Realm Master Plan and I think the City Council should delay the vote until the new Mayor is sworn into office in January.</p> <p>In my opinion, the planned population density is too high and will negatively impact surrounding neighborhoods. In particular, the proposed changes to the traffic along Mount Curve Blvd could dramatically reduce the property values for many of the current residents along this and surrounding streets.</p>
433	Mathaniel	Hood	1879 Montreal	St. Paul	Mn	55116	nmbhod@gmail.com	<p>Thank you</p>
434	Kathleen	Riley	1308 Osceola Ave	Saint Paul	MN	55105	kriley50@me.com	<p>I support the site plan, and look forward to development starting.</p> <p>I read through the plan and am impressed by the thoughtfulness and thoroughness of this plan. I am very pleased that there will be some medium density development along the existing Ford Hwy transportation corridor.</p> <p>I hope that the city council will approve the plan as it now stands.</p>
435	JULIA	DITTBERNER	1630 BEECHWOOD AVE	ST PAUL	MN	55116	jdittbner22@gmail.com	<p>Our family opposes the Ford site current plan. We completely welcome low income housing into our neighborhoods but within reasonable limits that will not clog up our traffic and overwhelm the longstanding Highland Park "village" feel. With the current plan proposed we will lose small town feel, the community streets and the character of our neighborhood. We need to find common ground in offering affordable housing that allows those individuals like our own lifestyle and neighborhood feel that we currently enjoy. Bringing such large numbers into our community will make this area less approachable and disrupt the family friendly Highland Park has so long offered its residents.</p> <p>I wish to go on record as being against the current proposal for the Ford Motor site and hope that the vote can be held over until the November Mayoral election is held. I am not in favor to the current higher density plan and also am disappointed that the current plan being made the Highland Park Little League, started in 1929.</p> <p>I believe the Ford site plan increases sustainability and equity in our city. The opposition from wealthy single family home owners near the site is truly unfortunate. I hope that the city of St Paul can have beyond the desire of existing people to keep the natural resource of the riverfront to themselves. Our city needs to increase density and a diversity of housing options, and to do so in close proximity to a wonderful natural amenity that we all have equal right to enjoy would make our city more vital and competitive for the future.</p> <p>Density and traffic seem to be the major points of dissatisfaction with the Ford Plan. I can't deny just this village mood, don't think we should to add to the congestion. We need to rethink this plan. We need to postpone this vote!</p> <p>After much study of past and present actions of the Planning Committee it is my opinion that the development of the Ford Site and the plans for transportation "improvement" through 46th Street in Minneapolis are the result of influences that reveal involved planning members (both elected officials and non elected ones) with immediate or other "kickback" and "perks" that are self-serving. There has been poor utilization, if any, of feedback from local residents. The "representation" of local interests in the planning has been token and unimportant. The implementation of the plan for the Ford site development and the plan for "improving" transportation over the 46th Street (Minneapolis) corridor are destructive of the lives of members of the community that surround these projects. The projects are unnecessary as they are being formatted. They are self-serving for the planners who appear to be local cowboys. Such planning calls the label of "Corruption" type itself and is one of the main reasons so many citizens have taken to viewing local and national politics as myopic and unconcerned with those they are supposed to be representing. The changes that will be wrought by the current plans might be positive for planning commission members or their colleagues, but they will destroy the lives and the communities that live in the surrounding areas; these communities have supported their local politicians and their local politicians for years, but now they feel betrayed by them. The plans that will be developed for the Ford development will be a "Locally Generated Wealth" (as the River Corridor Plan will completely and chronically feed them) -- they will plan that the commission's heart, not the local population. The evolution of the plans for the Ford site and for the 46th St. bridge transportation project are models for any self interested group on how to ignore local input while pretending they are listening to it and working with it. Some of us still believe that government should represent and work with local populations. These projects are enough to turn away anyone who has watched their development. If anyone still tentatively holds the belief that local politics is less self-serving than national politics, the history of these "representations" should be enough to have them rethink their faith in the goodness of local politicians and those who obtain it in politics. The Ford Plan and the 46th Street plan speak to the destruction and callousness planners feel when the results of their planning destroys local lives. THE CHARGES PLANNED ARE NOT "PROGRESS" -- THEY ARE SIMPLY CHANGE, AND ALL CHANGE IS NOT NECESSARILY FOR THE BETTER. THIS CHANGE IS DESTRUCTIVE.</p>
440	Dane	Smith	569 Montrose Lane	St. Paul	MN	55116	smithfamily569@hotmail.com	<p>My wife Mary and I have lived in St. Paul for 37 years and for 30 years of my current address in Highland Park. Just six blocks from the Ford site. THE BOTH STRONGLY SUPPORT this city's terrific plan for redevelopment and urge the City Council and all involved parties to move forward with this exciting reversion of our great neighborhood.</p> <p>We love the density, the height of the buildings at 10 stories (don't cut back to 6), the variety of mid- to high-density housing, and we like the water feature that restores Hidden Falls. This project is good for our entire city, good for our tax base, good for those of us who welcome a more diverse population and dense cityscape, good for our environment and more sustainable transit patterns. If there is any way I can help city officials make their case, please note my e-mail address, and my phone number, 651-675-6260. I applaud Council Member Tolbert for courageously sticking by the city staff on this plan. I've seen many good progressive efforts blocked by NIMBYism and I earnestly hope the "No" vote does not intimidate our council and city officials. [P.S. I'm rather well known from my career in newspaper journalism and I'm active in civic affairs and public policy advocacy statewide.]</p>
441	Elizabeth	Larson	2061 Shepard Rd Apt 106	Saint Paul	MN	55116	lx.larson42@gmail.com	<p>I support the development of the site into mixed housing and retail with a focus on green space and public transportation.</p>
442	Adina	Cioc	2247 Edgumbe Road	Saint Paul	MN	55116	cioc001@umn.edu	<p>I strongly oppose the Ford redevelopment plan. This plan, if it comes to fruition would suffocate our neighborhood. We have three children, and they would benefit from a peaceful, quiet environment as it has so far been. Our older son, who is 6, is hoping to hike through a wonderful park in this area. Our young twins, almost 4, are talking about the adventures that will begin in the Forest. Help us breathe clean air and smile at the sight of a tree.</p> <p>I am against using this space for many housing and retail. I live along 46th Street in Minneapolis near the Ford bridge, and the traffic on 46th street/Ford parkway is already terrible. Using this space for housing and retail will obviously make the Ford street noise worse. Please do not approve this proposal. This space should be used mainly as green space and trails. The residents in the neighborhood would enjoy green space much more than the beautiful Highland Park. Thank You</p> <p>I urge the city council to delay any action on the Ford Site until the community has had time to understand the impact of such changes. There is much at stake here for the residents of this area and the city as a whole. We all want to seize the opportunity to do something great with this site. The Ford development plan is a local disaster. The Ford development plan is a local disaster. The Ford development plan is a local disaster.</p>
443	Brian	Lynch	4613 43rd Avenue S	Minneapolis	MN	55406		<p>I am against zoning this piece of property for high density residential purposes. The existing streets leading to the property are unsuited to handle the increased traffic load. It is an insufficient plan to assume that mass transit will take pressure off existing streets.</p>
444	James	Wagner	1444 Mississippi River Blvd S	St Paul	MN	55102	wagnerj3@comcast.net	<p>I am opposed to the current Ford Site Zoning and Public Realm Master Plan. As a St. Paul resident for 37 years and a Highland Park homeowner I believe that the plan will drastically change the character of the Highland neighborhood and surrounding area. Beyond the well-known concerns of population density and traffic congestion, I believe that "dropping" a high-density development in an area like is unprecedented and is a deficit, understated and, at worst, blatantly disregarded during the planning process. I believe the 5% green space "requirement" and estimated population capacity that has been touted by Councilman Tolbert and others is a deception, considering a developers ability to increase land use by merely paying a fine in accordance with the Parkland Dedication Ordinance. Furthermore, I believe the decision to delay a more thorough traffic analysis until seeking a developers Master Plan is negligent in that it will then be too late for the city to assert any significant influence on that developer's choice of density. At best, it will commit tax payers and residents of the city to unforeseen obligations necessary to increase traffic management infrastructure beyond that currently being evaluated in the RiverView Corridor Transit Study.</p> <p>Councilman Tolbert's proposed amendment is an inept and deceptive measure in that it still leaves significant margin for expansion in the hands of a future developer. As a previous supporter of Tolbert, I am greatly disappointed in his response, or lack thereof, to the density and traffic concerns voiced over the past months. I believe it is doubly so in that he is projecting these findings on those in his district, and no longer adequately represents the views of the residents of that district. If Tolbert fails to answer to these concerns in a forthright manner, I will be forced to change my current reconsideration of support for him to outright opposition as a council member.</p>
445	Joel	Krech	499 Cretin Ave S	Saint Paul	MN	55116	joelkrech@gmail.com	<p>I am in favor of a plan that accomplishes the goals of creating affordable and mixed-use housing options but ACTUALLY limits the maximum population increase to 5,000 people AND provides an adequate assessment of traffic management that minimizes impact to the surrounding neighborhood before turning control over to a developer. This can be accomplished through more limited zoning restrictions implemented now. Any hope that a future developer will limit their capacity and be concerned about traffic impact on the surrounding area is negligent and misguided.</p>
447	Lauren	Nielsen	723 Woodlawn Ave #209	Saint Paul	MN	55116	lcwriter@yahoo.com	<p>As a resident of Highland Park, I highly urge you to vote YES for the Ford Site Plan. The Ford Site is a wonderful opportunity to build affordable housing, transit, mixed use buildings, and so much more. Saint Paul needs more housing and transit and it needs it now. The development of this site will allow for environmental, fiscal and community sustainability. Saying yes to the Ford Site Plan is saying yes to improving the future of Saint Paul and opportunities to come.</p>
448	Nyan	Pyge	398 Mississippi River Blvd S	St. Paul	MN	55105	nvanpyae@hotmail.com	<p>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.</p>
449	Christine	Hilcos	356 Fulton Street	Saint Paul	MN	55102	chj2@gmail.arizona.edu	<p>Please vote in favor of the Ford site redevelopment plan. If we want to stay relevant as a city, we need diverse communities and a broad tax base. Young professionals value the ability to live in the city and use public transit. A well designed urban neighborhood would reduce traffic, improve traffic, and contribute to it.</p>
450	Troy	Davison	3349 - 47th Ave. S.	Minneapolis	MN	55406	tdavison99@gmail.com	<p>Please develop this site with as many units as possible. Smart dense development is one of the best ways to slow climate change.</p>
451	Char	Mason	695 Mount Curve Blvd.	Saint Paul	MN	55116	char@charmason.com	<p>Dear Saint Paul City Council members--</p> <p>I am writing to let you know I oppose the current Ford Site Zoning and Public Realm Master Plan. The council should heed the wise advice from the Pioneer Press Editorial board and delay any vote to allow more time for a revised plan that will gain much more agreement from the neighborhood and business who will force the success of this plan.</p> <p>By all measures (even all city measures), the vast majority of residents oppose the current proposal for the Ford site as it would have a profound, negative impact on the surrounding neighborhoods - up to 10,000 residents and workers on less than .2 square miles, loss of recreation fields and an estimated 30,000 vehicle trips per day creating traffic gridlock. Please listen to these concerns. They are valid. They are real. They should not be dismissed.</p> <p>Please show true leadership and postpone this very important vote until a revised vision of compromise can be reached.</p> <p>Thank you.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
452	Yohann	Charlet	2072 James Ave	Saint Paul	MN	55105	yohann.charlet@gmail.com	<p>Hello,</p> <p>I have 2 min concerns about this plan. I believe it fails to address:</p> <ol style="list-style-type: none"> 1. traffic congestion. All I am seeing is new roads, new bike/pedestrian paths, and a potential for public transportation. What type and what capacity of public transport will be available on day 1 when people start living there, and how will it connect to existing systems? 2. environment issues. This needs to be a self-sustainable energy site, carbon neutral, and provides opportunities for the people living there to grow their own food if they desire to do so. All I am seeing is guidelines for solar and green roofs, not what capacity is expected nor how it will be delivered. 21% of "green" space isn't enough, if all it means is new grass and trees along streets and pathways. <p>I understand the need to move forward with a plan at some point, but although the plan shows a lot of work has been done to draft such a proposal, it fails to address the most important issues with urban living.</p> <p>Thank you, Yohann Charlet</p>
453	Jennifer	Tong	1992 Berkeley Avenue	St. Paul	MN	55105	tong0@hotmail.com	<p>I support the Ford site plan because I believe it sets St. Paul on the right course for sustainability and vibrancy by increasing housing options for our growing population; emphasizing mass transit, biking and pedestrian options; providing new amenities including retail and green spaces; and increasing the tax base. The housing it proposes (and growth) for my kids to want to move back here after college, and for my husband and me to stay here while we downsize and reduce our dependence on our cars, is so important to me that this area along our most scenic streets of the beautiful and historic Hennepin Valley does not fall victim to the likes of the eyesores at 7th River Dr. I remember 7th being built. Six days for the river valley and its views from miles around. I've studied the city plans. The houses nearest the river are planned way too close to the road-a historic mistake made by St. Paul all along the East River Road. (Minneapolis did it right with the West River Rd by detaching the houses back from the river.) And the open-space water is far too narrow for the public to actually enjoy. Developers are about making money, they are not concerned about the future of our beautiful city. I appreciate Councilman Tobrett's proposed 75 feet rather than 110, but allowing the 110 at all is a mistake for a small village of green spaces. Does the road the traffic will become a major issue since there are few cul-de-sacs from this peninsula location and it will result in an additional terrible idea of at least one more bridge crossing the river to further encapsulate this area. Let's stop rushing this project and boxing ourselves into a decision we don't currently need to make.</p>
454	Greg	Nayman	1635 Hillcrest Ave	St Paul	MN	55116	gmnayman@kcd-group.com	<p>Although a Minneapolis resident, I live close enough to the former Ford Plant for over forty years that I know how negative an impact to traffic and the integrity of Highland Park the existing multihousing plan would be. I feel a multilevel transitional care community from independent living up to dependent memory care along with shops and stores such as the successful models found in Garing would fit the ideal location on the former Ford Plant land.</p> <p>I support a yes vote on the proposed zoning for the Ford site. St Paul must be a leader in creating 21st Century cities to continue to attract new residents and employers. That would be neighborhoods that encourage multiple modes of transportation; support mixed use business and residential buildings; green spaces; public art and multiple family housing. The Ford site represents a once in a life time opportunity for St Paul to show ourselves as able to plan for the next 100 years and not repeat city planning from the last century.</p>
455	Laura	Arellano	4131 46th Ave S	Minneapolis	MN	55406	latigger2@hotmail.com	<p>I write to express my strong support for the Ford Site zoning plan as developed by city staff. It is an accurate representation of years of process and public input, reflecting the desires of the community balanced with the needs of the city and current site requirements, with an eye to being an attractive place to live and work for years into the future. While some of the details it allows are greater than exist in much of the surrounding neighborhood, I understand how these will work to reduce dependence on single-occupant vehicles, increase multi-modal travel and increase neighborhood diversity. The higher densities will allow for a greater diversity of uses and housing, allowing for more uses that can be made on foot and by bicycle, while also providing a number of people necessary to support frequent and convenient transit services. As a result, I can see this being an area that would be attractive to me in the future, when I am ready to move out of my current home and into a higher amenity multi-family setting.</p>
456	Katherine	Tane	1778 Colvin Ave	St Paul	Mn	55116		<p>I would like to note, however, the key role athletic fields, theaters and other public space play in making Highland a desirable neighborhood. Consequently, I would also like to voice my support for providing a replacement for the Ford fields, as well as possibly an expanded or 2nd community center to provide a location for activities that serve all members of the community, including softball, baseball, soccer and open volleyball teams, in addition to community theater and music / movie venues.</p>
457	Steve	Hager	2176 Jefferson Avenue	Saint Paul	MN	55105	stevagd13@me.com	<p>I encourage a yes vote on the new zoning designation for the Ford site. St Paul needs vibrant neighborhoods and the addition of 165 acres to Highland goes along way to that end.</p>
458	Frank	Douma	534 Cretn Ave S	St. Paul	MN	55116	frank.douma@yahoo.com	<p>The Ford plan is a reasonable compromise and I support it. I have heard the argument about green space. Of course we would all like to have more green space, but the city is growing and more housing is needed and the St. Paul tax base needs to be increased. I am also mindful that there is horrible green space at Linden Falls, Minnabaha Falls, Port Snelling, Highland golf area, and Crosby Farm - all very close to this area. As long as these spaces are protected (and perhaps improved upon), it is my opinion that this plan for the Ford site is reasonable.</p> <p>There should not be a false choice presented to the community. We can have affordable housing AND reasonable density. We need both as well as green space, but the city has a community that works for all. Please do not throw 9 years of citizen input away, and encourage more civic participation about the democratic process and the Democratic Party. Please pay attention to the needs of the neighborhood. There is no reason and no justification for balancing the fiscal problems of St Paul on the basis of one neighborhood. Thank you for listening to the grass roots concerns. Susan MacChesron.</p> <p>To whom it may concern,</p> <p>I am a resident of Highland Park and have lived at my present address since 2003. I am writing to you to voice my opposition to the current plans for the redevelopment of the Ford Plant site. The high density living proposed would change the character of our neighborhood for the worse. The plan is not only irresponsible, but also dishonest in its impact on traffic/pollution. It certainly does not have my endorsement and judging from the signs in the neighborhood, the majority of residents are opposed.</p> <p>Sincerely, Marco Guerrero 1378 Mississippi River Blvd S</p>
459	Jeffrey	Tane	1778 Colvin Ave	St. Paul	Ave	55116		<p>I am opposed to the proposed plan and would like to delay the vote until after our new mayor is elected.</p>
460	Laura	Willemssen	1180 Lincoln Ave	St. Paul	MN	55105	lauraw@umn.edu	<p>The current proposal makes the Ford site way to densely populated and will ruin our neighborhood.</p>
461	susan	macpherson	937 Cromwell Ave	St Paul	MN	55114	rsmacpherson@a.com	<p>Please listen to the residents.</p>
462	Marco	Guerrero	1378 Mississippi River Blvd South	St Paul	MN	55116	marco1266@aol.com	<p>Hello,</p> <p>this message is in regards to the Ford Fields in the Highland park area. This place has meant a lot to me and all of my family growing up. Baseball is a sport all people can play as it does not require a large amount of gear like other sports do yet it still allows for the growth in leadership, commitment, work ethic, and communication skills in young people. It also allows them to connect with people about baseball for their whole lives. In this city so fast many kids will not have this chance to play baseball. I requested the city of Saint Paul do all in its power to save the current city or help accommodate for a new one.</p> <p>Thank you, Patrick Bruce</p>
463	Julie	Kaupä	1763 Juliet Ave.	St. Paul	Minnesota	55105	jys@jones@comcast.net	<p>My son Nick started his baseball playing days in Highland. Baseball has taught him respect and responsibility in so many ways. Respect for adults (coaches and umpires) and responsibility to keep his grounds up and playing hard for his teammates. Instead of being limited to knowing only kids from the school, he's made some of his best friendships with his baseball teammates that he never would have met otherwise. The game has taught him how to deal with adversity with maturity and humility. It has also given our family more opportunities to see each other more often. It is vital that the Ford Fields are retained or replaced so future families can have the opportunities baseball has given us - my son as a player and for me as a parent and as a family. Thank you.</p>
464	Patrick	Bruce	1961 Bayard Ave	St. Paul	MN	55116	patrickbruce@gmail.com	<p>I think that the Highland Little League has been an essential part of this community for generations and should continue to be generations to come.</p> <p>I understand that the land is the private property of the Ford Motor Company and the league's ultimate fate may rest in decisions made by Ford but for the city to preemptively zone the fields out of existence is an ill considered, intermediate choice. Perhaps more time should be spent considering vision options.</p>
465	Jeff	Barak	5231 41st Ave S	Minneapolis	Minnesota	55417	spboyfin@hotmail.com	<p>Thank you</p> <p>Dear Council Members,</p> <p>You're listening! but you're ignoring the expertise and requests from the communities that live around the Ford Motor plant as well as the city and counties of the metro area and region. We need to stop increasing the population density and start decreasing it. This is not the century of the 1800s or 1900s where we thought the sky is the limit for the economy and jobs, and also that the earth's ecology and resources are unlimited, that things can't run out.</p> <p>This is the 2000s and we know that fewer people are needed across industries because of automations in manufacturing, jetsets, farming, energy generation, etc. And we know that we have limited resources which are not self-sustaining. Ford knows this, this is why they decided to close the plant and sell the property.</p> <p>While we know this and while we know we need to plan for a sustainable economy, one that operates at a sustainable level, that plans for a drop in income, that plans for the fact that fewer people will be needed for the available jobs, that we will have fewer resources to maintain our communities, that the materials will cost us more for maintenance, etc. - You are not looking out for our long term health and safety of the people that live here and the region.</p> <p>The region's economy and environment/ecology cannot maintain the population density. The current plan will increase the resource required by the area. It will increase the electricity, gas, water, food, products, waste, traffic, people density and in the long term - the cost for maintaining the community and region.</p> <p>States and cities around the nation like Ohio, Detroit and Chicago have experience poverty, violence, depression because their council members and state leaders didn't have the capacity to understand and see how the industries were evolving, how our economies and resources are limited, that large corporation close over night, that tax revenue fall, that population density leads to confrontations and the things I listed.</p> <p>There are no new continents for the USA to find and exploit. For corporation to mine, to grow more coffee, manufacture more appliances, with more room for farms and clean water, etc. We have already hit our capacity. The capacity is maxed and the competition for resources is increasing.</p> <p>You don't have realistic views if you think in 15 - 25 years that people are going to be walking a long the River Road or Ford Pkwy with a paycheck in their purse, a latte in the hand - pushing a stroller carriage with 2.5 kids.</p> <p>We need to stop increasing the density of our cities, suburbs and country. We need to be planning for fewer jobs, fewer taxes dollars and fewer resources to care for our communities. We need to really think about being more sustainable and within this, we need to be able to adapt to sudden changes in our economy and environment - by planning ahead.</p> <p>We won't be able to adapt if we increase our population density. We will experience the same violence and economic that other states and cities have already experienced. I don't understand why I have to explain this to a 'leader' or 'leaders' who are suppose to be looking out for our community, region and the long term safety of the people that live here. I really don't.</p> <p>Kind regards, Mark Hanson</p>
466	Patrick	Martin	1881 West Jefferson Avenue	Saint Paul	MN	55105	padraig1timothy@hotmail.com	<p>Please don't disregard this because I no longer live in Highland Park. My kids have played baseball at Ford Fields. To keep St Paul livable, beautiful and welcoming, please keep them. If you vote for a plan for Ford Field that doesn't include keeping this valuable, historical resource you will be doing a huge disservice to the current and future generations of kids. Have you ever seen your kid make a great play, or strike the hand of kid who threw them out at home? Watching both of these, seeing my kid succeed at being part of a team AND being a good sport are lessons not taught at school. They are taught on the field. Please don't take that away. Sonya Jaworski</p>
467	Mark	Hanson	1945 Saunders Ave	St. Paul	Minnesota	55116	markalhanson@outlook.com	<p>The redevelopment plan needs to preserve or replace the Ford Ball Fields. The Ford Fields have been home to youth ball since 1954. Generations of Saint Paul kids have played on the fields; there were as many as 900 Highland Ball players in 2017. If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end. Please take this into consideration. Thank you.</p> <p>I support the Ford site. I think it's very well thought out and the density is very forward thinking. If we want Saint Paul to grow and welcome the future we need to provide more density and include (and make a real priority) affordable housing to make it a real, true live/work neighborhood.</p> <p>I support the development along with the increase in affordable housing.</p>
468	Sonya	Jaworski	1033 Brompton pl	Mendota Heights	MN	55118	sonya.jaworski@outlook.com	<p>Hello City Council,</p> <p>I'm writing to ask you to please reconsider the plans for the Ford Plant site. I have lived in St. Paul Highland Park my whole life and played baseball at the Ford Fields as a child. They are an important part of the community and have provided fields since 1954. Currently, my son is also playing there. Have you considered where these 800 kids will play ball? Does the St. Paul rec system have space for these kids? I ask you to please reconsider and dedicate field space at the Ford site so future generations of kids will continue the long standing tradition of playing ball.</p> <p>Thank you Dan Murphy</p>
469	Charles	Halderman	1367 Bayard Ave	Saint Paul	MN	55116	cmehalderman@gmail.com	
470	Jennifer	Kingsbury	1783 portland ave	Saint Paul	Mn	55104		
471	CHRIS	DUKES	1301 SHELBY AVE	SAINT PAUL	MN	55104	cidukes78@gmail.com	
472	Dan	Murphy	509 Saratoga Street South	Saint Paul	Minnesota	55116	dgmurphy77@yahoo.com	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
499	Chuck	Evans	250 Milton Street S	St. Paul	MN	55105	evenschuck@gmail.com	Please save or replace the Ford Ball Fields. Our family has enjoyed the Highland Ball League which offers a wonderful opportunity for hundreds of kids each year to learn, play and compete in baseball and softball. The league is well organized, includes families from a wide swath of St. Paul, offers excellent instruction and coaching, and has been a tradition in St. Paul since 1954. I hope thousands more St. Paul kids, over the coming decade, have the same opportunity that my kids have had to play baseball through the Highland Ball League at the Ford Ball Fields. Thank You
500	Margaret	Marshall	1750 Rome Ave	St. Paul	MN	55116		I am writing in favor of the proposed Ford Site development plan. The mixed-income housing and public green spaces are of considerable benefit to the community. *The redevelopment plan needs to preserve or replace the Ford Ball Fields. *The Ford Fields have been home to youth ball since 1954. *Generations of Saint Paul kids have played on the fields; there were as many as 500 Highland Ball players in 2017 *If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end
501	Susan	Cavanagh	19 Hilltop Lane	Saint Paul	MN	55116	smcavanah1@gmail.com	I have three boys ranging in age from 17 down to 10. They all play(ed) ball at the Ford Fields. The development and talent that is seen from this Highland Baseball League is tremendous! Many of these kids go on to play very competitive ball in high school and college. The lessons they learn go far beyond the rules of baseball. Along with playing the game, they learn how to lead and earn money by becoming umpires at age 14. I call the Ford Fields "Hubberty" because there is such a sense of small town community in a large city (like there is in the small towns and traditions from for the past century). It is an absolute treasure to our city! I've lived in Saint Paul in the Grandview (three houses from Cretin Ave) for more than 30 years. City planning can continue to be better community outcomes. I support the Ford Plan for many reasons and because it grows out of planning. I support the Plan because it includes long term benefits of thinking beyond the present to the changes coming at us. This plan addresses the need for realizable in our infrastructure and links beyond our current state of dependence on cars. It speaks to the environmental, physical, and density we will need for our city to thrive. The Ford development may allow me to stay in my community as I age and addresses our need to improve mass transit, walkability, mixed community living, and more. Those who oppose the plan do not want to live with a brown field for the (indefinite future) to stop the plan to do their "VES to the Plan"
502	Catherine	Day	2242 University Ave W, Studio 204	Saint Paul	MN	55114	crday@gmail.com	The Ford Baseball fields have been instrumental to the development of youth baseball players of St. Paul for decades. Families throughout the Highland area have been able to utilize the Ford field not only for baseball, but as a platform to build incredibly strong ties within the community. I would strongly urge that the redevelopment plans either replace or preserve these fields to ensure this tradition can continue for years to come.
503	Paul	Rafferty	2497 Haverton Road	Mendota Heights	MN	55120	prafferr7@gmail.com	I would like to share a comment about the Ford Fields and Highland Little League Baseball. My two sons had the chance to play on these fields, but more importantly they got to connect with the kids from different schools, with coaches who taught them important values, and as families we were able to connect to others in the Highland neighborhood for multiple times a week for 3 months over every summer for nearly 6 years. As someone who did not grow up in St. Paul, working has made a larger impact on our family in terms of connection to the community. Knowing that Highland Baseball has been a part of our neighborhood and its traditions for more than 60 years and has impacted thousands of families just like ours is something that needs to be supported in every way imaginable. I would feel like a part of the heart of our community has been ripped out if there is not a place for this tradition to continue in either the current Ford Development site or in another location in Highland. I urge you to do what you can to help this treasure in place.
504	Sarah	Johnson	1283 Hillcrest Avenue	Saint Paul	MN	55116	smillerjohnson@hotmail.com	The Ford Baseball fields have been instrumental to the development of youth baseball players of St. Paul for decades. Families throughout the Highland area have been able to utilize the Ford field not only for baseball, but as a platform to build incredibly strong ties within the community. I would strongly urge that the redevelopment plans either replace or preserve these fields to ensure this tradition can continue for years to come.
505	Jeanna	Hesse	2085 Scheffer Ave	St. Paul	MN	55116		I would like to share a comment about the Ford Fields and Highland Little League Baseball. My two sons had the chance to play on these fields, but more importantly they got to connect with the kids from different schools, with coaches who taught them important values, and as families we were able to connect to others in the Highland neighborhood for multiple times a week for 3 months over every summer for nearly 6 years. As someone who did not grow up in St. Paul, working has made a larger impact on our family in terms of connection to the community. Knowing that Highland Baseball has been a part of our neighborhood and its traditions for more than 60 years and has impacted thousands of families just like ours is something that needs to be supported in every way imaginable. I would feel like a part of the heart of our community has been ripped out if there is not a place for this tradition to continue in either the current Ford Development site or in another location in Highland. I urge you to do what you can to help this treasure in place.
506	Amy	Galger	5236 30th Ave S	Minneapolis	mn	55417	amygalger@yahoo.com	Please ensure that you consider and place utmost importance of the future of this community as you finalize the plans for the Ford Site - our children. It would be unbelievably irresponsible, callous and a confirmation that money is more important than the health, well-being of our children if the Ford Baseball fields are not replaced or preserved. Please do the right thing. I am writing to urge the St. Paul City Council to please consider Highland Ball and the current Ford Field (and expansion of the same) in your planning efforts. SAVE THE BASEBALL FIELDS!!! I am a parent of a young, avid softball player who is gaining so much self confidence, sense of teamwork and team building, leadership and other key life skills by being a part of this incredible youth program and tradition. We simply cannot lose this wonderful organization, a key part of the Highland Park, St. Paul community. The redevelopment plan needs to preserve or replace the Ford Ball Fields. Generations of Saint Paul kids have played on the fields; there were as many as 400 Highland Ball players in 2017 If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end. Please do your part to SAVE THE FIELDS. Sincerely, Amy Galger, 612-751-0226
507	Andrea	Backes	2019 Pinehurst Avenue	Saint Paul	MN	55116	bays0001@umn.edu	I appreciate and thank you for the opportunity to provide feedback. My hope that the first step can be taken to create a well-landscaped space that sticks the existing neighborhood. Think the North Loop in Minneapolis and 400 St. Louis Park's West End. The North Loop is classy and will stand the test of time - it will not become tacky and worn out. Please don't pollute the area with a Wal-Mart, Target, Meands, and the like. Second, with relation to the Ford Fields-the baseball fields at the east end of the property: Please preserve these fields. As a St Paul resident and a parent of two children who have enjoyed the wonderful community in this area, we need to have ball fields nearby. Kids and families have walked and ridden their bikes to the Ford field since 1954. There is a thriving community around this space, a community of parents, kids from many schools, volunteers, and neighborhood residents who all use the space and value it. It keeps the area safe too, with people coming and going all summer long. In the years to come, one can imagine the crowding that will inevitably happen in St Paul. You can make such a difference right now by ensuring that these green spaces and fields are preserved for the community for the next years. I hope you will take this opportunity to do so. Thank you for your time. Andrea
508	Amy	Murphy	1770 Bayard Avenue	St. Paul	MN	55116	murphy1770@yahoo.com	St. Paul is rooted in the traditions lived by generations of residents. I am a 4th generation St. Paulite. My grandfather owned the Top Hat Bar in downtown St. Paul, and I own Murphy Financial Strategies on Grand Avenue. My husband, Shawn and I are raising our 4 children in Highland. We live and work here, we advocate our children in Highland. I urge City Council to be mindful of the generations of traditions, including the great games of Softball and Baseball. The support of community, great athletics, and stronger commitment to St. Paul is tied directly to Highland Ball. And, Countessia Tolbert - I urge you to listen to the Highland Veterans. It would be a mistake to lose the Highland Ball Fields.
509	Monica	Paquette	4219 Wentworth Avenue	Minneapolis	MN	55409	paqfam4219@gmail.com	I hope hope this commission will consider the comment from a Minneapolis family. We had a son play in the Highland baseball field this past summer and were very impressed with the entire league. We also truly enjoyed the feel of an almost vintage small town baseball atmosphere. The Ford fields/Highland league are very unique and it was actually sad to walk away on the last night. While our son only played one season we believe that any loss of the Ford fields will be a very huge and significant loss for Saint Paul. Even if someone doesn't play baseball one should be able to appreciate what the Ford fields mean for so many kids who simply like to play a great American sport. Hang on to those fields and please don't let modern planning, which is not always the solution, wipe them out. Please spare the fields to honor the sport of baseball. If they cannot be spared, then at least replace them.
510	Timothy	Dykstal	1935 Sargent Ave.	St. Paul	MN	55105	tdykstal@gmail.com	Monica and John Paquette
511	Timothy	Dykstal	1935 Sargent Ave.	St. Paul	MN	55105	tdykstal@gmail.com	I support the Ford Site plan for reasons of equity. Single family homes can't generate the kind of tax revenue for the city that condos and apartments can. I do not want the rest of the city to have to support the Highland neighborhood remaining an economic enclave. I want the Highland neighborhood to be more diverse, economically and geographically. And I want the neighborhood to provide more housing and transportation options (other than cars and parking lots) for its future residents.
512	Erika	Sanders	2005 Lincoln Avenue	Saint Paul	MN	55105	esanders576@gmail.com	I support the Ford Site plan for reasons of equity. Single family homes can't generate the kind of tax revenue for the city that condos and apartments can. I do not want the rest of the city to have to support the Highland neighborhood remaining an economic enclave. I want the Highland neighborhood to be more diverse, economically and geographically. And I want the neighborhood to provide more housing and transportation options (other than cars and parking lots) for its future residents. We are excited about the Ford site, and therefore will be directly affected by any changes in traffic that occur as a result of development at the site.
513	Andrew	Lovgren	2045 Worcester Ave.	St. Paul	MN	55116	lovgrena@gmail.com	I support the current site plan and I support density in housing at the site. I support the plan because I believe it will expand housing choices in Saint Paul, foster economic and racial integration, and affirmatively further fair housing. As you know, as a resident of CORE funded St. Paul is required by HUD to affirmatively further fair housing. Creating diverse, inclusive housing for many different household types and sizes, for people with varying income levels, will help do that. I love Saint Paul, and I love the neighborhoods that surround the Ford site, including the natural beauty of the riverside. I believe that the current plan will maintain the beauty of our city while allowing MORE people to access the high quality of life we enjoy here. Our city should be loved, not just for its location, but for its beauty. I support the proposed Ford Site Plan and the benefits it will bring Highland Park, the surrounding area, and St. Paul as a whole. The mix of green space, retail, and several types of housing will bring in new people and strengthen the St. Paul community. I'm also looking forward to new potential in transit options to lessen my reliance on a car in our neighborhood. Please vote for a strong future for the area. With a stronger tax base, more diverse housing options, and new community support, the Ford Site can be a huge boon to Highland Park and St. Paul. Thanks.
514	Brian	McClellan	285 Macalester St	ST Paul	MN	55105		I support proposed plan for the Ford site with higher density and hopefully better access to mass transit.
515	Martia	Wood	2171 Bayard Ave	ST Paul	MN	55116	mibuyck@yahoo.com	I am writing to you in regards to the Ford site redevelopment plan. Please make sure a location for baseball fields is reserved in the new plan. This is a Highland Park staple, the fields have been part of the neighborhood since 1954. Roughly 500 youth used the facilities this past year. That is 400 youth that have had a positive experience in their neighborhood. We need to continue to offer the youth a place to spend time outdoors, exercising, learning not only baseball/softball skills; but independence, teamwork, community building skills. The fields also offer the youth a place for employment-grounds keeping, umpiring, concessions. It will be a sad day in St. Paul if these fields are removed from our neighborhood. This community is built on the strong traditions among neighbors. The fields not only provide recreation and positive experiences for the youth, but adults as well. In this current world of technology and the pull of career demands, the fields offer a place for people to connect together and socialize and enjoy the outdoors. The field provides a place to continue that sense of community for the current and future people of the city.
516	Jacquelyn	Kramer	3520 W. 32nd St., Apt. 122	Minneapolis	MN	55416	jacquelyn.kramer@gmail.com	I am very supportive of the city's plan for the Ford site. The increased density, walkability, bikeability, innovative stormwater features, and context-sensitive zoning are welcome and necessary. The plan is forward thinking and mindful of the future economic, demographic and environmental changes facing St. Paul. I look forward to moving to the Ford site!
517	Kathryn	Lamp	1544 Fairmount	Saint Paul	MN	55105	lampkathy@gmail.com	We support the proposed development of the Ford site. We are empty nesters who are looking for housing alternatives in St. Paul. We are not happy about the rezoning of Snelling Ave. The Ford site proposal offers community, greenspace and walkable access to stores as well as one floor housing cottages.
518	Frank	Jossi	1810 Hartford Avenue	Saint Paul	MN	55116	frankjossi@comcast.net	As a resident of Highland Park I want to applaud the city's planning staff and the countless volunteers who worked on the Ford Site plan. The plan's density, green space and water features will be a great asset to our neighborhood and make our entire more attractive and competitive. I personally believe some of the changes made have been beneficial but have done little to improve traffic. Therefore, I believe it is time for the council to take action and approve the plan. As to the concerns about traffic, I would submit that transportation patterns and modes are in for significant changes in just the next decade with the advent of driverless cars, the potential for a streetcar, the desire for greater walkability and bikability. As a nation we have solved much harder problems than this traffic issue. My sense is it becomes as big a problem as some suggest today will be in the offing based on the myriad of technological approaches we have been perfected today. And I look forward to perhaps living in the Ford Site when it is built out!
519	Anne	Maley	1924 Hillcrest Avenue	Saint Paul	MN	55116	abmaley@msn.com	I support proceeding with the Ford Site plan as written with an additional plan that there be an ongoing community input process so that "studies" of this issue can continue to work with the City and the Master Developer to create a world class extension to our beautiful neighborhood. I also favor Chris Tolbert's addendums proposal as a way to balance the need for higher buildings with the opportunity to create more green space. I support this for the following reasons: The City has undergone a far reaching, vision-focused initiative of community involvement to create this plan, engaging experts in world class development. I expect that to continue throughout the development process. The property is currently zoned as heavy industrial. By partnering with the Ford Company, the City has influenced how this property will be developed if we have a plan for Ford to give to developers in the RFP process. If we do not have a plan, Ford still intends to take the property to market in 2016. It's important that the plan go in place before it goes to market! A newly elected mayor would have no time to influence anything other to the property going to market. Waiting is not advisable.
520	Chris	Hummel	1882 Waleh Lane	Mendota Heights	MN	55118	christian.hummel01@gmail.com	hello - Focusing solely on the opportunity to increase tax dollars by overspecializing the number of high volume residential units without also considering the quality of life for the residents would be wrong. It would certainly be typical, but it would still be wrong. St. Paul, without a resource like Ford Fields (and a replacement for them once the development begins) would further diminish the quality & livability of the city. So, you can add a bunch of high volume/ lower income residences if that is your focus (and clarity it is). But you shouldn't further diminish the quality of life for the residents by also NOT creating a replacement on the site for the Ford Fields.
521	Chris	Wells	1420 Fairmount Ave	St. Paul	Minnesota	55109	wells@macalester.edu	FD like to thank everyone involved in putting together the city's plan for the Ford site for their service, and to express my strong support for the plan. I understand that many are opposed to the plan, and would prefer to see the site redeveloped either as a mixed income of the surrounding Highland Park neighborhood, with similarly sized houses, lots, and space for retail, or as an extension of the existing neighborhood, with lots of new green space for recreation and enjoyment. I also understand that pursuing either of these patterns of development would require substantial subsidies from the rest of the city to achieve, and would do nothing to improve the city's underlying problems with its tax base. I love Highland Park as it is, and certainly wouldn't be opposed to building more of the same-but NOT if it means adding the rest of the city to subsidize it. Given the city's goal-to improve its tax base, to create a new development that is oriented around transit rather than dependence on cars, to provide a mix of housing options at a range of prices for its growing population, and so on-I think the plan offers a great way of doing what it would be to do. Give of "too much traffic" and "too much density"-in a growing city of diverse people-situated atop the city from doing what's right. This is especially true when the studies predict that the former is unfounded, that the latter is necessary for achieving the city's goals, and that pursuing the preferred option would cost less of the city's tax payers a pretty penny.
522	Sally	Zimney	1397 Bayard Ave.	St. Paul	MN	55116	skzimney@gmail.com	Dear Council members, I don't think I need to go into how important baseball is to a 10-year-old, or how formative the experience can be - which is all important, and worth preserving. But more important - Is how much enjoyment and pride for your community can come from team sports, and having a place to play together on that team. My son has been started Highland Ball recently, and has felt more connected to the community than ever before. What happens to that when the fields disappear for these kids? The current plan has ignored this aspect of community development. I assumed that the new Ford plan would include developing new - and better - fields for this long-standing Highland tradition. I am disappointed that it doesn't. Turns out, the current plan is disparaging for some more green space - what a waste! It could be to create some new green space, including ball fields. If you cannot do that, please leave them be. Highland Ball has meant a great deal to my son - and I know to many other kids, and they deserve a place to play. Thank you, Sally Zimney

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
523	Daniel	Taylor	2127 Dayton Avenue	Saint Paul	MN	55104	dtaylor@stthomas.edu	I am concerned about the preservation of Ford Fields operated by the Highland Ball Association. This association has created opportunities for St. Paul's youth since 1934 and any redevelopment plan needs to preserve or replace the Ford Ball Fields. As more green space is a frequent criterion of the current plan, the City Council should approve the relocation of these fields within the Ford site. Hundreds of boys and girls (nearly 800 in 2017) annually rely on this organization to promote a healthy lifestyle, create a sense of community, and enjoy the need for friendly competition. This community will suffer a great loss if the fields are not preserved in the final plan. A good steward of the community would embrace this 80 year old institution and replace the Ford fields for the Highland Ball Association.
524	Emma	Jorstad	4120 44th Ave S	Minneapolis	MN	55406	emmajorstad@gmail.com	Greetings! I know I am not a resident of St. Paul, but I am very close neighbor to the Ford Site in the Longfellow neighborhood of Minneapolis. While I have many of the similar concerns voiced regarding the impact of the proposed Ford site, especially regarding traffic capacity and flow, I do think that the proposed plan is a great option for this site. Opening more options for affordable housing and the reuse of existing structures and existing infrastructure will make a positive impact to this neighborhood and the community. I think the plan has a done a great effort to address concerns, preserve the environmental benefits of the region, and offer the joys of living in the city to more residents.
525	Timothy	Ayers	1231 Osceola Ave	Saint Paul	MN	55105	timinella@outlook.com	I completely approve the plan for the Ford plant site. I think it will be a great addition to the Saint Paul landscape. I applaud the council for considering such a forward thinking concept.
526	Sara	Curlee	1708 Hartford Avenue	Saint Paul	MN	55116	sara.dg.curlee@gmail.com	I wanted to write in support of the Ford Site plan developed by the City of St. Paul planning in conjunction with many other partners. The plan will lead the Ford Site to be a model of sustainable, pedestrian friendly development. As a Highland Park resident, I am excited to see the new growth and opportunities it will bring to Highland Park as well as the greater area. Thank you, Sara
527	Dwight	Johnson	2132 Eleanor Avenue	Saint Paul	Minnesota	55116	dwight855@gmail.com	I support the proposed plan for the Ford Plant as recommended by the Planning Commission and including the amendment offered by Councilmember Tolbert. My wife and I are newly retired and moved into Highland Park from Rosemount late last year. We had been following the progress of the proposed Ford plan carefully and this was a very positive reason for us choosing to live in Highland Park. In fact, our only regret is that it was not ready for us so we bought a single family home about three blocks away. Please move ahead with this project of the city. Thank you.
528	Emily	Parks	148 George St W	Saint Paul	Minnesota	55107		I truly cannot understand the opposition to the Ford Site project, despite my best efforts. The concern about traffic isn't based in any reality or empirical evidence of what might actually happen after the project is completed. The blatant opposition to more density has no explanation behind it, other than the neighborhood will look different than it does today if more people live there. The only way I can explain the vehement anger against the proposal is that the opponents have a deep rooted fear of change. Everyone has to learn someday that change is inevitable; it's how you react and behave to change that is important. Most of the vocal opponents to this project will likely be dead or living in nursing homes by the time this project is completed. That is another change that they will have to accept. They should sit down and let the people who will be living here live input or what they want their city to look like. I think Saint Paul is taking advantage of a wonderful opportunity to create more housing and infrastructure on an amazing blank canvas at the Ford Site. To let this opportunity pass by because of some residents' irrational fear of change would be a huge mistake.
529	Jim	Jeffery	2019 Pinehurst	St. Paul	MN	55116	Jim.Jeffery@ci.stpaul.mn.us	Please retain green space, in particular the Little League fields, in any plan that goes forward. The fields are an invaluable resource to the neighborhood.
530	Rick	Varco	2265 Youngman Ave. #208	St. Paul	MINNESOTA	55116	rvarco@hotmail.com	Thanks. I support the Ford Plan as recommended by the Planning Commission and would like to see the Tolbert Amendment deleted so that more density is allowed. It is deeply unfair that this process gives so much voice to the marginal interests of current neighbors, while it gives no weight to the interests of the hundreds of families and business owners who will have the opportunity to live and work on the new site. Because traffic isn't an issue they can not organize and have no voice. It is clear, however, that if the city allows maximum density it will best serve the public interest. Increasing the supply of housing will reduce the cost for all, increasing the number of people with access to transit will reduce traffic and pollution. Here density simply means more people living in places where they want. If current residents are allowed to block the growth of the city, we will become an enclave wealthy and privileged and we will slowly strangle our city.
531	Bryan	Walworth	1495 Sargent Avenue	St. Paul	MN	55105	bryan.walworth@sacurian.com	Highland Park Little League has been an important part of our lives for 2011. We have two sons that play in the league for in-house, PLUS and Fall Ball. I even played one season of Adult Fall Ball last year. I have helped coach teams at HPLL, every season, since my oldest son started. My wife has volunteered, co-managing the concessions stand for the last few years. While not originally from St. Paul, HPLL is a key community we joined. It was integral to us assimilating into the greater community. My oldest started High School this year and he felt more comfortable starting a new school; knowing that many friends from HPLL would be there too. HPLL has cross-promoted other worthwhile youth organizations, which we have joined. My boys have learned so many valuable life lessons, from participating at HPLL. They understand teamwork, friendship, leadership, winning, losing, hard work, effort, self-esteem, etc. Our boys have accomplished so many things in their time in HPLL. My wife and I have also benefited greatly by our involvement in the program. Highland Park Little League is a slice of Americana and an important part of St. Paul's history and the development of St. Paul future adults. Sincerely, Bryan
532	Margaret	Endres	2147 Berkelsy Ave.	St. Paul	MN	55105	mendres@comcast.net	I have serious concerns about the dramatic increase in traffic on Crain and Cleveland Avenues that the current plan will cause and fails to address. Both are main traffic arteries that are not designed to accommodate the current traffic needs, let alone increased traffic that will accompany the development as it is proposed. This amount of increase in the flow of traffic waiting to go through the intersection of St. Clair and Crain streets for 4-5 blocks. This is without the additional cars that will use this route to get to 94. A workable solution must be created before the development proceeds in order to protect the safety of residents, including many children, who use/cross these roads daily.
533	Luke	Hanson	1880 Grand Avenue, Apt. #204	Saint Paul	MN	55105	hanslu01@luther.edu	To the City Councilmembers of Saint Paul: Thank you for your work to reach this important vote. I'm writing to express my ardent support for the current Ford Plan. I believe that, as the metro area continues to grow in population, it is crucial that Saint Paul take action to make itself a city that is more livable for all its residents—more affordable and easy to get around; that has enough tax money to provide individual utilities, safe high-quality schools, green space and other amenities, and other public services to its residents. The Ford Plan helps achieve those smaller objectives that will make Saint Paul "the most livable city in America" for all of its residents—not just the relatively wealthy homeowners in Mac-Groveland and Highland.
534	Paul	Dzubnar	1530 Edgumbe Road	Saint Paul	MN	55116	pauld@hightophospitality.com	The redevelopment plan needs to preserve or replace the Ford Ball fields. The Ford Fields have been home to youth ball since 1934. Generations of Saint Paul kids have played on the fields; there were as many as 800 Highland Ball players in 2017. If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end.
535	Jerry aka Jeremiah	Blume	1730 Juliet Ave.	St. Paul	Minnesota	55105	jerryblume@comcast.net	First I want to thank Chris Tolbert for as hard and sometimes thankless work on the city council regarding the Highland forward site you have said "this is the biggest thing to ever happen to Highland in decades and it's a big opportunity, there's also a big responsibility to do it right." And our warrior has stated his aspiration for the entire development to be "best zero". A redevelopment so energy efficient that all this energy is responsibly produced on site. It appears the voices of Ford developers, Saint Pauls money problems, younger and older people have created a lot of pressure, conflict and divisiveness. I wonder what is the hurry to decide especially when the site will not be ready for another year? Could it be possible for all to model what is missing in our society - civility and the art of compromise? I would like to be a proud Saint Pauline we are long term wisdom prevails. How about looking ahead for when we are all elderly and look back and be proud of futuristic thinking instead of sterile, square, cookie style development and have more of a Tangletown look with several acre parcels, each built by different developer. Do you have more interesting and innovative designs including affordable co-housing units, with net zero energy efficiency, unpolluted green spaces with Little League field? Instead of listening to the greed of Ford and investors and driven fear of thinking that Highland can't solve the money problems of Paul, it seems it would be wise to consider what density our infrastructure can handle. Since there is time maybe this time to slow down the process for us in the time when in doubt, don't Jeremiah of
536	Kevin	Berg	1752 Pinehurst Ave.	Saint Paul	MN	55116	kbergster@gmail.com	I agree with the sentiments expressed in the St. Paul Pioneer Press today. I have lived in Highland Park all my life. I love the city and I love my neighborhood. We can do better than the current plan, and we have the time to do it. Last week between 5 and 6 PM I watched three buses north of handspan on Cleveland as the light changed. The backup on Fairview for the light at Ford Parkway was even longer - almost back to Gayland! We have to be realistic about the impact of the proposed density on trafficways that are already over-burdened. The perception out here is that you are slamming this through without listening. That perception won't change based on your words, only your actions, please take a deep breath and do the right thing. Thank you.
537	Bill	Harper	1735 Minnehaha Ave. W.	Saint Paul	MN	55114	billharper8@gmail.com	Any plan that moves forward for the redevelopment of the Ford site must include recreational areas and green space. This includes the preservation or replacement of the Ford baseball fields that are critical to neighbors and other city residents -- including my family. The Ford ball fields are being used by my son and many boys and girls just like him. They are a part of the neighborhood fabric and must not be eliminated.
538	Gregg	Forsberg	1540 Lincoln Ave	Saint Paul	MN	55105	gregg.forsberg@bestbuy.com	The redevelopment of this site will provide a special windfall for development (a) but the needs of St. Paul residents must also be met. The Ford baseball fields are an important community amenity that must be preserved or replaced. As a community the choices to interact within the community is paramount in making it a strong and thriving community. The interaction amongst residents can make or break a community and positive interactions can inspire and create opportunities for differences to be voiced and for coming together moments. These interactions come in a variety of ways, be it for religious events, sporting events, raising awareness events, celebratory events, these are all part of the fabric of (the community and makes it stronger). The Ford fields have been a cornerstone of the community for generations and has fostered these interactions from kids to kids, parents to parents, kids to coaches, kids to grandparents and so on...and it is of paramount interest to continue this legacy for the next generation of Saint Paul residents. The voice is strong from the community that we believe it is important to retain a location for sporting activities and the interactions that come along with those events and want to guarantee a place for those to occur in the design and redevelopment of the precious land here in Saint Paul @ the Ford Plant. Please consider the art of sport and a location to perform it in. In the design of the Ford fields for future generations.
539	Joyce	Krech	1696 Jefferson Avenue	Saint Paul	MN - Minnesota	55105	joycekrech@comcast.net	I support the Ford Site Zoning and Master Realin plan. Joyce Krech
540	Attila	Gabriell	2123 Fairmount Ave.	St. Paul	Minnesota	55105	agabriell7@comcast.net	Highland Park is already too busy as it is. I have you tried taking a left turn Cleveland Ave. from Ford Parkway on a weekday around 4 PM? Frequently, there is no parking spaces available either in the Capitol or the Pavers parking lot.
541	Brandon	Mason	2038 Pinehurst Avenue	Saint Paul	MN	55116	brandon.mason@gmail.com	I am writing to express ardent support FOR the vision for the Ford Site embodied in the Ford Site Zoning and Public Realm Master Plan. It is exactly what our community needs to remain healthy and vibrant into the future, and it represents the best possible balancing of the competing considerations and priorities. I particularly like the accommodation of a variety of transportation modes, the use of density to support open space and public amenities, and the idea of daylighting hidden hills creek and create a linear park stretching from the existing neighborhood to Hidden Falls park. I hope this city will do everything possible to turn that plan into reality. Although I strongly support the vision embodied in the plan, I do have several suggestions that I hope the city council will carefully consider: 1. Although I strongly support the vision for the Ford Site embodied in the plan, I am ignorant as to whether adopting the proposed zoning now is the best way to bring that vision about. What leverage will we have to ensure a developer doesn't build to the maximum density of each parcel without investing in any of the features that this plan involves will offset that density? 2. The vision embodied in the plan represents certain compromises, and the city council should be sure the future development can take advantage of the benefits of that compromise without also accepting their consequences. 3. It is undesirable that development of the Ford Site will have an impact on traffic throughout Highland Park, Macmaster-Groveland, and Merriam Park. I believe the traffic is manageable—but "manageable" means that it WILL need to be managed. The city should be aggressive and proactive in studying the impact of the site and making transportation improvements all the way from the site to freeways and job centers. Improvements should be made to canal traffic, improve safety (particularly for pedestrians), encourage alternative modes of transportation, and optimize the use of transit. Any investments should NOT be financed by assessments against adjacent property owners (who are going to bear the brunt of the Ford Site's impacts), but instead should be funded by the developer, future tax revenues from the Ford Site, or general city revenues. 4. It's not enough to impose zoning that is conducive to transit-friendly development on the Ford Site. The city should be aggressive and proactive in working with Metro Transit to improve transit and biking options all along the corridors leading from the Ford site to the area freeways and job centers. For example, there could be treated bus shelters with LED signs every quarter mile along Crain, Cleveland, Rolling, Ford Parkway, Reservoir and the future Silvercrest corridor routing. (It doesn't matter to someone at Marshall and Crain whether the traffic jam is caused by people who live on the Ford Site or not.) The city could invest in bike ride stations to create a better network in Saint Paul. Etc. 5. The Ford Site is an attractive site and tax increment financing should not be necessary to induce a first class development there. The city should seek to minimize or entirely avoid the use of tax increment financing. To the extent it is used, it should only be used to fund infrastructure improvements in the broader neighborhood that will benefit the entire community and/or new public amenities that will attract the neighborhood for all—not to offset development costs that should be borne by the developer. 6. I appreciate the city's effort to encourage retention of little league fields on the site, but I hope the city will consider what the neighborhood's future parks and recreation needs are and to put those first. There should be lots of open space on the site and it may be that baseball fields are what is most needed, but nostalgia shouldn't drive the decision today and tomorrow's families need something different. 7. The city should work with the Hennepin County Council and the Highland Improvement District (aka a business improvement district) that would encompass all of the Ford Site, the existing Highland Village shopping area, and some of adjacent streets. This should be put in place now to ensure there is a funding mechanism and organizational infrastructure to help make sure the Ford Site development is cohesively integrated into the existing district, pedestrian and bicycle routes and transit shelters are adequately maintained year-round, and that a level of service befitting the future urban village is available. I also urge the city council to place comments opposing the Ford Site plan in context. I respect and appreciate the concerns that many in the community have expressed. Most of these neighbors are sincere in their opposition, and some of the concerns they have raised are legitimate and serious. At the same time, however, I have seen many shameful and deceptive tactics by certain opponents of the plan to sow mistrust, fear, and confusion about the plan. I know many people who oppose the plan do so, quite frankly, because of lies and half-truths that have been told to them. While thoughtful neighbors engage with the plan and the facts, and the reality of the alternatives, I find their opposition often smells angry. The volume and intensity of the minority of the community opposing the plan does not represent the silent majority that trusts our leaders to be courageous and lead. It is hard to lead, but that is exactly what the city council needs to do for the sake of our tomorrow. I am disappointed and embarrassed, and also consoled to note, that there have been far too many voices opposing the Ford Site plan for invidious reasons, either expressly referring to or at least implicitly alluding to the income, class, race, ethnicity, immigration status, age, or background of the people that may choose to live there. I hope and believe that this represents only a small minority of the opposition, but the undercurrent is hard to ignore. The desire for exclusionary and discriminatory zoning is unacceptable and the city council must reject it, emphatically. (Again, to be clear, this is not a sentiment common to all opponents of the plan. The invidious motives of some should absolutely not be ascribed to all opponents of the plan. But they should not be ignored.) In conclusion, I hope the city council will not be deterred by the noise and will embrace the positive vision set forth in the Ford Site plan.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
592	Laurie	Schaaf	2159 Bayard Avenue	St. Paul	MINNESOTA	55116	fourfus@iphouse.com	<p>Please delay the vote on the Ford Plan until there is a more reasonable proposal.</p> <p>The city planners have made only inconsequential changes to the plan since it was introduced to us almost a year ago. The neighborhood concerns about increased traffic have been ignored. If you want neighborhood livability, show us a comprehensive traffic plan. Our concerns are met with two responses, neither one serious: 1) It will be 20 years before the site is built out, so don't worry about it now, and 2) our traffic studies show that the existing street grid can handle 300 additional cars a day. The first response is merely respectful of the time you will waste in the future. The second response simply ignores the fact that the Village area had the Ford Bridge area jammed up at rush hour(s) now, without the 30,000 extra trips the city is projecting. Credit Avenue between 1st and Ford Parkway is crowded and difficult to walk across for several hours a day. The Village is not pedestrian-friendly at any hour as it is. The proposed plan will make it much less safe and pleasant for pedestrians.</p> <p>Also, when anyone objects to any aspect of the plan, the city planners trot out how many meetings they have had with the public. The number of meetings is any easy metric that is not meaningful. Meeting with the public does not mean that the public's concerns have been addressed. I have attended three meetings and the plan has been the same at all of them, with no changes resulting from community input.</p> <p>If you look at the distribution of the lawn signs for and against the Ford Plan, you will see that there really are not any "for" signs in the area close to the Ford site that will be most affected by the projected traffic increases. Most of the "for" signs are east of Fairview Avenue.</p> <p>Another concern from the public meetings that planners will not address is the distribution of green space within the Ford site. All the public parks are on the west side, which also has the shortest buildings, the least density, and is against the river. The east side with the proposed multi-apartments ("residential high") has no public parks and butts up against existing development. This will create a "wrong side of the tracks" within the proposed development.</p> <p>No one is suggesting that the site be left industrial. No one is suggesting that the site not be zoned more densely than the surrounding area. We are asking for a compromise between what is being proposed and what the surrounding area is. We are asking that a traffic plan be established.</p> <p>Please delay a vote until the neighbor's legitimate concerns are effectively addressed.</p>
593	Brooke	Evans	1776 Ashland Ave	St Paul	MN	55104	bevans@savers.com	<p>The redevelopment plan needs to preserve or replace the Ford Ball fields. The Ford Fields have been home to youth ball since 1954. Generations of Saint Paul kids have played on the fields; there were as many as 800 Highland Ball players in 2017. If the plans for the Ford site don't include a replacement for the Ball fields, that tradition and all the good that it does for the kids and the community will end.</p> <p>I live a block off West 7th St, Jefferson, and fully support both the Ford Site residential plan and the plans to connect it with downtown via street cars up West 7th. This is a smart, forward-thinking plan for future density - and for the good national reputation of our beautiful city. I hope the City Council agrees!</p>
594	Kris	Kautzfrau	408 Erie Street	Saint Paul	MN	55102	kautzfrau@yahoo.com	<p>I first started playing baseball at the Ford Fields when I was 10. Little did I know that I would eventually keep playing ball all the way through college. I grew up 5 minutes away from the field and I have so many memories of the games I played and the friends I made during my time there. I would love to see the Ford Fields replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball. I would also love to see the Ford Fields replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball.</p>
595	John	Pryor	1298 Hillcrest Ave	St. Paul	Minnesota	55116	jmpryor23@gmail.com	<p>I first started playing baseball at the Ford Fields when I was 10. Little did I know that I would eventually keep playing ball all the way through college. I grew up 5 minutes away from the field and I have so many memories of the games I played and the friends I made during my time there. I would love to see the Ford Fields replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball. I would also love to see the Ford Fields replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball.</p>
596	Kate	Manning	2064 Niles Ave, #2	Saint Paul	MN	55116	ThusneidaWhiteRose@yahoo.com	<p>How will you enforce the Minnesota Clean Indoor Air Act in high density housing? It's not being enforced now, even in "smoke free" apartments, by the way, incense is still smoke and toxic. Where are you going to put the snow? Where are you going to put the cars? The streets are not built to handle the traffic; now, stacked on the curb in the street on Kenneth by the library. You will have to build now and put a train regardless. A hook and ladder only goes to the 8th floor when it is right next to the building. When they are done Will they be the people working in the service industries to serve the neighborhood? I doubt it. Will you pack them into a train to go to work? Will you ghetto the workers in your income housing, or let us live alongside the other humans? Why is this site not enough for a private homeowner to live on, but OK for a motor? Are we second class citizens? Hmmm..... How are you going to stop the semi trucks from moving in when the "development" goes bankrupt? They are in Highland right now and you're not stopping them. How many trees are you going to remove and add since you have cut the village and Mount Curve? What kind of it will are you trying to create?</p> <p>I support mixed use development of the Ford site in ward 3. I believe our city must provide affordable housing if we want to attract and keep young families as well as retirees. I believe the plans are compatible with a livable and walkable neighborhood. I would also love to see the development include an off street dog park. It would be a nice bonus for this part of St. Paul.</p> <p>My family's development with Highland Ball at the Ford Fields (as well as a condo, my son playing baseball and my daughters playing softball) was incredibly inspiring. I watched these kids develop into young adults on those fields. Baseball was just one of the things these kids learned on those fields. One summer we took the price of St. Paul all the way to New York to play in a tournament in Cooperstown. Now I'm wincing many of these kids playing varsity sports in high school, Highland Ball at the Ford Fields is something I brag about when I talk about what it is like to live in St. Paul.</p>
597	Irene	Goldman	2170 Saint Clair Ave	Saint Paul	MN	55105-1	Hollgoldman@msn.com	<p>I would love to see the Ford site replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball. I would also love to see the Ford site replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball.</p>
598	John	Gunderson	1780 Eleanor Ave	St. Paul	MN	55116	lgunderson@niklaw.com	<p>I would love to see the Ford site replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball. I would also love to see the Ford site replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball.</p>
599	Neal	Bernards	1381 Berkeley Avenue	St Paul	MN	55105	airplane@bitstream.net	<p>I would love to see the Ford site replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball. I would also love to see the Ford site replaced with a new baseball field that would be a great addition to the neighborhood and provide a place for the kids to play ball.</p>
600	Martha	Faust	1904 Saunders Avenue	St. Paul	Mn	55116	marthafau@gmail.com	<p>As a 14-year resident of the Highland Park neighborhood, I urge the City Council to adopt the proposed Zoning & Public Realm Plan.</p> <p>This plan is the result of hundreds of hours of time by area residents, businesses, and other community stakeholders, along with the City of St. Paul, and countless meetings, surveys, and other community input forums over several years. The resulting plan represents the best option for transforming this blighted and contaminated site into a sustainable mix of jobs, housing, and green space. As someone living directly east of the Ford Site, the area has long represented a barrier between residents south of Ford Parkway and the Highland Park. Better. Existing. The plan provides a range of housing types for residents of all ages and incomes. The environmental features of the site are focused on future needs, from improved stormwater runoff and restoration of Hudson Falls Creek, to retrofitting existing urban form, to knocking improved transportation access for bikes, pedestrians, transit and car sharing. I urge the Council to accept the proposed zoning districts. The plan is economically, environmentally and socially sustainable and equitable. I believe it will benefit this neighborhood and the City as a whole.</p>
601	Kelly	MacGregor	2128 Lincoln Avenue	St. Paul	MN	55105	macgregor@macalaster.edu	<p>Martha Faust</p> <p>I would like to emphasize the need for appropriate green space, recreational spaces, and public transportation. Parks and recreation are such a huge part of what makes the Twin Cities unique, and attracts families of all income brackets - ACCESS! I am in support of high density housing and business as long as it comes with "overbuilt" public transportation (including amenities on biking and biking) and green space and playgrounds. This includes baseball fields!! The Ford fields are one of the few places with both of my sons play baseball for Highland Ball. The LOVE Highland Ball and the Ford Fields.</p> <p>During the fall, after summer basketball is complete, my younger son asks us to drive by the fields as he really misses being there! We have really enjoyed the amazing feeling of community while watching many baseball games at Ford Fields.</p> <p>We also really enjoy the small town feel at Ford Fields in Highland Park, even though St. Paul is a large city.</p> <p>We love watching our children play games there. It is awesome to have green space for baseball in the city.</p> <p>It would be a huge shame to see Highland Ball no longer have a place to call home for our program.</p> <p>It would also be a huge loss to no longer carry the tradition of Highland Ball which has been a part every summer for many St. Paul families.</p> <p>Thank you for taking the time to consider the impact on Highland Ball.</p> <p>Krista Wisniewski</p>
602	Krista	Wisniewski	2031 Fairmount Ave	SAINT PAUL	MN	55105	kjwisniewski@hotmail.com	<p>Dear Council!</p> <p>I am writing to you regarding the proposed plans for the Ford site. Having grown up in St. Paul and leaving my children attend school here now, I am concerned for the future of the greater neighborhood, and this city at large. We have not had an opportunity like this in front of us before - to significantly and positively impact the immediate neighborhood and the lives of those around us.</p> <p>We all have choices on where we want to live, to work, to play, to raise our families. We chose St. Paul for its history, its architecture, its culture, its community. But I lack many of the things that the surrounding communities offer as attractive reasons to move there and stay - rigorous (read non-robot) employment, excellent public education, good recreational facilities. We have two daughters who play softball with the Highland Ball Association, which has been an incredible asset to them and to us. They have learned team building, athletic skills, and developed friendships and an incredible sense of community from the neighborhood. Which would not be possible without IHLB. Yet we have to go to other cities to play - to Shakopee, to Inver Grove, to Hastings. The redevelopment plan for the Ford site means moving beyond retail dining and multi-unit housing. It needs to provide opportunities for St. Paul to build recreational (being with educational, employment and residential) assets that serve our community. Please preserve, replace or build upon the Ford Fields with green spaces - fields that accommodate boys and girls and their desire to play. To play ball, to play with each other, to play with kids from other parts of our city and surrounding communities. Over 600 kids played this year, with even the modest facilities we have now.</p> <p>If the plans don't include a replacement for the Ford fields, the conference-building, team-building, community-building asset of Highland Ball will come to an end.</p> <p>Thank you for listening.</p>
603	Mary	Haugh Wood	1441 Edgumbe Road	St. Paul	Minnesota	55116	maryhaugh23@gmail.com	<p>I strongly urge the council to adopt the Ford Site Plan. This plan is right for St. Paul for many reasons. First, residents (and future residents) of St. Paul deserve new and quality housing options in desirable areas. Not only is St. Paul growing in new residents, we are also faced with a population that needs housing that will accommodate many types of lifestyles. This plan allows St. Paul to create new in place opportunities for members of the community, and to integrate those opportunities with more walkable and bikeable development. The State Demographer Susan Browner commented that "the aging of our population in Minnesota is unprecedented. As the baby boomers increasingly advance into their retirement years, we will have more older adults (65+) than we have ever seen - both in numbers and as a percent of our total population." We must be prepared to accommodate these residents, while integrating housing options for singles and young families. The Ford Site Development Plan is an opportunity to build on and enhance our world class community with new amenities and housing options for all types of families. St. Paul must continue to evolve and welcome new residents. Additionally, St. Paul needs to be at the forefront of job creation in the Twin Cities, so that residents have an opportunity to live and work in their community. The State Demographer has stated that "we also have an interesting trend in our labor market. Presently, we have about one job seeker for every job vacancy in Minnesota, without regard for geographic or skill matches. The labor market is already tight, and the demographic trends over the next 15 years will heighten this challenging environment for employers to find the workers they need." St. Paul must not squander the chance to offer increased opportunity for retail and industrial expansion - both employers and job seekers will benefit. St. Paul has an incredible opportunity to support a type of development that many cities never have the opportunity to attempt. This is our chance to create quality housing options, a more pedestrian friendly neighborhood, to welcome new residents, to retain existing residents, and create jobs that sustain our community. For these reasons, I urge the council to vote "Yes" to the Ford Site Plan.</p>
604	Katie	Jarvi	417 Herschel Street	St. Paul	MN	55104	katie.jarvi@yahoo.com	<p>The Ford Little League fields should be saved/retained.</p> <p>Just watch this youtube video- https://youtu.be/5wC9Qm0d8f4</p> <p>I would like to voice my opposition to the proposed Ford development plan. The plan includes structures that are too tall for the neighborhood and has too much density that will cause infrastructure issues. I encourage this city to reject this plan and develop a plan that is more appropriate for the character of the Highland neighborhood.</p> <p>Hi City Council. My name is William and I am a 7th grader at Highland Catholic School. I play softball with the Highland Little League and it is one of the coolest things about Highland Park. So many kids are involved and so many parents VOLUNTEER their time to make it a wonderful experience for the kids, players, coaches, and umpires. Teaching the kids how to play with a good attitude, the right ethics, the right values. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids.</p> <p>Thank you, William Wisniewski</p>
605	Jimmy	Lonetti	4905 42nd Ave S	Minneapolis	MN	55406	jimlonetti@gmail.com	<p>On behalf of Highland Ball, the young people, parents, and friends who play an integral role in Saint Paul's youth development, we would like to take an opportunity to express our hopes and concerns as the Ford Site Planning process proceeds toward rezoning, sale, and eventual development.</p> <p>Through the generosity of the Ford Motor Company, Saint Paul has been blessed with access to the Highland Ball fields for 64 years. Over those years, tens of thousands of youth (including my Dad, Brother and myself...and many other families like mine) have enjoyed the fields; at the same time learning critical life lessons about sportsmanship, character, the art of winning and losing and most importantly how to be great team members. Highland Ball is woven into the fabric of this community and has been an essential contributor to its success. The list of existing tax paying homeowners currently residing in this community, who played/volunteered in the Highland Ball program, is long and distinguished.</p> <p>Since 1953, players of all backgrounds from across Saint Paul have found community on these diamonds. No player has been turned away for their lack of ability to pay. Unlike many other programs, Highland Ball does not rely on the city for public funding. In addition, our costs are lower than many other cities that offer similar programming. All of this is made possible through our generous member base, sponsors and business donations; because of this our league is financially self-sustainable.</p> <p>As you can imagine, a non-profit organization of our size doesn't have the monetary means to fund the purchase and re-development of the land required to support our program.</p> <p>With the pending redevelopment, losing these ballfields would no longer allow our program to exist; in turn it would be significant expense for the St. Paul's City Parks and Recreation Department to support.</p> <p>City Parks and Recreation staff have analyzed our size and scope and further stated that replacing Highland Ball and its all-volunteer operation would require extensive staffing and funding.</p> <p>As the Ford site heads toward rezoning and sale, we would like to reiterate our deep desire to preserve the structure of our organization and its positive impact on Saint Paul's youth and community for generations to come. Maintaining these fields at some location, on the site, would preserve and continue the legacy brought to our community over a half-century ago.</p> <p>Thank you to the Planning Commission, the Mayor and City Council, in particular Council Member Tolbert, and the Ford Site Task Force for your work and for your belief that this site should truly be a legacy for Saint Paul. The kids of Highland Ball stand ready to be your partner as we make it happen.</p>
606	Doug	Hanson	1697 Ford Parkway	St. Paul	Mn	55116	doug.m.hanson@q.com	<p>I would like to voice my opposition to the proposed Ford development plan. The plan includes structures that are too tall for the neighborhood and has too much density that will cause infrastructure issues. I encourage this city to reject this plan and develop a plan that is more appropriate for the character of the Highland neighborhood.</p>
607	William	Wisniewski	2031 Fairmount Ave	St Paul	MN	55105	william.m.wisniewski@gmail.com	<p>Hi City Council. My name is William and I am a 7th grader at Highland Catholic School. I play softball with the Highland Little League and it is one of the coolest things about Highland Park. So many kids are involved and so many parents VOLUNTEER their time to make it a wonderful experience for the kids, players, coaches, and umpires. Teaching the kids how to play with a good attitude, the right ethics, the right values. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids.</p> <p>Thank you, William Wisniewski</p>
608	Tony	Giuliani	2154 Pinehurst Ave	St. Paul	MN	55116	thgiuliani1@gmail.com	<p>Hi City Council. My name is William and I am a 7th grader at Highland Catholic School. I play softball with the Highland Little League and it is one of the coolest things about Highland Park. So many kids are involved and so many parents VOLUNTEER their time to make it a wonderful experience for the kids, players, coaches, and umpires. Teaching the kids how to play with a good attitude, the right ethics, the right values. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids. The fields mean as much to me as they do to the other kids.</p> <p>Thank you, William Wisniewski</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
609	Kelly	Herrington	1759 Saunders Ave	St. Paul	MN	55116	khsnarler@msn.com	As you look to rezone the Ford site, I believe it is crucial that we offer land that can be used by Highland Little League. This organization has deep roots in our community. Personally, my husband participated in Highland Little League and was proud to be able to have our own participants in the organization. The Highland area is built on tradition and it would be a tremendous loss to our community if we lost our Little League team. I oppose the proposal to rezone the Ford property and I OPPOSE the Public Realm Master Plan. The current plan will be very detrimental to thousands of Saint Paul residents, and the surrounding established neighborhoods will decline.
610	Kathryn	McGuire	2203 Fairmount Avenue	Saint Paul	MN	55105	mcguire.kathy56@gmail.com	The plan is ridiculous and the process is seriously flawed. Public input has been ignored and misrepresented, over and over again. I urge the Saint Paul City Council to put a stop to this process and DELAY this vote until a new mayor of Saint Paul can address the situation in a thoughtful, careful, unhurried manner.
611	Eric	Jennrich	2025 villard ave	St paul	Mn	55116	eajennrich@gmail.com	Admittedly opposes the rezoning. Highland will be unable to handle the high density housing and traffic congestion. Also, where are the nearly 800 kids that play at the Ford site Little League fields going to play. We have a once in a lifetime chance. Please make it count and take the time needed to make the right decision for the citizens of St Paul.
612	Peder	Nestingén	228 Amharst Street	Saint Paul	MN	55105	nestingén@gmail.com	Baseball is critical to St. Paul. St. Paul has generated such revered baseball players - Ned Twiss - as Dave Winfield, Joe Mauer, and Twins Manager Paul Molitor. This tradition of baseball in St. Paul is now being threatened by the redevelopment of the Ford plant, which threatens to take away the Ford Ball Fields.
613	Derek	Thurmes	1750 Mississippi River Blvd	St. Paul	MN	55116	thuru050@umn.edu	The Ford Fields have been home to youth ball since 1954. Generations of Saint Paul kids have played on the fields. The Ford Fields are home to Highland ball - a volunteer run community based league. There were as many as 800 Highland Ball players in 2017. If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end. Please preserve the Ford Fields for future generations to enjoy the rich tradition of baseball in St. Paul - the Twiss need us to do so!
614	Scott	Norquist	1959 Montreal Ave.	St Paul	MN	55116	sgnorquist@yahoo.com	The Street Network System shows Cleveland as a primary street for the Ford Development area. This is in bad idea as Cleveland comes to a T intersection at the Mississippi River Blvd to the south with no go way to access main roadways in and out of the area without flooding the Mississippi River Blvd with traffic. A better idea is to use the existing railroad area to the Ford plant and connect that corridor to St. Paul Avenue to get people off/onto Highway 5/West 7th. Another alternative is to improve Montreal with a better connection to St. Paul Avenue to again connect to Highway 5. St. Paul Avenue is a larger road with 2 lanes in each direction to more effectively get people in and out of the area. Cleveland and the Mississippi River Blvd are not suited for large amounts of traffic and putting an excessive amount of traffic onto Cleveland to the Mississippi River Blvd will ruin the beauty of the river and cause safety concerns for bikers and runners on the Mississippi River Blvd. I OPPOSE the current Ford Site development plan. I have lived in Highland Park for nearly 20 years and am sending my children to Highland High School, Highland Middle School and Torrance Mann Elementary. My family and I love the area, the neighborhood and all the St. Paul has to offer. I also want the Ford Site to be developed. However, the plan, as it exists today, will not keep Highland Park and will ultimately hurt St Paul. The local infrastructure cannot handle the traffic needs of the dense site plan. (Not enough consideration has been given to schools, the needs of Highland, green space, etc. Furthermore, zoning before selecting a developer gives away leverage for the city. There is no need to further encourage developers - the uniqueness of the property is all that is needed. I attended a planning meeting and found the city responses to density and traffic very poor, incomplete and misleading. There are two potential reasons for this response: One - the city planning groups do not have the answers which contains more than 1 or 2 - this is a cash grab with the intention of helping Highland. Neither is acceptable. Pause the process and develop a Ford Site that is good for Highland and for St Paul.
615	Lynn	Hartweck	1398 Laurel Ave	Saint Paul	MN	55104	pdq997@yahoo.com	I am writing to you to elaborate about my thoughts of the Ford site plan. 1. The Ford site traffic plan is grossly inadequate. 2. The plan creates too much density. 3. The lower density "Urban Village plan 4" is far better. 4. High density belongs along University, West 7th and Snelling. It seems as if the project planners have not considered that there is a point where traffic congestion and human density creates a neighborhood where no one wants to live. I am not convinced by the traffic analysis by Nelson/Bygaard, SRT Consulting and Urban. They should be required to provide real data to be reviewed by the public. It is assumed that living at the Ford site would provide short within-city commute times. But the intersection of Ford Parkway and Cleveland Avenue is acknowledged to be a "pinch point". I estimate approximately 60-15 minute wait times. I saw no analysis, but if adding 15,000 vehicle trips doubles the traffic, then 30 minute wait times will be standard. Since the density is much higher in the plan the curricula waits will be substantially longer. Opening up Cretn/Montreal and other streets may reduce this local time a bit, but just increase wait times at further locations such as Cretn/Montreal, the Cretn entrance to 94, and Ford Parkway/Snelling. Public transport in the Twin Cities is too infrequent to be used by most commuters except for those who live along a light rail or high frequency bus route that takes them directly from home to work. Adding a trip from Highland adds too much time. Increasing housing density along University Ave, West 7th and Snelling make far more sense. As a bus commuter, I know that bus transit routes change constantly. Buying or signing a one year rental contract while depending on the "A line" that likely requires at least one transfer would be very foolish! I asked "Yes" folks if they wanted to live in a tea-story building and Everyone said no. They guessed that someone else might want to live there such as older retired independent people. But the retired folks I spoke with did not want to live without a car and garage. They find walking difficult and very often the are caregivers for children and other older adults and need a car for these functions. Reducing the number of cars at the site will just increase parking in nearby neighborhoods. The plan should do away with the high density development and increase the number of row-homes such as that of the "River News" at Franklin and Thornton in Minneapolis. I have heard city planners at meetings suggest that developers need to dense development or ...maybe they will not bother to develop the site. Really? Show the numbers. How much is Ford making? How much do we have to give developers in addition to the already generous T12 bundle? The lower development plan 4 of "urban village" sounds much better.
616	Kurt	Aschenbeck	1407 Jefferson Ave	Saint Paul	MN	55105	kurt.aschenbeck@gmail.com	This is a solid plan, plain and simple. The development task force had done an excellent job engaging stakeholders at all levels to deliver a set of options that will meet the needs of a wide cross-section of the community. Delaying a vote on the current draft or "rethinking" the site development ends no value without a set of tangible, realistic alternatives. Please, let's move forward with the current plan to provide a clear pathway for the positive future of the Highland and surrounding St. Paul neighborhoods!
617	Amanda	Gatster	717 Watson Ave	Saint Paul	Minnesota	55102	amanda.e.gatster@gmail.com	My son has played baseball at Highland for the past 6 summers. With the potential development of the Ford site, the Highland Ball fields are at risk. The solution is simple, the fields need to be replaced. Playing ball at Highland my son has learned many important life lessons, such as being a team player, how to be coached, and that life is not fair. He made many friends and met kids he would not have at school. He learned to play ball in a supportive environment, where coaches are parents and the focus is on learning and having fun. As part of a 2nd grade school project, he was asked what his idea was for world peace, on a colored peace sign he wrote "let them play baseball". Rather insightful for a young boy... Baseball and softball keeps kids active and healthy, teaches valuable life lessons, and provides a supportive community for kids to develop and thrive. We need to ensure the Highland Ball fields are replaced, so the kids can play ball. I am so thankful for the experiences my family has had, and Hojo Highland Ball can continue for future generations to enjoy. Please hold off any formal vote until after the proposal is done. I believe any zoning changes should involve a new administration. Baseball or athletic field space should be included. Highland little league has been an excellent asset to our community, allowing participation in baseball and softball for over 800 players in 2017. Without a plan to replace this, I find that this concept plus field slots.
618	Ryan	Bluhm	2028 Walleesley	Saint Paul	Mn	55105	ryan.bluhm@westwoodps.com	Dear City Council...I wanted to take a moment to express my thoughts about the fate of the Ford Ball Fields. It's VERY important to me and my family that the Ford Plant redevelopment plan either includes or funds an alternate location for the existing Ford Ball Fields. Not doing so would be a detrimental loss to the community. The 800 ball players (ages 6-18) that enrolled this year, and to my family personally. My son has participated in Highland Little League for several years, has met great kids through that program and it has afforded me the opportunity to play travel ball. Without such a program, we would be forced to find a substitute program to enroll our son and he would've lost out on developing strong friendships with neighborhood kids. If you're not going to include baseball fields in the Ford Plant redevelopment plans, then create a complex on the existing Highland Golf course. Using that space for baseball fields would be a much better use of that space and positively impact many more kids than the golf course does today. Please don't put an end to baseball in Highland! Kind regards, Kelly Wilson-Taylor
619	Kelly	Vinson-Taylor	2127 Dayton Ave.	Saint Paul	MN	55104	tietaeylors55104@q.com	The Ford Baseball fields have been, and continue to be, a vital part of the St Paul/Highland community. In a world where there's so many choices for the many kids of this multi aged group, Highland Ball has remained a strong choice for them and their families because of it's history, commitment to a safe and respectable baseball experience, and the dedicated group of volunteers/coaches. Baseball is alive in St Paul partly because of the group of coaches and adults that run this program. It would truly be a loss for this current generation of players and future generations if the program and it's fields are not saved. I am excited and nervous about the Ford site opportunity before us. I chose to live in St. Paul as a single person over 20 years ago, coming from a many generation, longline Minneapolis family, when I married we decided to stay and raise our two children in Highland. I love St. Paul and our neighborhood and am excited to think about how we can adapt and grow to attract new people, keep some that we already have and position ourselves for the future. The Ford site presents to help not just our neighborhood but the city as a whole be more vibrant and attractive for generations to come. Yes, I have concerns about the current plan (density/density and traffic) but on balance am more for than against. I worry about the growth in population due to residential development but I am more worried about a poorly planned site with big box stores, sprawl and cheaply developed housing. I know after a career in policy and around politics for 30 years that it is better to be in a position where you are fronting up the issues and discussion (sort of like the way a president/governor puts out his/her budget first and the legislative body responds) rather than waiting to respond. We do not own this site, Ford does. Therefore, it is in our best interest to be proactive and have a plan prior to the sale of the land and prior to the election of the next mayor. There are no guarantees but we might as well be as well positioned as possible. Having a plan in place before the sale will enable us to be in a better negotiating position. It is a starting point. I have been saddened and troubled by the attitude of some who behave as if the neighborhood belongs to a few, forgetting that this neighborhood is part of a city and county. I have also been troubled by the treatment of our city councilman Chris Tolbert who has taken a tough position in support of the plan, offering no assistance to help address some of the green space and density distribution issues. The criticism of Tolbert, assiduous facts and allegations put forth by respondents about density are embarrassing and make me sad for our community. Change is hard. It is easy to complain and hard to lead. This plan has been in the works and discussed for years. Let's lead and position ourselves for the future, a welcoming, vibrant neighborhood and city. Thank you.
620	Martin	Marrone	973 Watson Ave	Saint Paul	MN	55102	marty.marrone@gmail.com	I LOVE the plans for the Ford Site! My husband and I chose to buy in Highland two years ago largely due to the hope that the Ford Site would be developed into a livable/walkable area that would make the neighborhood more enjoyable and fun to live in for our family. The current plan meets our hopes for that and more. The way that it has been carefully planned to include a variety of opportunity for types of housing and retail along with green spaces will be huge in the long-run. Since moving to this neighborhood, I've noticed quite a bit of resistance to change as far as transit opportunities and bikeability are concerned, but it is time for Highland to take strides forward in that way. People with families want those options, the current Ford Site plan covers all of that and will make the space much more functional all while providing a huge opportunity for tax revenue. Lastly, I'd like to offer huge kudos for the plans to convert the current railway to a transit and pedestrian-friendly zone. That would be amazing! I think Highland could be a truly amazing neighborhood to live in, and this development plan will be a large part of that. Kudos to all involved for their hard work!
621	Susan	Heegaard	1742 Hartford Avenue	Saint Paul	Minnesota	55116	sheegaard@comcast.net	There are so many reasons to support the Ford Plan coming before you in hearing on 9/20 and for a vote on 9/27. But let me recount a few: * Tax issue expertise. The city is facing budget problems, particularly after the Supreme Court hobnobbed the ability to make assessments on non-profits. We need more tax base. The plan supports this and higher density will increase it even more. * Housing. We have a housing shortage. The Twin Cities has one of the lowest rental vacancy rates in the country. We need more apartments and zoning for higher density is the best way to do that. Please be mindful of the need to make some of that affordable and as you move forward work with the developers to make sure that happens. * Environment. We need our city and metro area to grow up, not out, to address the climate change and other emissions related problems that we face. * Input and process. I'm astounded by how the city has been so open to public input. This plan is ten years in the making with countless opportunities for public input. The fact that a person may not agree with the plan doesn't mean there wasn't process. There are people on many sides of the issue. We're a republic, not a direct democracy. This plan has been put together with many opportunities for input, but our system of government is set up so that a decision is made by those who are more directly involved and have deeper knowledge of all factors involved. The process has occurred. Let's move forward while we can. Please vote yes!
624	Jack	Hicks	356 Fulton Street	Saint Paul	Minnesota	55102	hicks292@umn.edu	Please add my and my wife's voice to all those who believe the current proposed redevelopment plan for the Ford Motor site must include enough space to include the playing fields to replace the current Little League fields. The 700-800 kids who play baseball/softball there each year will not have a field to enjoy the activities that take place there. The suburbs put St. Paul in a shame in comparison. Young families want and deserve a proper recreation area for their kids. These young families will leave St Paul to relocate where these exist. Please keep our children as a top priority as you set this plan for the next 50 plus years for this very desirable neighborhood of St. Paul. Respectfully, Tim & Judy Gilliland
625	Timothy	Gilliland	2087 Pinehurst ave	Saint Paul	Mn	55116	tandjgilliland@gmail.com	I am a solid YES for the Ford plan! I look forward to multi levels of housing options in that area to increase diversity of living and opportunities which increases business nearby!
626	Rachel	Flaherty	1307 Hubbard Ave	St. Paul	Mn	55104	FlahertyRachel@gmail.com	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment	
627	Carl	Schneeman	1040 Prior Ave S	St Paul	MN	55116	schneemarq@yahoo.com	<p>The plan developed by the City appears to be a pragmatic balance between zoning that will encourage development to benefit the Highland Community, as a resident of the neighborhood most directly affected by the site plan, I fully encourage the density of potential development proposed to lead the way for a stronger St. Paul.</p> <p>It is continually frustrating to see those speaking against the Plan, communicating half-truths and misleading interpretations of the proposed zoning. Without a robust, well developed plan such as that proposed, St. Paul cannot invite development that will provide future opportunity for my family to stay long-term in Highland.</p> <p>I encourage the Council to respect those who have lived near the Ford Plant and recognize the fact that we need development to positively improve Highland. We have lived with a disconnected and un-walkable street network, separated from the neighborhood north of Ford Parkway for generations. We have housed all of Highland and Mac-Groveland's through-traffic via St. Paul Avenue for years and are happy to see development that can distribute this more evenly. We need development to enhance the vibrancy of the neighborhood and also add tax income to the City.</p> <p>My 6 and 7 year old boys can ride their bikes to spend time with my Grandmother, living at Carondelet Village. To get there we have to cross Ford Parkway, and as the St. Kates Campus interrupts the street grid, we are forced to ride on Fairview alongside vehicles often traveling 40+ mph. The Plan reflects a more integrated street network that will better distribute traffic, provide for a more walkable and bikeable community, and enable better street-level connections for residents to actively live.</p> <p>I commended the City for having the courage to contemplate, consider and refine the proposed Plan, and I implore the Council, especially Mr. Tolbert, to respect that a large proportion of Highland has yearned for redevelopment of this type.</p> <p>Regarding the proposed Ford site development plan... I absolutely do not want the site developed in the manner presented in the current proposal.</p> <p>I do not want that many people living in the area. I do not want a 35% increase in the population of Highland Park.</p> <p>I'm an, a recently retired Mac-Grove resident who has lived in my house for 35 years. I grew up in St Paul, moved out of state for a few years after completing college, and then made a decision to come back to this area because I wanted to live in a nice residential area of St. Paul. Hopefully I'll remain in my house for another twenty-five years of relaxed life.</p> <p>My decision on where to work, live, was made after deciding to return here. We could have moved to Chicago or a number of other places with more amenities and more people. But our preference was a city neighborhood without a high population density. We could have moved to downtown Minneapolis or downtown St Paul or the Long Park area. But we wanted a single family home, a yard and sidewalks. We wanted local streets without excessive traffic. For me, that is the draw of Highland Park and Mac-Grove. And I would guess it is the preference for most of my neighbors. It's great that the Twin Cities offers many alternative neighborhood types to current and prospective residents. There are currently many high density development projects moving forward - I wish them success. But we have a good thing going here in Highland Park and Mac-Grove and it is better future planning to not screw it up. I think that if we increase the population of Highland park by 5,000 people we will lose some of our quality of life in Highland Park and Mac-Grove as we accommodate that larger population.</p> <p>I agree that we can't afford a development with parks, large yards and nice single family houses. But we do not have to go to the extreme of the development plan proposed. Some areas like Milwaukee Avenue in Seward would be good. A few trees or four story condos or apartment buildings would be acceptable. But any buildings above four stories should be prohibited. A total population increase of maybe 3,000 should do the trick.</p> <p>It's unfortunate St Paul lost the Ford Plant and the jobs and tax revenue tied with it. The lack of replacing that tax base should be spread across the city. There should be numerous small pockets of high density housing in all parts of the city. Not a 35% increase in Highland Park. If such high density housing is required to offset the amenities we wish for, then we should give up on some of those amenities to be able to have fewer people. I think that is what the neighborhood residents of Highland Park and Mac-Grove want.</p>	
628	David	O'Brien	2208 PRINCETON AVE	ST PAUL	Minnesota	55105	davesob1@yahoo.com	<p>I am writing regarding the Ford Plant redevelopment. I feel very strongly that the redevelopment must include plans to preserve or replace the Ford Baseball Fields. Young people have been playing baseball at these fields for over 60 years. I believe more than 800 kids played ball on the fields this year alone. The league is run by dedicated volunteers. So much good comes from the experience that players and families have playing baseball at these fields. It would be a travesty to end that experience by not preserving or replacing the Ford Baseball fields in the redevelopment plan.</p> <p>I do not want that many people living in the area. I do not want a 35% increase in the population of Highland Park.</p> <p>I'm an, a recently retired Mac-Grove resident who has lived in my house for 35 years. I grew up in St Paul, moved out of state for a few years after completing college, and then made a decision to come back to this area because I wanted to live in a nice residential area of St. Paul. Hopefully I'll remain in my house for another twenty-five years of relaxed life.</p> <p>My decision on where to work, live, was made after deciding to return here. We could have moved to Chicago or a number of other places with more amenities and more people. But our preference was a city neighborhood without a high population density. We could have moved to downtown Minneapolis or downtown St Paul or the Long Park area. But we wanted a single family home, a yard and sidewalks. We wanted local streets without excessive traffic. For me, that is the draw of Highland Park and Mac-Grove. And I would guess it is the preference for most of my neighbors. It's great that the Twin Cities offers many alternative neighborhood types to current and prospective residents. There are currently many high density development projects moving forward - I wish them success. But we have a good thing going here in Highland Park and Mac-Grove and it is better future planning to not screw it up. I think that if we increase the population of Highland park by 5,000 people we will lose some of our quality of life in Highland Park and Mac-Grove as we accommodate that larger population.</p> <p>I agree that we can't afford a development with parks, large yards and nice single family houses. But we do not have to go to the extreme of the development plan proposed. Some areas like Milwaukee Avenue in Seward would be good. A few trees or four story condos or apartment buildings would be acceptable. But any buildings above four stories should be prohibited. A total population increase of maybe 3,000 should do the trick.</p> <p>It's unfortunate St Paul lost the Ford Plant and the jobs and tax revenue tied with it. The lack of replacing that tax base should be spread across the city. There should be numerous small pockets of high density housing in all parts of the city. Not a 35% increase in Highland Park. If such high density housing is required to offset the amenities we wish for, then we should give up on some of those amenities to be able to have fewer people. I think that is what the neighborhood residents of Highland Park and Mac-Grove want.</p>	
629	Paul	Middleton	1971 Palace Avenue	St. Paul	MN	55105	velocitygroup@msn.com	<p>Good morning,</p> <p>I am writing regarding the Ford Plant redevelopment. I feel very strongly that the redevelopment must include plans to preserve or replace the Ford Baseball Fields. Young people have been playing baseball at these fields for over 60 years. I believe more than 800 kids played ball on the fields this year alone. The league is run by dedicated volunteers. So much good comes from the experience that players and families have playing baseball at these fields. It would be a travesty to end that experience by not preserving or replacing the Ford Baseball fields in the redevelopment plan.</p> <p>I do not want that many people living in the area. I do not want a 35% increase in the population of Highland Park.</p> <p>I'm an, a recently retired Mac-Grove resident who has lived in my house for 35 years. I grew up in St Paul, moved out of state for a few years after completing college, and then made a decision to come back to this area because I wanted to live in a nice residential area of St. Paul. Hopefully I'll remain in my house for another twenty-five years of relaxed life.</p> <p>My decision on where to work, live, was made after deciding to return here. We could have moved to Chicago or a number of other places with more amenities and more people. But our preference was a city neighborhood without a high population density. We could have moved to downtown Minneapolis or downtown St Paul or the Long Park area. But we wanted a single family home, a yard and sidewalks. We wanted local streets without excessive traffic. For me, that is the draw of Highland Park and Mac-Grove. And I would guess it is the preference for most of my neighbors. It's great that the Twin Cities offers many alternative neighborhood types to current and prospective residents. There are currently many high density development projects moving forward - I wish them success. But we have a good thing going here in Highland Park and Mac-Grove and it is better future planning to not screw it up. I think that if we increase the population of Highland park by 5,000 people we will lose some of our quality of life in Highland Park and Mac-Grove as we accommodate that larger population.</p> <p>I agree that we can't afford a development with parks, large yards and nice single family houses. But we do not have to go to the extreme of the development plan proposed. Some areas like Milwaukee Avenue in Seward would be good. A few trees or four story condos or apartment buildings would be acceptable. But any buildings above four stories should be prohibited. A total population increase of maybe 3,000 should do the trick.</p> <p>It's unfortunate St Paul lost the Ford Plant and the jobs and tax revenue tied with it. The lack of replacing that tax base should be spread across the city. There should be numerous small pockets of high density housing in all parts of the city. Not a 35% increase in Highland Park. If such high density housing is required to offset the amenities we wish for, then we should give up on some of those amenities to be able to have fewer people. I think that is what the neighborhood residents of Highland Park and Mac-Grove want.</p>	
630	John	Lunde	1337 Murray St	Sat. Paul	MN	55116	j.a.lunde2@gmail.com	<p>I oppose the current plan being considered for the Ford plant site. It is excessive. I do not expect single family housing on this site but the plan in question goes to an extreme in high density. Multifamily housing of a density similar to or slightly above the density on the land between the Ford plant location and Cleveland Ave. would be appropriate. The infrastructure of this site was never designed to handle the density proposed in the plan. Once again this has the look of a bustle of city officials by Developers to the detriment of the city and its residents.</p> <p>SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!!</p> <p>* This redevelopment plan seeks to preserve or replace the Ford Ball Fields.</p> <p>* The Ford Fields have been home to youth ball since 1954.</p> <p>* Generations of Saint Paul kids have played on the fields there were as many as 400 Highland Ball players in 2017</p> <p>* If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end</p> <p>I have lived in Saint Paul my whole life and owned a home in the Highland/Mac-Groveland area since 1997. I had a vague idea the Ford fields were there but never really thought about them until my son expressed interest in baseball we were told to check out Highland Ball. Since that time I have had an incredible experience. It's just so cool to have a homey old time ball field right where we live and our kids have such amazing experiences with Highland Ball. Playing under the lights late in the day is just amazing. Working the concession stand (which my kids love to do), seeing night on the fields, and getting to know families and kids who go to different schools. Any kid who signs up gets to play. Highland Ball also runs a softball league for girls which is its own institution as well, and my daughter has had an absolutely amazing experience as well. My son has played hockey for years but in the past couple of years his experience playing with Highland Ball has made baseball his favorite sport. It would be an absolute shame if my kids end up selling in Saint Paul and raise a family and there are no Ford fields for them to send their kids too. Playing for Highland Ball isn't being able to call Ford Fields home has a highlight of my kids childhood and I just can't gratitude for them to have this experience. This is what makes Saint Paul great, and the reason why people want to live here. Please don't ruin this with the current plans and SAVE OUR FIELDS!!!!</p>	
631	Kate	SAVE OUR FIELDS	Burda	2196 Berkeley Ave	Saint Pau	MN	55105	kate.burda@usbank.com	<p>I oppose the current plan being considered for the Ford plant site. It is excessive. I do not expect single family housing on this site but the plan in question goes to an extreme in high density. Multifamily housing of a density similar to or slightly above the density on the land between the Ford plant location and Cleveland Ave. would be appropriate. The infrastructure of this site was never designed to handle the density proposed in the plan. Once again this has the look of a bustle of city officials by Developers to the detriment of the city and its residents.</p> <p>SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!! SAVE FORD FIELDS!!!!</p> <p>* This redevelopment plan seeks to preserve or replace the Ford Ball Fields.</p> <p>* The Ford Fields have been home to youth ball since 1954.</p> <p>* Generations of Saint Paul kids have played on the fields there were as many as 400 Highland Ball players in 2017</p> <p>* If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end</p> <p>I have lived in Saint Paul my whole life and owned a home in the Highland/Mac-Groveland area since 1997. I had a vague idea the Ford fields were there but never really thought about them until my son expressed interest in baseball we were told to check out Highland Ball. Since that time I have had an incredible experience. It's just so cool to have a homey old time ball field right where we live and our kids have such amazing experiences with Highland Ball. Playing under the lights late in the day is just amazing. Working the concession stand (which my kids love to do), seeing night on the fields, and getting to know families and kids who go to different schools. Any kid who signs up gets to play. Highland Ball also runs a softball league for girls which is its own institution as well, and my daughter has had an absolutely amazing experience as well. My son has played hockey for years but in the past couple of years his experience playing with Highland Ball has made baseball his favorite sport. It would be an absolute shame if my kids end up selling in Saint Paul and raise a family and there are no Ford fields for them to send their kids too. Playing for Highland Ball isn't being able to call Ford Fields home has a highlight of my kids childhood and I just can't gratitude for them to have this experience. This is what makes Saint Paul great, and the reason why people want to live here. Please don't ruin this with the current plans and SAVE OUR FIELDS!!!!</p>
632	Catherine	Brennan	2200 Fairmount Ave.	St. Paul	MN	55105	cathy.c.brennan@gmail.com	<p>As more information has come to light regarding the clean-up of toxic chemicals on the Ford digit, the more strongly I oppose the Ford Site Zoning and Public Realm Master Plan. The city is failing to make decisions without consideration of the potential health harm that may not be realized for many years. The Ford plant needs to be 100% safe from toxic chemicals. I have heard that individual residences are not part of this plan as Ford does not want to be responsible for "down the road" for any health issues. Are they not responsible for others who will be living in the high density apartments and condos?</p> <p>The traffic and impact of the additional numbers of people who will be using our current access streets has not been studied to anyone's satisfaction who live on those access streets and cannot currently get out of their driveways and along with the current traffic flow. I request that things slow down and let's work together to take care of the concerns that have been raised and not sufficiently addressed. We have a wonderful, once in a lifetime opportunity here. Let's not blow it by arbitrary deadlines before the community can work together and actually find some reasonable alternatives that are safe. I am not opposed to change but let's make sure the community's concerns are more adequately addressed before further votes on this issue occur.</p>	
633	Christina	Morrison	2110 Highland Pkwy	St Paul	MN	55116	christina.n.morrison@gmail.com	<p>As a homeowner living just north of the site, I fully support the plan as adopted by the planning commission. Highland needs to accommodate growth and density on the site to ensure affordability, inclusivity, and housing choice into the future. I do not support Councilmember Tolbert's proposed amendment to reduce or restrict buildings on the site. We are a one-car household with two young kids and depend on transit and walking, and the Ford Plan would enhance our ability to access more destinations on foot. How is the time lost here not enough to the future, not to mention the opportunity to walk and bike?</p>	
634	Jean	Hoppe	531 Mount Curve Blvd	St. Paul	MN	55116	jeanhoppelome@gmail.com	<p>I oppose the current plan. It is too dense, the buildings are too high, there is insufficient green space. I request that the City delay their vote until important questions can be answered and there is better consensus among the community who are one of the most important stakeholders to the outcome of this plan. The current plan favors Ford and private interests. The current plan has many unknowns that could result in liability for Ford, the City and harm to our neighborhood. The site has historical and scenic site as demonstrated by the environmental assessments that have been done thus far. The current plan is ordinary and is in contradiction to the surrounding Highland neighborhood.</p> <p>Councilmember Tolbert's attempt to gain support of the current plan with his meager amendment falls short.</p> <p>In speaking with hundreds of neighbors since November's roll out of the current plan the following points have consensus in the community:</p> <ol style="list-style-type: none"> 1. Less density. No more than 1500 housing units or 3000 people total including workers. 2. Buildings capped at 2-4 stories high. 3. 30% green space - the city has the power over this. 9% is much too little for land adjacent to a Retail Park, the Mississippi River. 4. Any plan must include an independent, comprehensive traffic study that demonstrates no more than a 20% increase in traffic to surrounding streets. 5. Any plan must include a mandate that Ford clean up their mess/environmental dumping to "leave no trace" on the site PRIOR to sale. They must remove all Thallium, Arsenic and ensure that the river is safe from contaminants. <p>Thank you for your anticipated protection of your community.</p> <p>Jean Hoppe</p>	
635	Karen	Wilson	1650 Beechwood Ave.	St. Paul	MN	55116		<p>Dear City Councilmembers,</p> <p>The proposed redevelopment plan for the Ford site in Highland Park is not good for the community and the city in the long-run. The high-density development will add up to 4,000 units and almost 10,000 autos in the area. The planners call it an integrated development where people will live, work and play, yet it will be so crowded it will ruin the area.</p> <p>The quality of life in Highland Park, which many of you say, is an factor behind the aggressive redevelopment plan at the Ford site, may be severely impacted with the proposed high-density development. It's bound to create traffic bottlenecks and may possibly lead to more crime in the area.</p> <p>Please consider the wishes of the Highland Park residents and allow for lower density development in the area that can work with what we already have.</p> <p>Please reconsider the plans, and limit the number of dwelling units to about 2,000. Why can't the site be an urban park with sustainable mixed use development.</p> <p>Also, the council can ask the Ford Co. to donate the land and get a buy out offer. Please don't help the Ford Co. and developers at the cost of people who have lived here and plan to live here until they die.</p>	
636	Marv	Lynch	1726 Summit Ave	Saint Paul	MN	55105	mlvncdesign@gmail.com	<p>I am opposed to the Ford Site Zoning and Public Realm Master Plan. Make Ford Corporation clean up the area.</p>	
637	Josh	Klemmensen	19776 Cabrilla Way	Farmington	MN	55024	josh_klemmensen@yahoo.com	<p>Ford Field is where my son learned the game of baseball, the spirit of team work and developed many friendships. We travel from Farmington and Minneapolis just to see him play at Ford Field, mostly because of the character of the league. The fields have a special feel to them, and I'd hate that other kids wouldn't be able to enjoy the same experience as my son because it was torn down.</p> <p>With the site development, the city of St. Paul has the opportunity to create more affordable housing in one location than the district-wide area can do over the course of one year, yet the current plan does not go far enough. Each week, the metro is leading more and more unaffordable housing affordable to those making below and up to 50% area median income. These folks, making less than \$45,000 a year like myself, need dignified housing near where they wish to work and live. As a metro, we have created a bounty of luxury apartment units and condos, but we cannot seem to create enough units affordable to the lower middle class. A low wealth families. For so. Paul to continue to be a vibrant and welcoming city, it must continue to become more dense, transit accessible, and affordable. With the Ford Site, St. Paul has the opportunity to achieve all three. As Jewish Community Action's Housing Justice Organizer, I urge the City Council to consider furthering the plans affordability by making units available to folks making at or below 30% area median income, as well as folks making at or below 50% of area median income. We also support the highest density plan in order to create the most affordability in the development.</p> <p>Thank you, Aron Barc Jewish Community Action</p>	
638	Aaron	Barc	2375 University Avenue West, Suite	St. Paul	MN	55114	aaron@jewishcommunityaction.org	<p>Net forward site redevelopment.</p> <p>Dear council members, please recognize that the redevelopment plan must preserve or replace the Ford Ball Fields.</p> <p>The Ford Fields have been home to youth ball since 1954 (over 60 years)</p> <p>If the plans for the Ford site don't include a replacement for the ball fields, that tradition and all of the good that it does for the kids and the community will end</p> <p>Thank you for your support</p>	
639	Michael	Buelow	1645 Palace Avenue, St. Paul, MN 55	St. Paul	Mn	55105	mbuelow@clintoncompany.com	<p>I am opposed to the current Ford Site Plan. I support reduced building height, more green space, and no use of TIF funding. Please reconsider the redevelopment and postpone the vote until the law mayor takes office.</p>	
640	Karen	Westhoff	1448 Edcumbe Rd	St. Paul	MN	55116		<p>I strongly support the plan proposed for development of the former Ford plant site in Saint Paul. The plan is the result of an excellent process of citizen participation, a process in which I participated. It responds to and reflects the preferences and aspirations of many residents who attended public meetings and contributed to the process. Most important, it reflects a long-term vision that will provide for the housing and development needs in Saint Paul for years to come. Citizens called for a plan that responds to the needs of a classic, family-oriented, livable neighborhood that addresses the needs of families, young people, a growing senior population and others that can provide for affordable housing, that supports strong neighborhoods with character and distinction; and that ensures protection of the environment. I commend Councilman Tolbert, Mayor Coleman and the many citizens who have worked for years to develop a plan that makes the most of this singular opportunity.</p>	
641	Patrick	Hirigoyan	1457 Eleanor Avenue	Saint Paul	Minnesota	55116	patrickhirigoyan253@gmail.com	<p>My question is, why is the Ford Plan even being proposed? It is not intended to benefit the residents of Highland neighborhood. In fact, it will overcrowd and greatly degrade the quality of my neighborhood and value of my property.</p> <p>A policy 9% reserved for parkland is inadequate. Why not shoot for 100% and build a jewel that enhances the lives of Highland and all MN residents?</p>	
642	John	Scandurra	1626 Highland Parkway	St. Paul	MN	55116	jascandurra@gmail.com	<p>I lived in Madison, Wisconsin and was always disappointed that even though the downtown was surrounded by water, you would never know because of development without a long-term vision. The Ford site affords a unique opportunity to enhance Highland and all of St. Paul by facilitating visual and physical access to the Mississippi River.</p> <p>I would suggest you seek funding from Ford Motor Company, the City of Saint Paul, the State of Minnesota and commercial partners to make this site into the jewel of St. Paul with wide access to the river and mostly green space and trails. Offer to name it Ford Park in perpetuity funded from Ford. Any new business that result should be primarily locally (not distant) owned. Minnabaha Park with its Sea Salt Restaurant provides a model for a plan that would enhance Saint Paul instead of making it a crowded mess as the current plan will surely do. Take notice of the list of people at Sea Salt on a sunny day and you will appreciate the need for more green and community spaces.</p> <p>Please stop and rethink the plan!</p>	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
643	Patricia	Brady	1800 Graham Ave #321	St. Paul	MN	55116	patrl.brady@comcast.net	I have attended meetings about the Ford Site Plan. This plan fits nicely into unique opportunity for a new urban neighborhood for future generations within the existing neighborhood. I support this plan. I offer two suggestions. I want some of the housing to be affordable to working class folks and the elderly. Will Section 42 be part of the apartments or TH developments? I also do not want TH used for this site. It is a golden opportunity for high quality developers. The taxes generated will be needed for city, county and school budgets. I live in the "Golden Village" development area. I own a condo off Tavern on Crisafian. My taxes are fine, but only about \$500, goes to the various governmental bodies. The rest of the \$1700, goes to TH. Thanks you for your consideration in this matter.
644	Nicki	Jones	765 Hampden Ave Apt 404	Saint Paul	MN	55114	stpaulks@gmail.com	I'm writing in complete support of the proposed Ford Site Plan. The planned increase in density and attendant improvements to walking, biking, and transit are much needed in Saint Paul. As a business owner, I'm deeply interested in more of this kind of investment in our city's future.
645	Deborah	Patterson	1792 Pinehurst Avenue	Saint Paul	MN	55116	dfpatter@comcast.net	Please stop the Ford plant expansion as currently planned. The density is not right for our city. It does it work for the surrounding area which has been in existence for 100 years - the streets will not be able to handle the traffic and we do NOT want light rail. Another huge concern is the land pollution which must be cleaned up for any building to proceed. This mass build out will be a huge blight on our beautiful city and create something akin to the old Cabrini Green in Chicago - it will be a nightmare and will NOT help the city at all. Dear Council
646	Sarah	Bjorkman	2015 James Avenue	Saint Paul	MN	55109	sarah.bjorkman@gmail.com	Please consider the following information when reviewing your decision about the Ford plant site redevelopment. I have a nine year old son who has played highland ball at the Ford Ball Fields for the past two years. The Ford Fields have created a strong connection for my son and our family to the community, and I urge you to preserve or replace this important community asset within the redevelopment plan for the Ford Site. I am not originally from Saint Paul, but have lived here for the past 11 years. However, my husband was born and raised here, and the Ford Fields instilled a sense of community, responsibility and immense pride for him and his family. Now, it serves our young family in the same ways. As an "outsider" I can say from an objective point of view that this location has unequivocally provided community strength and tightening and is a unique, important asset to the fabric of Saint Paul. It is extremely important that the redevelopment project take notice of this source of community and tradition into the framework of your future vision. I'm in favor of the planning commission zoning of the Ford Site. It's perfect for the future of Saint Paul.
647	David	Sparrow	1706 Highland Parkway	Saint Paul	MN	55116	birdman4947@yahoo.com	I oppose the current Ford Plan proposal. I believe that there are many points on which both "sides" agree, but the timing of the vote will not allow for these views to be fully heard and integrated. Indeed, the plan has changed little over time which suggest that the process has not been responsive to the community. I suspect that even those in favor originally are having doubts. I believe that they may wish to delay as well. Let's not let politics and digging our heels in prevent a truly well intentioned plan that results not just in a model of urban living, but a model in urban planning processes. We can find a collaborative solution. I am sure of it. Let's get intentional and bring in a team to help mediate the discussion. We also oppose the current Ford Site Zoning and Public Realm Master Plan. We believe the city council needs to postpone their vote until a better community consensus is reached. Thanks for rethinking this decision.
648	Theresa	Glomb Miner	2155 Princeton Ave	Saint Paul	MN	55105	tglobm@umn.edu	Our Twin Cities have always been known for our great parks and green spaces, thanks to many previous city council's planning. Please keep the bar raised for us and future generations! Bill A. Eileen
649	William	Troxel	1709 Pinehurst Ave	St. Paul	MN	55116	wtroxel@vlsi.com	What could a television show of the 1980's have to do with the future of 135 acres in a St. Paul neighborhood? There is a rich older Boston neighborhood of Federal-style rowhouses that is known for its narrow, gothic streets and brick sidewalks. Today, Beacon Hill is regarded as one of the most desirable areas in Boston. The ball and chain Pub, a basement bar on Beacon Street became the location for "Cheers" a popular long running television program. The development plan presented for the old Ford plant site promises many desirable amenities along with the new housing and commercial opportunities. As a neighbor and tax payer for over 40 years, I would be happy to see the increased tax base but the use of Tax Increment Financing to fund the project will prevent any appreciable tax reduction for us. The city plan seems to be predicated on maximizing the population living in the 135 or so acres. Tackling up the various condominiums, apartments, duplexes, and house seems to plan for 4000 living units, or 10,000 individuals. This calculates to 47400 people per square mile along with an estimated number of dogs, cats, birds and goats!!! How would this compare to Beacon Hill? The statistical-atlas 2010 data pegs their neighborhood population density at 29,700 people per square mile. Seattle's most populated neighborhood, Belltown has 37,900. Portland, Oregon, 19,550. Denver, 19,920. Dallas, 14,740. There doesn't seem to be much desirability for living in areas with a population density well over 40,000 people per square mile in any places other than New York City and San Francisco. Beacon Hill is about a mile from downtown Boston. The Ford site is about 6 miles from either of the downtowns. The existing proposal suggest that the bulk of residents will be riding buses, bikes, walking, running, or working from home. Commuting by bike gets dangerous in the Minnesota winter. The trip from our house to north Minneapolis took 20 minutes by car, 30 minutes by bike and 40 minutes by bus a few years ago and the bike trip got pretty lonely in October. There will have to be a significant increase to the infrastructure (one way streets, bike, and bus lanes) of both residential areas of Minneapolis and St. Paul to add some stable portion of 10,000 people to those who are already commuting to our downtown areas. The plan needs to explain where the additional cars, bikes, buses will run. The plan needs to make realistic comparisons to other cities. Will there really be 10,000 people who want to live in this area? Will this become another Cabrini-Green? What ever plan the city selects, it needs to realistically recognize the limitations due to the distance to the downtown areas, the limited area available to build, and the limited means of access. I suggest the plan population be limited to about 4000 people total, or about 20,000 people per square mile. Many of us feel it would be nice to be able to walk to a place like Beacon Hill with a basement bar where "every one knows your name". Jim Nessa 588 Mt. Curve 651 690 3328
651	Chris	Haidler	1408 Sumner st.	St. Paul	Mn	55117	chris.haidler3@gmail.com	Please reconsider the current plan, so we can decide on when plan for the votes plan.
652	Erika	Savardi	1648 Portland Ave	Saint Paul	MN	55104	asavardi@gmail.com	We are in support of the city plan for the Ford site.
653	THOMAS A.	Rubbelke	187 Wheeler St, So	St. Paul	MN	55105	tharcar@centurylink.net	I am strongly in favor of delaying any decision on the Ford site for numerous reasons. Just a few are: Review the Volkswagen idea, determine how to maintain the little league fields, determine acceptable density, determine acceptable maximum height of buildings, review and establish acceptable street formats that could handle today's traffic as well as that resulting from expansion. Thomas A. Rubbelke
654	Patrick	Midden	582 Montrose Lane	Saint Paul	Mn	55116	pmidden@me.com	I don't think that the city has done appropriate studies to evaluate the impact of the Ford Plant development. Highland park is 6 square miles and includes roughly 25,000 people. The Ford plant is 1/50 of the size of Highland park but will house 7,000-10,000 additional people. That is a 25%-40% increase. That is a ridiculous density change. Traffic on creation, Cleveland and the Ford Parkway is already dense. The roads won't handle such a density change. The net result will be plummeting property values, decreasing tax revenues. The new development won't create tax revenue, it will destroy tax revenue. I don't vote to Rehnaltan if I want that type of life.
655	Gordy	Palzer	2221 Scheffer Avenue	St. Paul	MN	55116	gordyp@comcast.net	I have lived four short blocks directly north of the Ford Plant (site) for the past 41 years, and my wife Mary and I raised our four children in the wonderful Highland Park area of St. Paul, always aware of the special beauty and security and amenities of this long established neighborhood. We never resented the Ford Plant's proximity and its out-of-character location in this verdant neighborhood. Still, I often thought of the natural beauty of the Ford site before Henry Ford so wisely snapped up the location because of its proximity to the river and hydroelectric potential, and it made me think of the wisdom of the long-gone city planners of, say New York City, who had the foresight to set aside Central Park forever as a green space in the heart of a vast city. Imagine the heated resistance business leaders heeded their wail! How I wish we still had "realists" who have such foresight and courage! But "money talks." It is said, and so we must submit to alternate visions and plans for this precious site. I am appalled by the hardness and seeming refusal to listen to people who live near the Ford site exhibited by our city officials, both planners and politicians-their urgency in speeding toward an arbitrary deadline in itself raises suspicions. Money, money, money and ever more money (i.e. tax revenues) is the answer to those who spend money faster than it comes in. Just as the city officials refuse to learn from its citizens how to not spend money you do not have, so are they now refusing to listen to the people who will be most directly impacted by their rush to settlement. I think the plan's final vote should be delayed and await the resident's say on the issue-this should not be forced through to be added to the "legacy" list of our current mayor! Too much is at stake here to make it an issue of ego and political ambition! Also, the path to a compromise that pleases most is arduous and twisting. For my part, I think the original nature of the site should at least be somewhat preserved by the inclusion of some green space and recreational fields and hike and walking paths and water amenities, and I think the main emphasis should be on single-residence housing, to afford more people a place and opportunity to raise their families in one of St. Paul's finest neighborhoods (not come to one ever talks about people in the child-rearing stage of life), and some business structures, near the main street of Ford Parkway. And traffic to going to be a REAL issue regardless of what the planners say-unless significant entrance and egress is added to the Mississippi River Boulevard (and I am sure the National Park Service will have something to say about that), the best and north entrance and egress routes will create a daylong congestion nightmare. I think old parties need more time to work all these "sticky" issues out
656	Andrew	Smith	1797 Munster Ave	St Paul	MN	55116	Andrew.Smith@pattersoncompanies.com	I would like to express concern over the Ford site proposal. I think that injecting thousands of more cars into an already congested part of Iowa is a bad idea. I also think that filling up space with apartments is exactly the opposite of why St. Paul is such a beautiful place. We don't have the most housing that all the suburbs cater to, and that's why St. Paul is so appealing. To me, the argument for affordable housing is absurd. I want to live on one of the lakes in the city, but I can't afford it and I don't beg for apartments and "affordable housing" in those locations. What is wrong with having a neighborhood where the general property value and income level is higher? That is simply what makes for nice neighborhoods in ANY town. Why do we need to dilute it with living space for people that lack a vested interest in their property and living space? Please work to find something unique for the space, not just another apartment building and sandwich shop. I hope there are other options weighed for the area that do not involve multi-level housing units, and that will keep Highland a highly sought after neighborhood. Thank you, Andy Smith
657	Whitney & Paul	Murphy	2164 Jefferson Avenue	Saint Paul	MN	55105	whitneyfster@gmail.com	Our family household opposes the Ford site plan for reasons including: not enough green space, toxicity of the land, pressure that the additional 10,000 residents would put on our roads, transportation systems and local commercial resources (i.e., grocery stores, gas stations). We support developing the site and affordable housing but this is too high density and not right for our neighborhood. Please consider this plan and develop one that's appropriate in scale and considers the current residents.
658	Shawn	Wood	2171 Bayard Ave	St. Paul	MN	55116		I am writing to voice my opposition to the current Ford site plan. Please hold off on voting until a better plan that suits and benefits into the current neighborhood. A plan with less population and traffic congestion. It is not reasonable to drop a small city into an already populated urban setting. Also, the current plan does not include the relocation of the Ford baseball fields which have been a strong part of the neighborhood since 1934. These fields provided 600 youth of the community that year alone a place to learn baseball and softball as well as teamwork and a strong sense of community. Please consider a new plan that meets the needs of the current residents that have chosen this area for its community.
659	Liz	Keating	1072 prior ave s	St Paul	MN	55116		I am not opposed to a development with higher density than the current neighborhood, but have serious concerns that dropping thousands of additional households into the existing space will make Highland park significantly less pedestrian-friendly than it already is. Please try walking your kids north on St. Paul to Ford to Lakes so you can understand my concerns. We need serious resident input before we add a single additional vehicle to the neighborhood. Thank you.
660	Wendy	Matthews	2008 Bavard Avenue	Saint Paul	MN	55116		I oppose the current Ford Site Zoning & Master Plan. Please take a step back and postpone the vote until more research is done and the community can come together to reach a consensus decision. Give it to the people...do not build this...and if you do...make a small mix use. Too many cars will ruin my neighborhood...
661	Robert	Pilot	2084 Jefferson Ave	St. Paul	MN - Minnesota	55105	robert.pilot01@gmail.com	I am supportive of the current development plan with the provision that buildings be kept to six stories or less. Ten story buildings would damage the character of the area and impose on the beautiful river bank.
662	Terry	Hamm	1767 Bavard Avenue	St Paul	Minnesota	55116	terryjhamm@comcast.net	I'd like to voice my strong support for the currently drafted Ford Site Zoning Plan. I believe that there has been ample opportunity for community input, and that is reflected in the current plan. We need to avoid any idea that the Ford Plan is zoned for enough density to not only make the redevelopment financially viable, but also to preserve sustainability, diversity, and multi-modal transportation. I believe that restricting this property to more single-family housing would be disastrous. That would guarantee that traffic congestion increases without enough density or tax-base to increase retail and other business activity or to finance transportation and other infrastructure to support the development itself. Thank you for the opportunity to comment and observe this needed growth of our community.
663	Tyson	McEvain	1409 Fairmount Ave	Saint Paul	MN	55105	tymcvain@gmail.com	I would like to officially lodge my opposition to the current Ford Proposal and ask that the City Council either vote no to the current proposal and zoning plan, delay any further action until a new mayor is elected and sworn into office in January 2016 or both. The current plan's density is unacceptable and does not reflect the needs and desire of your constituents that will be directly impacted by these decisions. Further, the current plan does not account for the setting aside of enough acreage to accommodate the Ford Baseball Little League - an institution in this neighborhood for decades that serves the athletic and baseball/softball needs of 700+ children per summer. What is your plan to accommodate those hundreds of kids in the coming summers for baseball and softball fields? There isn't one. Please vote no to the current Ford plan and send it back for a lower density plan that includes baseball fields.
664	Darion	Matschina	2109 Upper Saint Dennis Road	Saint Paul	MN	55116	dmatschina@gmail.com	I oppose the current Ford Site Zoning and Public Realm Master Plan and that believe the city council needs to postpone their vote until a better community consensus is reached.
665	Aaron	Palgen	1879 Beechwood Ave	St. Paul	MN	55116	st.paul.palgen@comcast.net	I oppose the current Ford Site Zoning and Public Realm Master Plan and that believe the city council needs to postpone their vote until a better community consensus is reached.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
666	Monnie	Reynolds	1794 schieffer ave	st paul	Minnesota	55116	myxoga@gmail.com	I, like most of my neighbors in Highland Park are not willing to live with increased traffic and loss of property values, radical increase in population density, Highland Park's long-term residents--Highland Park's caring & concerned tax base-will move to less dense areas where taxes are lower. Highly desired steel & glass 10-story buildings are not what the residents of Highland Park's want. View for what we pay in taxes is 55116. The City of Saint Paul should have only gone as far as the recommendations from the citizen panel that made recommendations for the development of the Ford Site over two years ago. The city should not have started any re-zoning. Let the developer Ford start to start the re-zoning process. Now you have everyone lined up at the Mayor, the City Council and each other. It would have been much better to have everyone lined up at the developer that makes the deal with Ford. And you should make Ford not want to clean up the site to a standard that any person could have their children and grandchildren play in every square inch of that site.
667	Ferdinand	Peters	842 Raymond Ave Ste 200	Saint Paul	Minnesota	55104	ferdpeters@ferdlaw.com	Put this entire process on hold. You are hurting our chances to get Amazon to come here. I, like most of my neighbors in Highland Park are not willing to live with increased traffic and loss of property values, radical increase in population density, Highland Park's long-term residents--Highland Park's caring & concerned tax base-will move to less dense areas where taxes are lower. Highly desired steel & glass 10-story buildings are not what the residents of Highland Park's want. View for what we pay in taxes is 55116. I oppose the current rezoning plan for the Ford Site. I believe that we need more time to come up with an alternative plan that reduces the density (and related traffic issues), while substantially increasing the green space (including but not limited to saving the Ford Fields). While saving these fields has been listed as "a priority" on the staff's open website, it's anything but. The lack of transparency while the plan was being formulated has left those of us opposed to the current plan with little time to propose an alternative plan. The city has one chance to get this right, on an amazing piece of land in one of the most beautiful neighborhoods in St. Paul. Please allow the residents of Highland Park (especially those in close proximity) to the site...like us) to compromise on a more reasonable solution for the rezoning. It seems that most of us agree on a mixed-use retail rezoning. However, the city planners have us as down with the existing plan and failure to address the primary and significant concerns that will affect those of us that live right here for a lifetime. More time is needed. Please delay the vote until we can come together and collaborate on a revised plan that will be reasonable to most. Thank you.
668	Tony	Oldham	1794 schieffer ave	st paul	Minnesota	55116	oldhamren@gmail.com	Put this entire process on hold. You are hurting our chances to get Amazon to come here. I, like most of my neighbors in Highland Park are not willing to live with increased traffic and loss of property values, radical increase in population density, Highland Park's long-term residents--Highland Park's caring & concerned tax base-will move to less dense areas where taxes are lower. Highly desired steel & glass 10-story buildings are not what the residents of Highland Park's want. View for what we pay in taxes is 55116. I oppose the current rezoning plan for the Ford Site. I believe that we need more time to come up with an alternative plan that reduces the density (and related traffic issues), while substantially increasing the green space (including but not limited to saving the Ford Fields). While saving these fields has been listed as "a priority" on the staff's open website, it's anything but. The lack of transparency while the plan was being formulated has left those of us opposed to the current plan with little time to propose an alternative plan. The city has one chance to get this right, on an amazing piece of land in one of the most beautiful neighborhoods in St. Paul. Please allow the residents of Highland Park (especially those in close proximity) to the site...like us) to compromise on a more reasonable solution for the rezoning. It seems that most of us agree on a mixed-use retail rezoning. However, the city planners have us as down with the existing plan and failure to address the primary and significant concerns that will affect those of us that live right here for a lifetime. More time is needed. Please delay the vote until we can come together and collaborate on a revised plan that will be reasonable to most. Thank you.
669	Robert	Mason	1636 Highland Parkway	St. Paul	Mn.	55116	dmamason@aol.com	Sorry, but visions of Robert Kennedy and all the crime potential due to overcrowding is a serious concern...On top of that, it doesn't seem that single family neighbors are being considered. Increased traffic volume of the 10-story building project will have increased traffic and noise. I oppose the current rezoning plan for the Ford Site. I believe that we need more time to come up with an alternative plan that reduces the density (and related traffic issues), while substantially increasing the green space (including but not limited to saving the Ford Fields). While saving these fields has been listed as "a priority" on the staff's open website, it's anything but. The lack of transparency while the plan was being formulated has left those of us opposed to the current plan with little time to propose an alternative plan. The city has one chance to get this right, on an amazing piece of land in one of the most beautiful neighborhoods in St. Paul. Please allow the residents of Highland Park (especially those in close proximity) to the site...like us) to compromise on a more reasonable solution for the rezoning. It seems that most of us agree on a mixed-use retail rezoning. However, the city planners have us as down with the existing plan and failure to address the primary and significant concerns that will affect those of us that live right here for a lifetime. More time is needed. Please delay the vote until we can come together and collaborate on a revised plan that will be reasonable to most. Thank you.
670	Erin	Probst	1927 Saunders Avenue	Saint Paul	MN	55116	erinpobst@hotmail.com	I oppose the current rezoning plan for the Ford Site. I believe that we need more time to come up with an alternative plan that reduces the density (and related traffic issues), while substantially increasing the green space (including but not limited to saving the Ford Fields). While saving these fields has been listed as "a priority" on the staff's open website, it's anything but. The lack of transparency while the plan was being formulated has left those of us opposed to the current plan with little time to propose an alternative plan. The city has one chance to get this right, on an amazing piece of land in one of the most beautiful neighborhoods in St. Paul. Please allow the residents of Highland Park (especially those in close proximity) to the site...like us) to compromise on a more reasonable solution for the rezoning. It seems that most of us agree on a mixed-use retail rezoning. However, the city planners have us as down with the existing plan and failure to address the primary and significant concerns that will affect those of us that live right here for a lifetime. More time is needed. Please delay the vote until we can come together and collaborate on a revised plan that will be reasonable to most. Thank you.
671	Dheryl	Sloane	1977 s Cleveland	St paul	Mn	55116		Way too many people for such a small dense area. Traffic today is bad! It only will be worse and spread over more roads with more cars and people. You will not be able to walk in Mississippi River because of the huge amount of people there.
672	Dheryl	Sloane	1977 s Cleveland	St paul	Mn	55116		Way too many people for such a small dense area. Traffic today is bad! It only will be worse and spread over more roads with more cars and people. You will not be able to walk in Mississippi River because of the huge amount of people there.
673	Glen	Carpenter	730 Ridge St	St. Paul	Minnesota	55116	glen.o.carpenter@gmail.com	To Whom It May Concern: As a Highland Park homeowner, I want to express my opposition to the current Ford Site Zoning and Public Realm Master Plan. I believe the city council needs to postpone their vote on the current Plan until a better community consensus is reached and until the Mayor is elected and sworn into office in January 2018. The current Plan would allow for a level of housing density that is not compatible with the neighborhood. Compromising on a zoning plan that will allow for the number of new housing units equal to 1,500 units will not preserve the character and benefits of developing the site. This should also assist in limiting the impact of increased traffic to Highland Park and surrounding neighborhoods. A 26% increase in average daily trips for surrounding streets would be lost of a shock to the current transit system than what is currently included in the Plan. Furthermore, the current Plan doesn't go far enough to require green space. Finally, recent reporting has indicated that the Ford Plant site remains extremely polluted. There has not been enough discussion as to why (or left legally required) to the Ford Company isn't pursuing further clean-up of the site, before being able to profit off of land that isn't safe. The company should return the land to the community and not the city. All actions of the site should be brought to residential standards, including allowing for development of single family homes in some areas as initial drafts of the Plan once allowed for. Also, Ford should be required to re-mediate its waste along the banks of the Mississippi River. The development of this land has the potential for decades of benefit to the Highland Park neighborhood and the city of St. Paul. The current Plan feels like it is shoe-horning in a solution to address the real issues of city revenue and rising rent prices at the expenses of a comprehensive solution that takes into account and addresses all potential issues that redeveloping the site will bring. Thanks, Glen Carpenter 730 Ridge St. St. Paul, MN 55116
674	Jeff	Christenson	1482 Lincoln Ave	St. Paul	MN	55105	jeff.s.christenson@gmail.com	I'm writing to strongly encourage the city council to adopt the zoning master plan on September 27. This has been a 10-year effort and it is ridiculous for some to claim that there is some kind of "rush" to get this done now, and thus oppose it. It would be a huge disservice to all those volunteers who spent countless hours shaping the plan with community input and worked together to build a better future for St. Paul to bow down to a few residents who don't want anything built near their properties, but there is an appreciable amount of additional traffic or some non-positive (hypothetical) affect to their property value. For so many reasons, the proposed plan is a good one. It supports the idea that a moderate level of density works well with high-quality transit. It is responsive to the demographic trends of rethinking living to live in low-maintenance, walkable neighborhoods and young professionals who may choose to eschew car ownership. It's a sustainable plan that provides good park space, daylight a creek (and provides for smart water management), and has the potential to be far more responsive to potential climate change issues than many other types of zoning. The biggest reason you should support this plan, though, is for future generations. With the long-timeline that we really only have just embarked upon, it is those future generations that will either suffer or benefit from the decisions we're making today. Will future generations need more housing? Will future generations want to take advantage of car-free or car-lite living arrangements? Will future generations care more or less about the climate and the health of the Earth than we do? I propose that the answer to those questions is a resounding yes. Please approve this plan! I understand fully that Highland needs the mayor, but I will do everything in my power to ensure that those who vote against this plan suffer election consequences when the time comes. That's how strongly I feel about this plan. Regards, Jeff Christenson 1482 Lincoln Ave. St. Paul, MN 55105
675	Andrew	Barker	2176 Stanford Ave	Saint Paul	MN	55105	andrew.barker@gmail.com	I am opposed to the development plans for the former Ford site. As it stands currently, my family is very concerned with the traffic projections along Cretin Ave regarding volume and noise levels. Despite claims that traffic would be routed other directions it is clear Cretin is the most direct route to 194. I am opposed to the "Ford Plan" in its current form largely because it does not make realistic projections about the traffic impact on surrounding neighborhoods. There is no feasible amount of hike commuting and mass-transit use that could come close to ameliorate the increased density on streets such as Cretin (before 11th) or Cleveland. The plan needs to be re-thought with a mind to preserving the existing atmosphere of Mac-Groveland and Highland Park to the extent it is possible. I can't believe there are no baseball or soccer fields in the final plan. As a parent, playing catch is a constant struggle to find quality fields for recreation. Friends and family are moving out of the city for many reasons and recreation facilities in St. Paul are one of many. If you want "density" in St. Paul make sure the recreation facilities are site. Please delay vote on zoning - it doesn't seem that City is hearing what residents concerns are - I'm in favor of development but think this is too much - too many buildings, people, cars and not enough green space. The city is a steward of this land and the way in which it is handled will affect Highland Park for years to come. Please don't rush this. Please take the time to reconsider the current plan. The historic nature of the neighborhood should be the first consideration. After we're all gone what will we have left behind? Please let's think about the future generations that can learn and live in these special historically preserved neighborhoods. Please take a pause to reconsider. Thank you. A fellow St. Paul resident. I support the Ford site plan and urge you to vote in favor of rezoning the plan next week. The zoning plan offers exciting opportunity for Saint Paul to move in a direction that encourages the type of amenities that people look for in urban living. It will add much welcomed green space while improving the way stormwater runoff flows to the river. It will open new ways to get around the neighborhood by opening up closed routes. It also brings the possibilities of improved transit and transportation alternatives to cars. We can also look forward to welcoming new neighbors and new residential options, and the retail and dining opportunities that will follow. NOTE: Yes on the plan and yes to a vibrant and livable Saint Paul for current and future residents!
676	Paul	Klanderud	375 Cretin Ave S	Saint Paul	Minnesota	55105	stay_away3@yahoo.com	I would like to see some green space/soccer field. Less traffic around Cretin and Highland Park way I support the Ford site development as envisioned by the city plan. My only concern is to be sure it maintains scenic views and natural areas and is emphasizing sustainability. I also expect full site cleanup from hazardous waste anywhere on the site. Someday in the not too distant future I may well downsize to either a city or a small town. So please do all you can for amenities that will enhance living for aging residents. Also please take precautions to discourage development that would take away from the current village atmosphere of Cleveland & Ford Parkway. In particular keep an eye on the neighborhood feel and easy access to The Highland Theater.
677	JB	Little	2076 Eleanor Ave	Saint Paul	MN	55116	jblittlejr@yahoo.com	Thank you for consideration of my comments! I strongly support and urge the city council to support the current Ford Site Plan. This is a huge opportunity to remediate an industrial site that is well positioned in our city. Allowing for mixed use, multi-story, dense development will have a range of environmental, economic and social benefits. Creating a dense, urban neighborhood with a mix of residential, commercial and park space will bring vitality to the area, especially if priority is given to affordable housing options and mixed-income living opportunities. Supporting the plan also presents a huge opportunity to attract new residents to the city while increasing our tax base, which could use some much needed help after the RGV assessment was found to be illegal in addition to roughly a third of the city's property being exempt because of their nonprofit, religious, academic and government status. Please rethink the Ford site development. The current plan as we know it would destroy the current neighborhood. The site would lose the Ford Little League fields as well. We hear it all the time from you politicians, we are for the kids. Well its time to put your money where your mouth is and save the fields for the kids that live in the neighborhood. Or at least make new fields for the Highland Little League.
678	Martha	Paar	1958 Highland Parkway	Saint Paul	MN	55116		I'm sorry, but I can't support the Ford Plan in its current form. I think the plan needs to greatly decrease the housing density and include a lot more small businesses, retail, and public space. Yours respectfully, David McCoskey
679	Karin	Jordahl	2184 Princeton Ave	St Paul	MN	55105	karinjordahl@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
680	Tyler	Teggatz	2031 Basca Ave	Saint Paul	MN	55116	tylerteggatz@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
681	Lahens	St. fleur	2181 Highland Pkwy	St Paul	Minnesota	55116	Lahensstfleur@prodecoacademy.org	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
682	Catherine	Malava	1606 Juno Ave	ST PAUL	MN	55116	mskatymay@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
683	Matt	Frank	1872 Berkeley Avenue	Saint Paul	MN	55105	mfrank84@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
684	Paul	Markert	790 Lexington Pky S	Saint Paul	MN	55116	pmarkert50@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
685	David	McCoskey	1976 Pinehurst Avenue	St. Paul	MN	55116	mcocoskey@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
686	Ann	Erickson	1850 West Rome Ave	St Paul	MN	55116	ann.erickson75@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
687	ANDREW	PERCIC	522 NORTH MISSISSIPPI RIVER BLVD	ST. PAUL	MINNESOTA	55104	afp@thencatary.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
688	Deanna	Dixon	1876 bayard Ave	St Paul	MN	55116	dxonds@comcast.net	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
689	Joseph	Korzilius	1808 Beechwood Ave.	Saint Paul	MN	55116	jkorzili@gmail.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey
690	Petar	Keely	493 Pelham Blvd.	Saint Paul	Minnesota	55104	pkeely@collagearch.com	I really hope this plan comes up for review again. It is current form, the plan seems to favor the temporary profitability of the construction industry, not the long-term viability of the neighborhood it will create, and the one which currently surrounds it. Yours respectfully, David McCoskey

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
691	Dan	Hintz	672 Sue Place	St. Paul	MN	55116	dahintz@hotmail.com	<p>I write to urge the council to approve the Ford site plan. I am excited to see St. Paul engage in sustainable development that will address the housing shortage in the area and increase the tax base. This plan represents forward-thinking leadership.</p> <p>I also urge the council not to be swayed but the false and misleading talking points being put forward by the plan opponents. I find the claim that "massive" ten-story buildings will block river viewscape particularly galling. Given that Highland is more or less flat and full of trees and houses, you can't see the river unless you are next to it, and looking tall can be built along the river. From my house, I can't even see the existing 23-story building along the river. This, like most of the other claims by plan opponents, is just scaremongering and lies.</p> <p>I have read the entire plan (something many people clearly have not done) and found that it answered all the concerns I had. I ask you to vote based on what is actually in the plan. Base your vote on facts. Vote based on the numbers found by educated and trained city planners, not angry, ill-informed opponents. Vote based on the future of St. Paul.</p> <p>Thank you, Dan Hintz</p>
692	Lacey	Frigaard	24 River Terrace Ct	Minneapolis	MN	55414	lacey.frigaard@gmail.com	<p>Considering how congested it already is in that area, please reconsider the design of the Ford Plan site. The amount of green space in the mock up is deplorable. Why not build a large park there instead that would be easily accessible to the many residents of Highland Park that already live there? You're going to end up with another uptown - overrated housing and too many people with not enough parking.</p> <p>I oppose the current plan and zoning requirements for the Ford site. The plan makes many assumptions that do not fit the neighborhood, namely transportation. There is simply not the infrastructure in place to handle the increase of traffic that will come with the proposed density. It is not believe the projections put forth on how the new development will lead to less car ownership and will be more pedestrian and bike friendly. It will be more pedestrian and bike friendly. It will be more pedestrian and bikes, however people will continue to own cars as we live in a metropolitan area that is not densely populated and mass transit will never solve the needs of the entire community.</p> <p>I also find the proposed density highly contradictory to the proposed TRFS. If the intent of higher density is to lighten the tax burden, \$275 million in TRFS certainly does not support this narrative. While the APPEARANCE of the planning committee was that it involved a diverse background of neighbors and voices in the community, this was simply not the case. The smaller plan was not voted until very late in the process (this year), while the planning committee consisted mainly of mayoral appointees. The vote on the Ford Plan should not be held until early 2018! If it is held beforehand, I will vote against every person that was okay with voting then, regardless of their position, as I do not feel that taking just want to say I 100% support this high-density urban approach to development.</p> <p>I've found all the "NO" signs popping up in my neighborhood to be very disturbing, as racial justice and housing availability are inseparable.</p> <p>Keep up the good work with the current plan.</p>
693	Nick	Shannon	12 Norbert Pl	Saint Paul	Minnesota	55116	nick.shannon@hotmail.com	<p>I am opposed to the high density, lack of parkland/green space, unfriendly traffic congestion that will occur on surrounding streets, building heights that are far too high and the added pollution that will come with this plan.</p> <p>I am a resident of Mac/Dorvaland, living 1/2 block off of Crith Avenue. I have read everything printed about the Ford Site development and the traffic studies and plans and have attended meetings. It is evident that there is no traffic plan for the high density development that is proposed. The amount of additional trips will be made in and out of Highland every day. Thousands of those trips will be parking the city bus. Crith south of Grand is a 2 lane street that cannot handle the traffic that will inevitably come from the planned development. Considering that it will all be built in the end, that humans living in a cold climate with snow and ice will take the grocery store in the winter, that packages will appear at townhomes without trucks delivering them in regular walking, not a plan. Preparing Minnesota to Seattle, which does not have snow, is a fallacy. I am opposed to the high density of the plan and believe it will not only cause a disastrous traffic problem for both Highland and Mac/Dorvaland. It will also change the entire character of Highland, making it into a downtown instead of the residential neighborhood with a little village that it is.</p> <p>To the extent that there is a housing problem, the claim that this is a "once in a lifetime" opportunity for St. Paul is false. As you will know the Hillcrest Golf Course is up for sale and redevelopment. Unlike the Ford Site, there are no environmental concerns, so all types of housing, mixed use development etc can be put there, without the constraint of the river being on one side. Please consider splitting up the amount of housing, reducing the density at the Ford Site and putting the rest of it at the Hillcrest Golf Course site. This will reduce the horrifying and dangerous traffic problems that will be causing in our neighborhood.</p>
694	Ian	Fitzpatrick	1968 Montreal Ave	Saint Paul	MN	55116		<p>As part of the Ford site redevelopment plan I would encourage leaders to keep St Paul's youth in mind. Specifically, the thousands of youth baseball players that have developed both on field and off field skills at the Ford youth baseball fields show 1934. In 2017 we had over 800 players that participated in Highland Ball at the Ford fields. Not only do these players spend many hours throughout the summer months playing a constructive sport at the Ford fields, they develop crucial life skills such as teamwork, leadership, hard work, commitment, sportsmanship, and how to deal with success and failure. I personally learned many of these lessons as a player at the Ford fields in the early 1990's, then as a coach in the late 1990's and early 2000's, and now I have 2 children playing at these fields, hoping they can develop into good players, but more importantly good citizens. I fully believe youth activities, including baseball, plays a role in the successful development of our youth and I ask our leaders to please find a solution for the Ford site that preserves the over 60 year tradition of youth baseball at the Ford site, that considers the current 400 players of Highland ball, and allows future generations of St Paul's youth the same opportunity to develop as I was afforded.</p> <p>Thanks for your consideration, Sean Van Gemert</p>
695	Bridget	Delaney	700 Grand Avenue #203	St. Paul	MN	55105	bridget.delaney@mac.com	<p>I am writing to express my opposition to the zoning change at the Ford site and the Public Realm Master Plan Draft (5-4-2017). I strongly urge you to vote against it or send it back to the city planners for significant revisions when it comes before you for consideration.</p> <p>I am opposed to the high density, lack of parkland/green space, unfriendly traffic congestion that will occur on surrounding streets, building heights that are far too high and the added pollution that will come with this plan.</p> <p>I am a resident of Mac/Dorvaland, living 1/2 block off of Crith Avenue. I have read everything printed about the Ford Site development and the traffic studies and plans and have attended meetings. It is evident that there is no traffic plan for the high density development that is proposed. The amount of additional trips will be made in and out of Highland every day. Thousands of those trips will be parking the city bus. Crith south of Grand is a 2 lane street that cannot handle the traffic that will inevitably come from the planned development. Considering that it will all be built in the end, that humans living in a cold climate with snow and ice will take the grocery store in the winter, that packages will appear at townhomes without trucks delivering them in regular walking, not a plan. Preparing Minnesota to Seattle, which does not have snow, is a fallacy. I am opposed to the high density of the plan and believe it will not only cause a disastrous traffic problem for both Highland and Mac/Dorvaland. It will also change the entire character of Highland, making it into a downtown instead of the residential neighborhood with a little village that it is.</p> <p>To the extent that there is a housing problem, the claim that this is a "once in a lifetime" opportunity for St. Paul is false. As you will know the Hillcrest Golf Course is up for sale and redevelopment. Unlike the Ford Site, there are no environmental concerns, so all types of housing, mixed use development etc can be put there, without the constraint of the river being on one side. Please consider splitting up the amount of housing, reducing the density at the Ford Site and putting the rest of it at the Hillcrest Golf Course site. This will reduce the horrifying and dangerous traffic problems that will be causing in our neighborhood.</p>
696	Ann	Goaring	2132 Berkeley Ave	St. Paul	Minnesota	55105-1	trumanann@gmail.com	<p>I am opposed to the high density, lack of parkland/green space, unfriendly traffic congestion that will occur on surrounding streets, building heights that are far too high and the added pollution that will come with this plan.</p> <p>I am a resident of Mac/Dorvaland, living 1/2 block off of Crith Avenue. I have read everything printed about the Ford Site development and the traffic studies and plans and have attended meetings. It is evident that there is no traffic plan for the high density development that is proposed. The amount of additional trips will be made in and out of Highland every day. Thousands of those trips will be parking the city bus. Crith south of Grand is a 2 lane street that cannot handle the traffic that will inevitably come from the planned development. Considering that it will all be built in the end, that humans living in a cold climate with snow and ice will take the grocery store in the winter, that packages will appear at townhomes without trucks delivering them in regular walking, not a plan. Preparing Minnesota to Seattle, which does not have snow, is a fallacy. I am opposed to the high density of the plan and believe it will not only cause a disastrous traffic problem for both Highland and Mac/Dorvaland. It will also change the entire character of Highland, making it into a downtown instead of the residential neighborhood with a little village that it is.</p> <p>To the extent that there is a housing problem, the claim that this is a "once in a lifetime" opportunity for St. Paul is false. As you will know the Hillcrest Golf Course is up for sale and redevelopment. Unlike the Ford Site, there are no environmental concerns, so all types of housing, mixed use development etc can be put there, without the constraint of the river being on one side. Please consider splitting up the amount of housing, reducing the density at the Ford Site and putting the rest of it at the Hillcrest Golf Course site. This will reduce the horrifying and dangerous traffic problems that will be causing in our neighborhood.</p>
697	Sean	Van Gemert	189 Woodlawn Ave	St Paul	MN	55105		<p>As part of the Ford site redevelopment plan I would encourage leaders to keep St Paul's youth in mind. Specifically, the thousands of youth baseball players that have developed both on field and off field skills at the Ford youth baseball fields show 1934. In 2017 we had over 800 players that participated in Highland Ball at the Ford fields. Not only do these players spend many hours throughout the summer months playing a constructive sport at the Ford fields, they develop crucial life skills such as teamwork, leadership, hard work, commitment, sportsmanship, and how to deal with success and failure. I personally learned many of these lessons as a player at the Ford fields in the early 1990's, then as a coach in the late 1990's and early 2000's, and now I have 2 children playing at these fields, hoping they can develop into good players, but more importantly good citizens. I fully believe youth activities, including baseball, plays a role in the successful development of our youth and I ask our leaders to please find a solution for the Ford site that preserves the over 60 year tradition of youth baseball at the Ford site, that considers the current 400 players of Highland ball, and allows future generations of St Paul's youth the same opportunity to develop as I was afforded.</p> <p>Thanks for your consideration, Sean Van Gemert</p>
698	Justin	Doescher	4600 Portland Avenue	Minneapolis	MINNESOTA	55407	jdoescher@gmail.com	<p>I live in Minneapolis but I want to see more density</p>
699	Tom	Dietsche	435 Mount Curve Blvd	Saint Paul	MN	55105	tdietsche@comcast.net	<p>I encourage the St. Paul City Council to postpone a vote on the Ford Plan until mid-2018 or later. My reasons include:</p> <ol style="list-style-type: none"> 1. The new mayor should have a chance to get involved with this major decision. Most leading candidates support a delay in this vote. 2. By establishing new zoning rules now, the city is giving up all the leverage in negotiations with the future developer of this site. It makes no sense to give away this power now. Why the rush to concede control of zoning without getting anything in return? 3. Since much of the controversy about this plan involves questions about the impact on traffic on neighboring streets, a new traffic study should be done to provide better and more informed estimates of increased traffic on key routes around the Ford site, including Crith Avenue, Cleveland Avenue, Mount Curve Blvd, Fairview Avenue, and Ford Parkway. This study should also include a forecast of the impact that electric autonomous vehicles will have on existing transportation modes and volumes. Many credible studies project that SA's will be in widespread use within the buildout period for this site, and may replace many private cars as well as use of buses and light rail for short trips. This will impact the need for parking on the Ford site as well as traffic volumes on nearby major streets. 4. The editorial board of the Pioneer Press also supports a delay, for similar reasons as stated above. 5. Given all of this, and the strong objections of many neighboring residents who will be impacted, this plan should be delayed to allow more research on future impacts before it should be finalized. <p>Thank you.</p>
700	Catharine	Olanhart	1944 Bayard Ave.	Saint Paul	MN	55116	katedlanhart@gmail.com	<p>I am opposed to the Ford Site Zoning proposal and Public Realm Master Plan for two reasons:</p> <ol style="list-style-type: none"> 1. As an active participant in the planning process for years, I feel that the input from the neighborhood has been ignored. 2. The density is excessive. I'm not sure what the correct density is but density greater than the downtown areas of St. Paul and Minneapolis. It is excessive - not in keeping with the neighborhood or its character. If I wanted to live downtown, I would have moved there years ago. A vibrant urban VILLAGE, yes! A dense downtown area, no thank you! <p>I strongly oppose the current Ford Site Zoning Plan and Public Realm Master Plan. The city council needs to postpone their vote until better community consensus is reached. Community concerns been ignored regarding the following: building height too tall, lack of green space, high density, increased traffic. This is a unique property on the Mississippi River and once in a lifetime chance for St Paul to include a public park space in the plan.</p> <p>I am excited to support the city of St Paul's zoning and use plan for the Ford Site in its current form. It is evident that 10 years of study and engagement went into creating a plan that complements the existing area and shows forward to provide the next generation with the housing options they desire. While I would happily support greater density and building heights - especially close to the river to allow a greater number of people to enjoy this area - the plan is completely appropriate for the Highland neighborhood.</p> <p>Climate change is real, and it is unethical to limit the creation of new spaces within our city that focus first on people and not cars. Each person that may someday live on the Ford Site is one less person that may otherwise commute dozens of miles each day from housing on the urban fringe.</p> <p>I hope that city council votes to approve the plan in its current form. Thank you</p>
701	Kathy	Polga	2122 Stanford Ave	St Paul	MN	55105	polga@comcast.net	<p>I live in Minneapolis but I want to see more density</p>
702	Ben	Frank	2069 Hartford Ave, Apt 22	Saint Paul	MN	55116	ben.fran@gmail.com	<p>I encourage the St. Paul City Council to postpone a vote on the Ford Plan until mid-2018 or later. My reasons include:</p> <ol style="list-style-type: none"> 1. The new mayor should have a chance to get involved with this major decision. Most leading candidates support a delay in this vote. 2. By establishing new zoning rules now, the city is giving up all the leverage in negotiations with the future developer of this site. It makes no sense to give away this power now. Why the rush to concede control of zoning without getting anything in return? 3. Since much of the controversy about this plan involves questions about the impact on traffic on neighboring streets, a new traffic study should be done to provide better and more informed estimates of increased traffic on key routes around the Ford site, including Crith Avenue, Cleveland Avenue, Mount Curve Blvd, Fairview Avenue, and Ford Parkway. This study should also include a forecast of the impact that electric autonomous vehicles will have on existing transportation modes and volumes. Many credible studies project that SA's will be in widespread use within the buildout period for this site, and may replace many private cars as well as use of buses and light rail for short trips. This will impact the need for parking on the Ford site as well as traffic volumes on nearby major streets. 4. The editorial board of the Pioneer Press also supports a delay, for similar reasons as stated above. 5. Given all of this, and the strong objections of many neighboring residents who will be impacted, this plan should be delayed to allow more research on future impacts before it should be finalized. <p>Thank you.</p>
703	Douglas	Robertson	1049 Colby Street	Saint Paul	MN	55116	droberts@umn.edu	<p>I live in Highland Park, near the Ford site. I am very concerned about the housing density proposed. I understand that the more people who live and work there the more taxes can be collected, but so many people will destroy the character of the neighborhood.</p> <p>I strongly suggest that the City Council delay the vote on the Master Plan until a new Mayor is sworn into office in January. This is a really important issue and needs more time to consider alternative plans and details need to be worked out. Issues like the Ford Regional Field, a comprehensive traffic plan, congestion, public transportation, and tax burden need to be addressed.</p> <p>I am a 20+ year resident of the Crith/Sargent neighborhood and would like to request that the City Council consider alternative plans such as the one that has been outlined by neighbors for a Livable Saint Paul. Further, I respectfully ask the City Council take their time and remind them that the current proposal has only been public for barely 10 months, and that there have been no official public town hall meetings to discuss it, or to accept other points of view from the community you oppose the current zoning plan and request that the Council delay any further action on the plan until a new Mayor is elected and sworn into office in January.</p> <p>My wife, Michael L. Wichler</p>
704	Michael	Wachter	2199 Sargent Ave	St. Paul	MN	55105	amwachter@aol.com	<p>I live in Highland Park, near the Ford site. I am very concerned about the housing density proposed. I understand that the more people who live and work there the more taxes can be collected, but so many people will destroy the character of the neighborhood.</p> <p>I strongly suggest that the City Council delay the vote on the Master Plan until a new Mayor is sworn into office in January. This is a really important issue and needs more time to consider alternative plans and details need to be worked out. Issues like the Ford Regional Field, a comprehensive traffic plan, congestion, public transportation, and tax burden need to be addressed.</p> <p>I am a 20+ year resident of the Crith/Sargent neighborhood and would like to request that the City Council consider alternative plans such as the one that has been outlined by neighbors for a Livable Saint Paul. Further, I respectfully ask the City Council take their time and remind them that the current proposal has only been public for barely 10 months, and that there have been no official public town hall meetings to discuss it, or to accept other points of view from the community you oppose the current zoning plan and request that the Council delay any further action on the plan until a new Mayor is elected and sworn into office in January.</p> <p>My wife, Michael L. Wichler</p>
705	Tam	Kreuzer	715 Kennath St	St Paul	Minnesota	55116	tkkreuzer@gmail.com	<p>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. Too many people and traffic.</p>
706	Chris	Lee	2147 Wellesley Ave	St.Paul	MN	55105	clea@mrccompany.com	<p>While I certainly appreciate the time, energy and thought that has gone into the current plan, it appears as though we are trying to force the proverbial square peg into a round hole. A balance does not seem to have been achieved between the needs of the local neighborhood and that of greater St. Paul in the current design. I got the sense that the designers are trying to cram as much of their idea into one round hole, and in the end you get a design that while it looks great in glossy images and slick videos does not meet the end user's needs. The fact that the digital looks like every other new development we see these days does not help. Let's cut back and give what we see in Dallas or Denver or San Diego, call it not neutral and not curbside on the back. We have the chance to create something great as a community, but the current plan is average at best.</p> <p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
707	Paul	Rosenwinkel	1296 Selby Ave, 1	Saint Paul	MN	55104	paulkdrag@gmail.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
708	Nathan	Hallanger	3117 Stanford Ave	Saint Paul	MN	55105	nhallanger@gmail.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
709	Andrew	Hahn	180 Kellogg Blvd E #705	St. Paul	Minnesota	55101	andylhahn@gmail.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
710	marie	speltz	1434 goodrich avenue	st. paul	mn	55105	mispeltz@comcast.net	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
711	Anne	Pfeiffer	1923 Jefferson Ave	St. Paul	MN	55105	anne.pfeiffer@gmail.com	<p>I can't be at the public meeting on September 20 but I wanted to express my strong support for the Ford site redevelopment plan. I am thrilled with this opportunity to increase housing and walkable neighborhoods in St. Paul. This is an amazing opportunity to increase urban density.</p> <p>Please STOP the Ford Plan. We need time to study this issue further. Wait until the new mayor is in office. Thanks.</p> <p>The little league baseball fields must be part of the redevelopment plan of the Ford site. In the end, these fields represent what is most important to being human: family connections, community-orientation, and physical fitness. As the Romans said so eloquently, "Sens riens in corpore sano," a sound mind in a sound body. Although this expression is 2000 years old, its message has great relevance for our community. New fields must be incorporated into the redevelopment plan.</p> <p>Sincerely, Mary Rossini</p>
712	Tom	Minter	299 Woodlawn Ave	Saint Paul	MN	55105	minter.tom1@gmail.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
713	Mary	Rossini	1796 Wellesley Ave	Saint Paul	MN	55105-2	mary.rossini@edinaschools.org	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
714	Roger	Meyer	1692 Dayton Avenue	Saint Paul	MN	55104	rogermeyerstpaul@gmail.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
715	Terry	Frahm	1314 Mississippi River Blvd S	Saint Paul	MN	55116	trahm59@gmail.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
716	ann	dvorak	2229 fairmount ave	st. paul	mn	55105	advorak64@yahoo.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>
717	ann	dvorak	2229 fairmount ave	st. paul	mn	55105	advorak64@yahoo.com	<p>I am in support of the Ford site plan. I think this is a great opportunity to provide new housing in the area. I also believe that the plan for sustainability and increase of bike infrastructure will have long term positive impacts.</p> <p>I support the current zoning and land use plan and look forward to watching/being in the neighborhood and view it is finished.</p> <p>I oppose the current Ford Site Zoning and Public Realm Master Plan.</p> <p>I have concerns about the proposed density and with the traffic. It will be too high and will be too much for the neighborhood.</p> <p>I think the city council needs to postpone their vote until a better community consensus is reached.</p> <p>Thank you, Heidi Speltz</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Personal comment
718	John	Dobier	1745 Graham Avenue #405	Saint Paul	MIN	55116	jdobierjr@gmail.com	<p>I live in the lower side of Highland Park in the River Crossing Apartment Complex in the Senior Building. We have held several open meetings in our community and I want you to know that there has been overwhelming support for the redevelopment as proposed for the Ford Plan.</p> <p>There has been a tremendous amount of work by citizens of Highland Park for the past 10 years regarding what would be appropriate use of the property and that work is reflected in the proposal before you.</p> <p>Opposition to the project has been late to the process and I have followed closely the distorted claims and out right intruhs by those supporting the say no group. They do not reflect the views of the Highland Park Community across the spectrum.</p> <p>I urge you to support the work done for all these years and approve the development plan</p> <p>Thank you.</p>
719	Ben	Mingo	1449 Goodrich Ave	Saint Paul	MIN	55105		<p>I am an individual of the younger generation in the neighborhood that opposes the Ford Plan. I grew up at 4 houses east of Crelin on Bayard Avenue where my parents still live.</p> <p>I am frustrated that all those in support continue to tout that this is "the result of 10 years of meetings and planning" and, "we need to increase the tax base." While there have been around 10 years of meetings, the only concrete example of a build out plan came in late 2016 when it was unveiled at the University of St. Thomas. Since then, the long and concerned residents such as myself have been baffled and continue to ask, how have we departed so far from what a decade of planning worked towards. Moreover in the 10 years of planning was high density mentioned. It is when in these 10 years was it mentioned that the highlands building fields may go away. What was mentioned was mixed use and an ecologically friendly 21st century city. How it was spun in such an extreme direction with 1000's of additional car trips a day and possibly an additional 7,000 residents is beyond me.</p> <p>I will be at the meeting tomorrow to stand up once again and explain why this development, as proposed, is not the right direction for the neighborhood of Highland Park, and the city of Saint Paul.</p> <p>Sincerely, Ben Mingo</p>
720	David	Drew	56 Mississippi River Blvd N	Saint Paul	Min	55104	dave.drew@comcast.net	<p>I oppose the Ford Plan. I believe it is too dense and will overtax the transportation infrastructure. I believe the density should be scaled back to better fit the style of the area and be viable given the transportation capabilities. As proposed the density proposed is greater than the density of Manhattan. This isn't desirable or necessary.</p>
721	Alice	Engelman	1355 Osceola Ave	St. Paul	MN	55105		<p>I support the Ford Site Development Plan for a good and just reason: it will broaden the tax base. In addition, I think additional housing options, especially apartments, are needed for both newcomers and for long time residents who can no longer manage to feed their single family home but who wish to stay in St. Paul.</p>
722	Kate	McGough	1172 St. Clair Ave	St. Paul	MN	55105	kmcg1919@gmail.com	<p>I wish to renew and reiterate my strong objection to the Ford Plan site zoning and public realm master plan. There appears to be no compelling reason to have a city council vote on this matter at this time. I encourage you to postpone the vote until a compromise can be discussed and agreed to. I am not opposed to increased density; I am opposed to the extreme density under consideration and the complete lack of recognition as to what impact that density will have on traffic and property values.</p> <p>Kate McGough 1172 St. Clair</p>
723	Teddie	Potter	480 Otis Avenue	St. Paul	MN	55104	teddie.potter@gmail.com	<p>I am in favor of the plan as long as their is strong emphasis on using the renewable energy and sustainability best practices. We must make decisions with future generations in mind.</p> <p>Teddie Potter</p>
724	Maya	Missaghi	2122 Randolph Ave	Saint Paul	MN	55105	mayamisaghi@gmail.com	<p>I strongly encourage the City to approve the Ford Plan. It takes into account mixed use, green space and height concerns, and it will enrich the urban aesthetic of our neighborhood, bringing new life and energy to this side of the river.</p> <p>I love St Paul just the way it is, but I want it to keep growing as an metropolis and for others to be able to live within city limits instead of retreating to the suburbs. I want St Paul and Highland Park in particular to remain relevant and respected as a great place to live and thrive.</p> <p>I support this plan as a brave, exciting step toward ensuring St Paul benefits from up-to-date urban planning.</p> <p>Maya Missaghi</p>
725	Joan	Hummel	1895 Bohland Ave.	SAINT PAUL	MN	55116	jmhummel67@att.net	<p>I am against the current redevelopment plan for the Ford site because the resulting density puts too many residents in this small area, creating traffic problems for the surrounding neighborhood. Building heights should be no more than four stories, with many at 2-3 stories. In keeping with the character of the Highland neighborhood, it seems like the city is aiming to generate as much tax revenue as possible from this site, which is understandable, but it will be done at the detriment of current Highland residents. I'm disappointed in the city's community "outreach" on the Ford site. The meetings I attended were marketing pitches promoting the city vision for the site, rather than sincere efforts to solicit neighborhood input and create a plan responsive to that input. Please delay the vote and rethink the plan for redeveloping the Ford site.</p>
726	Vic	Desotelle	755 Mount Curve Blvd.	St. Paul	MINNESOTA	55116	vicdesotelle@gmail.com	<p>HIGHLAND'S CONTING TRANSPORTATION DENSITY PROBLEM 4,000 homes into Highland means closer to 7,000 more cars (averaging just under 2 cars per home). This "will" cause traffic problems in Highland.</p> <p>REGIONAL HISTORICAL PUBLIC TRANSIT FAILURE MINDOT and Met Council data shows public transportation usage in Twin Cities never got close to 3% over last 50 years. This means "mostly" cars will be used, dramatically increasing traffic throughout Highland during prime travel times each day.</p> <p>TRADITIONAL TRANSIT FAILURE THROUGHOUT U.S. Smart from New York City, major cities like Los Angeles have spent billions on antiquated train and bus solutions and not achieved public use uptake above a few percent. Yet we are still seriously talking about pouring money down the same hole (pretending it will keep those 12,000 new residents (4,000 homes) from driving through Highland neighborhood?)</p> <p>A SOLUTION TO OUR PROBLEM We can solve our density problem with the same thinking that created it. Please consider opening your minds to a topic that has not yet been properly put on the table: Let us instead consider using modern non-stop transit technologies such as the systems in London and Dubai. Personal Rapid Transit (PRT) is a way out of our problem, but we will have to permit ourselves to think out of the box and educate ourselves about its very real potential. See http://PRTnow.com for examples.</p> <p>I write in support of the proposed rezoning of the Ford site. I currently live less than a mile from the site and also own rental property adjacent to the train tracks going into this property. I'm well aware of the current needs and traffic in the neighborhood.</p> <p>I support the proposed rezoning. A property of this size requires some multi use facets, including a mix of residential options. It will give our city an avenue to further expand transit options in the area that have already begun and seen success. I served as a volunteer on the Highland District Council Transportation Committee and saw first hand how good transportation planning can positively impact a community and I believe we'll do so here.</p> <p>Finally, the opposition to the rezoning has disinformational information that is inaccurate and misleading based upon all the data I have read. I implore the council to make the right decision for an important piece of property that will impact our city for generations to come, and vote in favor of the proposed rezoning.</p>
727	Peter	Wanning	1796 Hampshire Avenue	Saint Paul	MN	55116	pwanning@gmail.com	<p>I have lived in Highland Park for over 40 years and find it to be a lovely and special place. Consequently, I oppose the current development plan for the Ford site. I had this plan will destroy the nature and special feeling of this place where I have called home. The City Council needs to postpone the vote until a plan is developed that the community as a whole favors. Because of prior commitments, I am unable to attend the upcoming meeting. Please listen to the people who live here. Thank you. Barbara Pilney</p> <p>My husband and I have lived 5 blocks from the Ford Plan site for nearly 25 years. I feel that our council member, Chris Tobert is not representing the Highland Park neighborhood according to the needs and wishes of the community concerning the plan for the Ford Plan redevelopment. I oppose the Ford Plan Zoning and Public Hearing Plan. We need more green space than stated in the plan. 10 story buildings as proposed are too tall and would not fit in with the look of this neighborhood. The density of the proposed 10,000 people in an area less than 2 square miles will create too much motorized vehicle traffic in the Highland Park area. Additional parking spaces would be needed to accommodate the vehicles. That would take up areas that could be green spaces. Please delay the vote on its development.</p> <p>September 19, 2017 Saint Paul City Council 15 Kellogg Boulevard West 310 City Hall Saint Paul, Minnesota 55102 Ladies and Gentlemen:</p> <p>By this letter, the owners and managers of Highland Village Apartments give support to the redevelopment plan for the Ford Site. We urge the Saint Paul City Council to adopt the plan developed by the City's Planning Department.</p> <p>We are long-term owners and managers of apartment properties. In fact, three of the five partners in the partnership, Jack Rice, Jim Pielke, and Mark Otness have been partners in the property for 31 years. The two of the other partners have been involved for 75 years.</p> <p>Our western property line borders the Ford site for 600 feet. Accordingly, we've been involved since 2007 in meetings about the future uses of the site and how those uses would affect our property. We have closely followed and participated in the process and hopefully contributed positively to the thinking behind the plan before you on September 20th.</p> <p>We support the plan and its overall vision for the site. Specifically:</p> <ul style="list-style-type: none"> • We like the description in the plan that includes "the site will be woven into the existing community and support walking, biking, transit and connections to the river and water amenities." • We support the focus on residential uses and their scale. • We believe the proposed amenities, bike and walking paths, water features and park lands to be in the best interests of our tenants and our property. • While there will be changes along the way, we look forward to what the implementation of the Ford plan will bring. <p>We commend Jonathan Sage-Hartman, the Planning Staff and especially Harritt Clapp-Smith and Mike Richardson for their professionalism and courtesy throughout the process.</p> <p>Our property has been an important and iconic part of the Highland Park area of St. Paul for 75 years. We will be responsible neighbors to the Ford redevelopment and will continue to provide courteously managed, well maintained apartment living for the Highland Park neighborhood.</p> <p>We intend to fully participate in future decisions with the eventual developer, city staff and elected officials, as development becomes a reality. Thank you.</p> <p>Sincerely, Mark Otness</p>
728	Barbara	Pilney	1620 Scheffer Avenue	St. Paul	MN	55116	bpilney@aol.com	
729	Sharon	Mueller	520 Mt Curve Blvd	St Paul	MN	55116	smuellersharon@gmail.com	
730	Mark	Otness	845 Cleveland Avenue South	St Paul	MN	55109	mark@otness.com	
731	Mike	McDonald	2002 Pinhurst Ave	Saint Paul	MN	55116	msmcdonald@comcast.net	
732	Johanna	Anderson	1315 Sargent Avenue	Saint Paul	MN	55105	johannakerbsz@yahoo.com	
733	Lae	Erickson	2204 Hartford Ave	Saint Paul	MN	55116	lae_erickson@yahoo.com	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
734	Elizabeth	Wedel	1872 Yorkshire Avenue	St. Paul	Mn	55116	wedelelizabath@yahoo.com	<p>I have submitted a formal objection to Councilmember Tolbert's email because of traffic, building height and population density. Here is my email to him. My name is Elizabeth Wedel and I am a consultant of Mr. Tolbert. I am writing to urge Councilmember Tolbert and the St. Paul City Council to vote for a delay on the proposed plans for the Ford Site Zoning Plan I am not against development but the present plan has not been thought out well. I feel it disregards the needs of the neighborhood.</p> <p>There are several parts of the present plan that have not been taken into account such as increased traffic. The present plan calls for 2400-6000 housing units. The density of people and their cars will be too high. With such a high density, there will not be adequate parking. The roads are presently two lanes each way on Ford Parkway. This road cannot be expanded. Where will all of the extra cars go? There is no easy highway access to the Ford site either. The only access points are residential side comprehensive traffic management plan can be drawn up.</p> <p>Another part of the project that should be rethought is the population density and building height. The buildings are too tall to fit in well with a residential area of 1-2 story homes. Presently the plan calls for 2-10 stories in the area bounded by Bohndorf and Saunders Avenues between Cretin Street and Finn Street. While there is an amendment limiting height to 75 feet if the developer desires an acre of green space ELSEWHERE on the site, where is elsewhere? Is it usable or on the steep street leading down to the river? This amendment does not guarantee a lesser height. Building of 9-10 stories will ruin the residential character of the neighborhood. People choose to live in Highland because it is a residential area; not to live next to tall buildings that block sunlight and views. The population density will be on par with the density of New York City not Cathedral Hill when the project is finished.</p> <p>The present plan adds too much density and traffic. It will destroy the bike and pedestrian friendly village that you are trying to create. Please delay the vote on the Ford Site. The citizens deserve to have an area that all can live with.</p> <p>Sincerely, Elizabeth N. Wedel</p>
735	Laa	Corcoran	1283 James Ave	Saint Paul	MN	55105	mnlcorcoran@aol.com	<p>Please know, the majority of this community is AGAINST this plan. We do not want these large scale housing units, but no one seems to care what those in the community want. Our schools are at capacity. If it's a tax base you need, then we encourage you to start collecting taxes in other districts, where very few people pay taxes. As per usual, we know that the desires of the community fall on deaf ears. I do not even have children that would be impacted by the removal of the ball fields, but removing these fields is terrible. Our kids deserve better.</p> <p>I would like the vote on the Ford site plan delayed due to the opposition of many, many residents of Highland Village. The density of the plan is too much and the traffic would make an already congested area very worse.</p> <p>Dear Sir/Madame:</p> <p>Regrettably, I am unable to attend tomorrow night's public meeting regarding the Ford Plant plan. I live just yards from the land involved and I want you to know that I support the city's plan. Generally, I want greater density population in our city that is well served by a vibrant infrastructure of parks, green space, mass transit, bike and pedestrian, I believe the city's plan will succeed in that direction. I say, "Yes." I hope the plan passes. Best wishes, I'm in favor of the Ford redevelopment plan. We need more bicycle and pedestrian walking paths in St. Paul. I am also in favor of housing that will bring more people into the great neighborhood of Highland Village. I am a tenant of the Finn and wish the same great amenities for other people who want to move to St. Paul.</p> <p>A 21st century plan still based off of 20th century ideas - majority of it car dominated. Seeing a car ban like Ohio and Hamburg would be more of a 21st century plan.</p> <p>There are a few new Mills youth sports fields but now you're taking the few we have. We get it you like your tax money but what does it hurt to put in a soccer field, baseball field and a little park. We live here not Minneapolis for a reason we don't want tall buildings you think you care a little bit about what people want but I guess I'm wrong. I highly oppose the Ford plan resolution.</p> <p>I am planning to make a campaign contribution to any candidate that opposes this action.</p>
736	Sharon	Hubler	1970 Field Ave	Saint Paul	MN	55116	Sharonhubler@yahoo.com	<p>I oppose the current Ford Site Zoning and Public Realm Master Plan and believe the city council needs to postpone that vote until a better community consensus is reached. I have lived in Highland Park since 1963 and my family in the City of St. Paul since the 1800s. I think my concerns need to be considered, which are too many people for such a small area; not enough green space; need to keep the ball park for our children; buildings should not be more than 4 stories high; will cause too much traffic on our already congested streets (I avoid the Highland Village each day between 5-7PM). A one-in-a-lifetime opportunity can also be a one-in-a-lifetime big mistake that you cannot undo!</p> <p>I am very concerned about the negative impact such an influx of residents will have on the Highland Village. Unfortunately, the current plans will have a negative impact on the enjoyment the current residents have. Of course, there is an opportunity for some housing, but there are many other potential, more meaningful additions to the neighborhood (green space, community gardens, solar/wind, public spaces that create community). Please reassess. Think creatively, for the long-term betterment of this special St. Paul community.</p> <p>Sincerely, Sharon Hubler</p>
737	Kathy	Kleckner	1074 Finn St. S.	St. Paul	MN	55116	khkleckner@hotmail.com	<p>Hiello, I'm writing in regard to the Ford Fields in Highland Park. My son has played baseball there for years. Going to see his games is a highlight of our summer. Not only does he get to develop his skills as a ballplayer, this is a place for families to meet and socialize all summer long. The Ford fields are a tiny oasis in this busy neighborhood where a real sense of community is felt. I know that when I go there I will see friends and even family just wanting to be part of the action and take in a summer game. I know that the thought that those fields might not be there for generations to come. In fact, I think that would be a real shame. I sincerely hope that every effort is made to save some space for the Highland fields in the Ford site plan. It would be such a mistake to go forward without including a piece for America's favorite past time. Thank you for your consideration.</p> <p>We are absolutely opposed to the Ford Site Zoning and Public Realm Master Plan.</p> <p>We are 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>Thank you, Jim and Jean Hoffermann</p>
738	Becky	Fillinger	725 Cleveland Avenue South Apt 401	Saint Paul	MN	55116	becky_fillinger@hotmail.com	<p>As a lifetime member of the Highland Park Community I am opposed to the City Council's next to sign the Ford Parkway plan. Please give the community adequate and maximum time to approve a plan that will be good for future members. Many of our children and grandchildren are now living within Highland Park and we want to see it as a viable and community driven place to live. Please investigate the poisoning of the area and how much it will take to clean it up before you let the Ford company sign anything.</p> <p>We are 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>Thank you, Jim and Jean Hoffermann</p>
739	Samuel	Bontrager	2809 E Minnehaha Parkway, 104	Minneapolis	MN	55417	sam.bontrager@yahoo.com	<p>I oppose the current Ford Site Zoning and Public Realm Master Plan. Part of the appeal of the current neighborhood are the open spaces and lesser traffic. If I wanted more crowding, I'd move to Minneapolis or Chicago or New York. Please preserve one of the benefits of Saint Paul and don't support the Ford Zoning and Public Realm Master Plan.</p> <p>I support the currently proposed development of the Ford site.</p> <p>TIFF dollars should not be approved. I will be subsidizing the developer with an increase in my property taxes for 25 years or more. TIFF subsidies are meant to give incentives to develop "blighted" properties where it would not happen otherwise (Milan, Sta-469,174 to 499,1799). I certainly wouldn't call one of the most desirable development sites in the country as blighted. You mean to tell me if we don't distill out 100% of millions of TIFF dollars there will be no developers interested in developing this land... come on, really?</p> <p>The far-side stock housing is a third of what it should be and the rental market is growing to accommodate. Everyone is focusing on millennials as a strong renter pool. Are the millennials making \$70 thousand or more in order to afford the new rentals? Note that rent at the recently built 725 Cleveland Ave, S., ranges from \$1,525-\$4,675 per month for 505 to 1,521 square feet of space. I can't imagine the rent will be any less when the Ford plan apartments become available.</p> <p>If you want apartments - why not model after Highland Village Apartments - beautiful brick buildings, suitable for the neighborhood, with a college campus feel.</p> <p>There is a shortage of starter, single-family homes. Why not build those? That's what has made Highland Park and Highland Village so desirable. That's why many moved here and why others wait to, to live in a quiet, special community within the city. We were not interested in high-rises, high-density or high-traffic.</p> <p>Did you see last Sunday's StarTribune Business section? Should should read the article "Home Market Beckons Young." In it you will find statements such as "... developers say they are ramping up construction to cater to millennials with good jobs, who are increasingly fleeing rising rents for a locked-down mortgage payment." and "The developer decided to build neighborhoods designed for young home buyers about 3 years ago. It wanted to get ahead of what a predicted would be a wave of millennials looking for suburban homes. The decision ran counter to the view of many pundits who predicted millennials, compared to previous generations, would forego homeownership to rent in big cities... where developers are building apartment and condo towers..."</p>
740	Reed	Jennrich	Villard ave 2025	Saint Paul	Minnesota	55116	reedjennrich@icloud.com	<p>I oppose the current Ford plan and ask for more study to develop a plan that respects the current residents and looks to the future realistically. The transportation plan is blatantly delusional about impact on the existing neighborhood livability. I imagine at some point the city will come to the citizens with the "realization" that Cretin needs to be widened. Antone with some sense can see that ... be honest. Be respectful. Be real and you will come to a plan that the whole community can support. Don't rein our community by pushing forward in delusiveness. Thank you!</p> <p>I want to let the Council know I support the Ford site plan.</p> <p>This is the best opportunity the city will ever have to put itself on a more stable financial footing and create much-needed housing for the new people coming to Saint Paul and people who want to stay in the neighborhood but need housing with better accessibility and less maintenance than their single family home.</p> <p>Some have couched this debate as generational, but as a boomer approaching retirement, we need better options for my generation as we give up our yards and our cars.</p> <p>A century ago, our competitive advantage for attracting people and business was our position on the river and the railroad for moving goods. Those are not as strong influencers in the knowledge economy. Attracting the best people is our competitive advantage in attracting them are the river as a recreational venue, our parks and art venues, and our walkable neighborhoods, and our well-priced housing relative to other cities. But demand for housing is high. We need more and we need it to be dense and walkable with good transit.</p> <p>The public process around the reuse of this site has been a model of transparency. Please don't let fear and threats prevent you from doing is what is needed for our city's future.</p> <p>For Saint Paul to remain a stable, healthy, viable city that people want to live in, I urge you to vote in favor of the proposed zoning plan now.</p> <p>What is the rush in making this decision? It's clearly needs more time and more thought and more creativity. The studies may show the streets can handle more traffic but do you want to live in the neighborhood that is constantly jammed with cars? You know it's already pretty bad at different times a day. It will be like that most of the time.</p> <p>Also, it's ridiculous that Ford can't clean up the awful pollution they left. They certainly won't do anything about it once it's sold. Have them fix that.</p> <p>Lastly, the Ford baseball fields need to be replaced. Those are an institution in the neighborhood, I can't believe the plan calls for knocking them down permanently and not replacing them. Is there any neighborhood pride?</p> <p>Thanks for your consideration.</p>
741	John	Crosby	575 Montrose Lane	St Paul	MN	55116	john.crosby@gmail.com	<p>I oppose the current Ford site zoning and Public Realm Master Plan. I'm concerned about housing density of the proposed plan and increased traffic in the neighborhood. Thank you.</p>
742	Rivoda Ann	Wathum-Ocamo	1958 Field Avenue	Saint Paul	MN	55116	ocama0001@yahoo.com	<p>Hiello, I OPPOSE the current Ford Site Zoning and Public Realm Master Plan and believe the city council needs to postpone that vote until a better community consensus is reached. I have lived in Highland Park since 1963 and my family in the City of St. Paul since the 1800s. I think my concerns need to be considered, which are too many people for such a small area; not enough green space; need to keep the ball park for our children; buildings should not be more than 4 stories high; will cause too much traffic on our already congested streets (I avoid the Highland Village each day between 5-7PM). A one-in-a-lifetime opportunity can also be a one-in-a-lifetime big mistake that you cannot undo!</p> <p>I am very concerned about the negative impact such an influx of residents will have on the Highland Village. Unfortunately, the current plans will have a negative impact on the enjoyment the current residents have. Of course, there is an opportunity for some housing, but there are many other potential, more meaningful additions to the neighborhood (green space, community gardens, solar/wind, public spaces that create community). Please reassess. Think creatively, for the long-term betterment of this special St. Paul community.</p> <p>Sincerely, Annjee Smith</p>
743	Aynsley	Smith	1522 Scheffer Ave	St Paul	Mn	55116	ama0288@urmn.edu	<p>Hiello, I'm writing in regard to the Ford Fields in Highland Park. My son has played baseball there for years. Going to see his games is a highlight of our summer. Not only does he get to develop his skills as a ballplayer, this is a place for families to meet and socialize all summer long. The Ford fields are a tiny oasis in this busy neighborhood where a real sense of community is felt. I know that when I go there I will see friends and even family just wanting to be part of the action and take in a summer game. I know that the thought that those fields might not be there for generations to come. In fact, I think that would be a real shame. I sincerely hope that every effort is made to save some space for the Highland fields in the Ford site plan. It would be such a mistake to go forward without including a piece for America's favorite past time. Thank you for your consideration.</p> <p>We are absolutely opposed to the Ford Site Zoning and Public Realm Master Plan.</p> <p>We are 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>Thank you, Jim and Jean Hoffermann</p>
744	Sarah	Aamodt	1329 Fairmount Ave	St. Paul	MN	55105	Sarah1329@hotmail.com	<p>Hiello, I'm writing in regard to the Ford Fields in Highland Park. My son has played baseball there for years. Going to see his games is a highlight of our summer. Not only does he get to develop his skills as a ballplayer, this is a place for families to meet and socialize all summer long. The Ford fields are a tiny oasis in this busy neighborhood where a real sense of community is felt. I know that when I go there I will see friends and even family just wanting to be part of the action and take in a summer game. I know that the thought that those fields might not be there for generations to come. In fact, I think that would be a real shame. I sincerely hope that every effort is made to save some space for the Highland fields in the Ford site plan. It would be such a mistake to go forward without including a piece for America's favorite past time. Thank you for your consideration.</p> <p>We are absolutely opposed to the Ford Site Zoning and Public Realm Master Plan.</p> <p>We are 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>Thank you, Jim and Jean Hoffermann</p>
745	Jim and Jean	Hallermann	2144 Goodrich Ave.	St. Paul	Mn	55105	triplejh@yahoo.com	<p>We are 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>Thank you, Jim and Jean Hoffermann</p>
746	Gall	Peterson	1801 Pinehurst Ave	St Paul	Mn	55116	ga.peterson@comcast.net	<p>As a lifetime member of the Highland Park Community I am opposed to the City Council's next to sign the Ford Parkway plan. Please give the community adequate and maximum time to approve a plan that will be good for future members. Many of our children and grandchildren are now living within Highland Park and we want to see it as a viable and community driven place to live. Please investigate the poisoning of the area and how much it will take to clean it up before you let the Ford company sign anything.</p> <p>We are 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>Thank you, Jim and Jean Hoffermann</p>
747	Jim and Jean	Hallermann	2144 Goodrich Ave.	St. Paul	Mn	55105	triplejh@yahoo.com	<p>We are 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>Thank you, Jim and Jean Hoffermann</p>
748	Brendan	LaRoque	1945 W. Rome Avenue	St. Paul	MN	55116	brendanlaroque1@gmail.com	<p>Dear City Council Members,</p> <p>Thank you for all your hard work over the years to develop a serious plan for the redevelopment of the former Ford plant site. As a resident of Highland Park living only a couple of blocks from the Ford site, I write in strong encouragement of moving forward with the developed master plan. As a multi-use community space, I appreciate the plan's recognition of the need for increased, equitable housing in St. Paul, and am proud that Highland Park will be doing its part. The development will also certainly contribute to the economic and social vibrancy of St. Paul. The concern for environmental issues, including making the space bike and pedestrian friendly, is well-placed. I also am happy to hear of the plans for public parks, trails, green and open spaces. I look forward to being a community member of Highland Park and St. Paul as we move forward into an exciting future with the thoughtful plan for development that is being considered.</p> <p>Sincerely, Brendan LaRoque</p>
749	Tim	Condon	1840 Montreal Avenue	Saint Paul	MN	55116	tcondon1840@yahoo.com	<p>I oppose the current Ford Site Zoning and Public Realm Master Plan. Part of the appeal of the current neighborhood are the open spaces and lesser traffic. If I wanted more crowding, I'd move to Minneapolis or Chicago or New York. Please preserve one of the benefits of Saint Paul and don't support the Ford Zoning and Public Realm Master Plan.</p> <p>I support the currently proposed development of the Ford site.</p> <p>TIFF dollars should not be approved. I will be subsidizing the developer with an increase in my property taxes for 25 years or more. TIFF subsidies are meant to give incentives to develop "blighted" properties where it would not happen otherwise (Milan, Sta-469,174 to 499,1799). I certainly wouldn't call one of the most desirable development sites in the country as blighted. You mean to tell me if we don't distill out 100% of millions of TIFF dollars there will be no developers interested in developing this land... come on, really?</p> <p>The far-side stock housing is a third of what it should be and the rental market is growing to accommodate. Everyone is focusing on millennials as a strong renter pool. Are the millennials making \$70 thousand or more in order to afford the new rentals? Note that rent at the recently built 725 Cleveland Ave, S., ranges from \$1,525-\$4,675 per month for 505 to 1,521 square feet of space. I can't imagine the rent will be any less when the Ford plan apartments become available.</p> <p>If you want apartments - why not model after Highland Village Apartments - beautiful brick buildings, suitable for the neighborhood, with a college campus feel.</p> <p>There is a shortage of starter, single-family homes. Why not build those? That's what has made Highland Park and Highland Village so desirable. That's why many moved here and why others wait to, to live in a quiet, special community within the city. We were not interested in high-rises, high-density or high-traffic.</p> <p>Did you see last Sunday's StarTribune Business section? Should should read the article "Home Market Beckons Young." In it you will find statements such as "... developers say they are ramping up construction to cater to millennials with good jobs, who are increasingly fleeing rising rents for a locked-down mortgage payment." and "The developer decided to build neighborhoods designed for young home buyers about 3 years ago. It wanted to get ahead of what a predicted would be a wave of millennials looking for suburban homes. The decision ran counter to the view of many pundits who predicted millennials, compared to previous generations, would forego homeownership to rent in big cities... where developers are building apartment and condo towers..."</p>
750	Mike	Gerlach	1822 Fairmount Ave	Saint Paul	MN	55105		
751	Tom	Ordahl	2092 Eleanor Avenue	Saint Paul	Minnesota	55116	tom.ordahl@eff.com	<p>I oppose the current Ford plan and ask for more study to develop a plan that respects the current residents and looks to the future realistically. The transportation plan is blatantly delusional about impact on the existing neighborhood livability. I imagine at some point the city will come to the citizens with the "realization" that Cretin needs to be widened. Antone with some sense can see that ... be honest. Be respectful. Be real and you will come to a plan that the whole community can support. Don't rein our community by pushing forward in delusiveness. Thank you!</p> <p>I want to let the Council know I support the Ford site plan.</p> <p>This is the best opportunity the city will ever have to put itself on a more stable financial footing and create much-needed housing for the new people coming to Saint Paul and people who want to stay in the neighborhood but need housing with better accessibility and less maintenance than their single family home.</p> <p>Some have couched this debate as generational, but as a boomer approaching retirement, we need better options for my generation as we give up our yards and our cars.</p> <p>A century ago, our competitive advantage for attracting people and business was our position on the river and the railroad for moving goods. Those are not as strong influencers in the knowledge economy. Attracting the best people is our competitive advantage in attracting them are the river as a recreational venue, our parks and art venues, and our walkable neighborhoods, and our well-priced housing relative to other cities. But demand for housing is high. We need more and we need it to be dense and walkable with good transit.</p> <p>The public process around the reuse of this site has been a model of transparency. Please don't let fear and threats prevent you from doing is what is needed for our city's future.</p> <p>For Saint Paul to remain a stable, healthy, viable city that people want to live in, I urge you to vote in favor of the proposed zoning plan now.</p> <p>What is the rush in making this decision? It's clearly needs more time and more thought and more creativity. The studies may show the streets can handle more traffic but do you want to live in the neighborhood that is constantly jammed with cars? You know it's already pretty bad at different times a day. It will be like that most of the time.</p> <p>Also, it's ridiculous that Ford can't clean up the awful pollution they left. They certainly won't do anything about it once it's sold. Have them fix that.</p> <p>Lastly, the Ford baseball fields need to be replaced. Those are an institution in the neighborhood, I can't believe the plan calls for knocking them down permanently and not replacing them. Is there any neighborhood pride?</p> <p>Thanks for your consideration.</p>
752	Ann	Mathews-Lingen	2126 Jefferson Ave	St Paul	MN	55105	a.mathewslingen@comcast.net	<p>I oppose the current Ford site zoning and Public Realm Master Plan. I'm concerned about housing density of the proposed plan and increased traffic in the neighborhood. Thank you.</p>
753	Laurie	Krivitz	1758 FIELD AVE	SAINT PAUL	Minnesota	55116	lkrivitz@comcast.net	<p>I oppose the current Ford site zoning and Public Realm Master Plan. I'm concerned about housing density of the proposed plan and increased traffic in the neighborhood. Thank you.</p>
754	Grant	Hoglund	1723 montreal ave	St. paul	Mn	55116	granthoglund@yahoo.com	<p>I oppose the current Ford site zoning and Public Realm Master Plan. I'm concerned about housing density of the proposed plan and increased traffic in the neighborhood. Thank you.</p>
755	Joe	Robinson	341 Stonebridge Blvd	Saint Paul	Minnesota	55105	robinson142@gmail.com.com	<p>I oppose the current Ford site zoning and Public Realm Master Plan. I'm concerned about housing density of the proposed plan and increased traffic in the neighborhood. Thank you.</p>
756	Gwen	Phillips	2126 Montfort Ave	St. Paul	MN	55116	gwen.e.phillips@gmail.com	<p>I oppose the current Ford site zoning and Public Realm Master Plan. I'm concerned about housing density of the proposed plan and increased traffic in the neighborhood. Thank you.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Normal comment
737	Gail & Jerry	Holcomb	1411 Highland Pkwy	Saint Paul	MN	55116	gailkate@comcast.net	Please RE-THINK not everyone can go to meetings. Nobody invited us for coffee. Where were the mailings, polls, summaries of options? Too many people I know are very unclear about this. St. Paul at large doesn't know what you're committing them to in cost of infrastructure and TIF.
738	Paula	Guerra	1994 Summit Ave.	St. Paul	MN	55105	paulag125@yahoo.com	There is no need to rush... I live we been inundated with companies wanting to build factories here? Ford is not going to sell to some noxious industry on Jan. 1. Wait for the new mayor - who will have to get behind and implement whatever you commit to the city and to industry. I do hope the city will look to the future and face the reality of a growing population instead of people that are more and forever afraid of change, no matter what it may be. Higher density and better public transportation are going to be crucial in the years ahead... Please don't let Ford dictate your decision making.
739	Kelly	Harmon Schmitt	2203 Sargent Ave.	SAINT PAUL	MN	55105-1	harmonschmitt@gmail.com	I appreciate the hard work on the plan. But it is not there yet. I oppose the current Ford Site zoning and Public Realm Master Plan and I am requesting that the city council postpone their vote until a better community consensus is reached. This plan does not take into consideration the concerns of the current and tax paying residents - it is too dense, it will cause too much traffic, the site needs to be 100% cleaned up everywhere in the site, there are not enough parks and playground and ball fields which is currently lacking in this area, the 3-10 story buildings are too high. The traffic study only covered a few blocks from the site - that is not enough. It is irresponsible to vote on this without a proper traffic study. Please listen and take action on this. Not just listen. This feedback is important. Thank you!
740	Kelly	Hooquist	4536 43rd Ave S	Minneapolis	MN	55406	khooquist@gmail.com	No high rises in Highland.
741	Jake	Mohan	2818 31st Ave S	Minneapolis	MN	55406	jakemohan@gmail.com	Write 1 The In Minneapolis, work in Saint Paul and my recreational, shopping, and social interests often take me to Highland Park near the Ford Site. I used to live in Saint Paul, and part of the reason my family relocated to Minneapolis is that housing there seemed more abundant and affordable than in Saint Paul. Minneapolis also offers more amenities for cyclists, runners, and other traveling by non-automotive transport. I would love to see Saint Paul catch up to Minneapolis in these and other regards, and the Ford Site plan is a landmark opportunity to make that happen. With catastrophic climate change already happening around the world, the population booming, and the home gap between the poor and wealthy steadily widening, it's irresponsible and immoral to hard land and housing for only the most wealthy or lucky few. The Ford Site plan is a once-in-a-generation opportunity to enact sustainable and equitable change in Saint Paul.
742	Lillian	Leatham	330 Stonebridge Blvd	Saint Paul	Mn	55105	lcleatham@hotmail.com	I think you to the City and all of the stakeholders who have participated in developing the Ford plan over the last 10 years. I have lived in Ward 3 for 16 years and am familiar about the diversification of housing options, thoughtful approach to storm water management, as well as the park and open space connections to the river. I embrace the idea of more people in my neighborhood to support Highland businesses and transit services. I support approving the plan now so we can move forward shaping Ward 3 into an even better place to live.
743	John	Robertson	1777 Schaffer Avenue	Saint Paul	MN	55116	lrbrtson@rman.com	I want to voice my opposition to the current Ford site plan.
744	Kurt	Koestler	1723 Holton St	Falcon Heights	MN	55113		Please keep the Ford Baseball Fields. We have two boys involved in Highland Little League, who have had amazing, life-shaping experiences as a result of their time at the fields over the past several years. While we live in Falcon Heights and are closer to other Little League (i.e. Roseville), we have chosen to make the longer drive because we believe so strongly in the Highland program, coaches and community. In addition to our sons' experience, it has been a highlight and joy for our whole family that extends beyond any monetary value. Please do keep the Ford baseball fields. Sincerely, Kurt Koestler
745	Stephanie	Ross	1901 Yorkshire Avenue	St. Paul	MN	55116	sjlross@gmail.com	I know the Ford Plan has been worked on for years, but PLEASE slow the process down. I live one block off Montreal Avenue. This plan will impact my quality of life and property value and would lose more time to better understand what is in the works.
746	Margaret	Berrisford	357 Stonebridge Blvd	Saint Paul	MN	55105	mberrisford@usfamily.net	Thank, Stephanie Ross Redevelopment of the Ford site allows a wonderful opportunity to diversify the housing in the area. The single-family homes in Highland Park are beautiful, but do not meet the needs of many people. I am in favor of building multi-family dwellings that meet the needs of a wider range of people so they do not have to move out of the neighborhood. These structures can also meet the needs of the millennial generation, many of who are more interested in collecting experiences rather than things. That is, home is a place to lay one's head in between exploring the vast world. Many do not want the responsibilities of taking care of a single-family dwelling. For this density to work in the neighborhood, public transportation needs to be easy to use, accessible and affordable. I need the transportation needs of the increased population. Relying heavily on cars will destroy the beauty and livability of Highland Park. I am concerned about which public transportation options will be available. When I attended a public meeting last spring about transportation, the planners only talked about cars and changes to the streets. I did not hear any mention of public transportation. Has land been set aside to create a hub? How will the site be connected to existing light rail and networked into the current bus system?
747	Amy	Kelly	2255 Sargent Avenue	Saint Paul	MN	55105	amkelly96@gmail.com	This is a great opportunity to create a vibrant Saint Paul for the future. The higher density needs to be supported with a strong public transportation system.
748	Forrest	Fleischman	2086 Tjehart Avenue	St Paul	MN	55104	blackspuce@gmail.com	Please limit the housing occupancy and building height! We need more green space! I support high density development. We need more people in the city, and people are looking for places to live here. We need more taxpayers. More people will lead to better transit networks. Young people today don't want to have to live in the suburbs. St. Paul is a wonderful place and we want to share it. As far as building heights, this is a city after all. One expects tall buildings in a city. The river is enhanced by the views of the tall buildings in the downtown - these buildings will be smaller and less noticeable.
749	Jeanine	Sundt	Sundt	St. Paul	MN	55116	sundt510@comcast.net	I've lived in Highland Park for 20 years and there is nothing in the current Ford site plan that has made this neighborhood such a wonderful place to raise our family. I oppose the current plan and urge you to postpone the vote until after the November elections.
750	Craig	Paine	2252 Goodrich Avenue	St. Paul	MN	55105	paine002@umn.edu	I strongly oppose the proposed development of the Ford Plant site. The current plan demonstrates virtually no comprehension of what the increased traffic flow would do to the surrounding neighborhoods. The population density proposed is not aligned and should be scrapped for a more eco-friendly and neighborhood-friendly proposal.
751	Robin	Sjaastad	124 Montrose Place	St Paul	MN	55104	rsjaastad@icloud.com	I'm against the proposed zoning and development plan for the Ford plant in Highland. It seems almost as if the people who authored it have no sense of what strains in the area already look like at certain times. Streets like Cleveland and Creble, which I drive almost daily, are already congested. They need freeways to handle the addition of thousands of people and vehicle trips projected even in the most conservative estimates of city planners. Planners can pretend transit will make their obsession with density feasible, and vice versa, while the quality of Highland neighborhoods must be degraded and lost. I'm also skeptical of the TIF district which has been enacted to facilitate development. The only certainty is that city taxpayers will be stuck with a huge load debt. The rest is speculation, as any benefit to the tax base will never be able to be weighed against what would have happened without TIF. The most obvious beneficiaries are Ford and the developers who effectively share an up front subsidy, and politicians who get to be at the front of today's parade and play scapegoater with the public's money. If the city had heart and imagination, it would plant trees and turn the property into a riverside park. In 25 years it would be a jewel, not just another air-bred conventional development.
752	Linda	Graziano	2183 Fairmount Ave.	St. Paul	Mn	55105	lgrazia1@comcast.net	Please rethink this development, and be respectful of this community.. Linda Graziano RN
753	Janelle	Pelne	2252 Goodrich Avenue	St. Paul	MN	55105	jpelne001@comcast.net	The proposed development for the former Ford Plant site is poorly conceived and completely lacks consideration for the surrounding ecology and surrounding neighborhoods. The proposed population and extensive development of the site cannot be adequately supported by the proposed infrastructure. Traffic flow in and out to the site would destroy neighborhoods and current character/area. This proposal needs to be reconsidered with a broader perspective.
754	HEIDI	FULLER	1800 Barkley Avenue	Saint Paul	MN	55105-2	heid521@gmail.com	I oppose the Ford Plan. I feel we should postpone the vote until a better community consensus is understood.
755	Cherie	Riesenberg	162 S. Mississippi River Blvd	Saint Paul	MN	55105	riesenberg@comcast.net	Over the last 40 years the city has witnessed a migration separate from the "White flight" exodus. That is of seniors or empty nesters that want to live in Saint Paul but there is no place for them to live. Also young families that wanted new construction. Seniors have discretionary income after selling their homes and educating their kids which can support merchants and other nearby enterprises and feed the tax base. Families support the public and private school system which has been the underlying way and hold the city together when political forces failed to retain businesses in and federal highway access to Saint Paul effectively isolating it from the entire West leadership and other meta factors have handicapped St. Paul, over decades. Yet it now has the potential of being the best and closest residential neighborhood to downtown Minneapolis, do a writers haven and historical gem and have a history of educational excellence equal to Boston. Additionally the site at the Ford plant offers the access to the airport for the modern car or apartment dealer of the internet age of office employees. Unless someone is a genius it is hard to develop an entire site without an aviation process. Keep that in mind. In conclusion, to add retail and higher density higher housing near the current retail area and senior, and family housing toward the rear with some preserved public parkland would help distribute traffic, fill a need in the city and fund city coffers public and private. Any below market rate housing if approved, should be limited and higher density on the eastern edge of the site and only after studying that need in light of current inventory nearby. Don't ruin what we have to explode into some new venture. Enhance and do no harm. Cherie Riesenberg
756	Bridget	sampall	1546 Jaffergon Ave	St Paul	MN	55105	bsampall@comcast.net	I am against the current plan and want it to be revised. Thank you!
757	Denise	Spreng	585 Mount Curve Blvd.	St. Paul	MN	55116	daspreng@gmail.com	I oppose the current zoning proposal and master plan for the Ford site. I have attended numerous meetings and closely followed this process and I am very concerned with the negative impact such high density housing will have on our neighborhood and community. Just to be clear, I am not opposed to development on the Ford site as I think a much more restrained approach to development, if done right, would benefit the community and the City. I would like to see much less density, less traffic and more green space.
778	Stephanie	Undquist	1235 Cleveland Ave S	Saint Paul	MN	55116-2	stephieb98@gmail.com	As a homeowner in Highland Park, I oppose the proposed Ford plant zoning and plan proposed, and believe the city should postpone the vote until the community can come to a better consensus. This is a rare opportunity. It feels like the proposed plan is so expected, and focuses more on financial gain for the developer and the city rather than the benefit to those of us who live here and pay our taxes. I am concerned the current proposal would make the neighborhood too congested and would decrease the value of my property. I propose some of the more creative solutions be examined - such as Amazon's new headquarters, a plant for Tesla development, or anything that would do bring amazing tech and jobs to the city. At a minimum, USABLE GREEN SPACE SHOULD BE PRIORITIZED AND MAXIMIZED. We can't get the land back after its developed Highland Park would strongly benefit from park areas with lots of open space, playgrounds and a dog park for all its residents to benefit from. Usually, vehicle use in the site would be minimized in favor of pedestrian only boulevards. Finally, Highland Park has the opportunity to develop a vibrant business and residential area. HOWEVER, HOUSING SHOULD NOT BE OVER 4 STORIES. The high rise off Ford Parkway is an example of how out of place and unattractive that sort of housing in. Residents don't add more. Instead, please focus on bringing in lots of new LOCAL business (restaurants, shops, offices, etc. - not big chains) and mixed residential that allows for affordable housing (especially for our well established senior community). It would be great to see the area along the Mississippi become a LOCAL TOURIST DESTINATION with pedestrian only streets with shopping, dining, housing and recreational areas, similar to St. Anthony Main. Let's put Highland Park on the map as a great place to visit for locals and tourists!
779	Kathryn	Koestler	1723 Holton Street	Falcon Heights	MN	55113	ketykoestler@gmail.com	Have you ever stopped by Ford fields any evening during the summer? If you have, you'll see a bunch of kids playing ball. You'll hear cheering and cheering, you'll hear bells being called and 10 year olds celebrating a win for their team, and you'll hear coaches consoling and encouraging the boy who's just struck out or again. You'll see Dads talking by the fence along the first baseline and moms chatting on the bleachers. You'll see and hear kids rolling down the hill, playing in the sandbox and hearing from a tree. You'd see some community. You'd see only - no matter what the political climate or issue of the day, it seems once you're at Ford fields, all that matters is it's "leaping at Ford fields." My boys, now 13 and 10 have been playing Highland ball for the past few years. It is where much of our summers are spent. It is where my kids are literally growing up and I've no doubt, Ford fields will be one of their favorite childhood memories. Kids have been playing baseball - and growing up - at Ford fields since 1958. And the past year alone, 900 kids played Highland Ball. That's a lot of kids - and a lot of parents who are invested in not only their families, but also the city of St. Paul. If Ford fields is lost, our family will be devastated, will my boys still be able to play ball? Sure. But will be missing their run out to some suburban sports complex to play. Well also be missing the coffee shops, restaurants, grocery stores and ice cream shops of Roseville - or Maplewood - or Woodbury - or whatever we end up. My kids will play because they love the game. But like they say after playing their two tournaments away from Ford fields each summer - "It's just not the same." Please, please, please do not move forward with any redevelopment plan that takes this away from our youth or community. I can not believe that any financial gain could ever make up for the loss of Little League in Highland Park. Some things are just the right thing to do. Providing a place for our kids - and kids of generations yet to come - to play ball, to make friends, and to just be kids - is the right thing to do. Very sincerely, Kathryn Koestler
780	Cherie	Riesenberg	162 S. Mississippi River Blvd	Saint Paul	MN	55105	riesenberg@comcast.net	Please include my comments as in favor of revising existing plan. Re: Ford to live site and Highland heights is what I was referring to.
781	Clare	Dudzinski	2216 Blainor Avenue	Saint Paul	Minnesota	55116	clareudzinski@gmail.com	Please stop and rethink the Ford Plan. I moved to Highland in 2015. As a young and first time home buyer, Highland offered the unique combination of city access, opportunity and amenity combined with neighborhood tranquility and camaraderie. The Ford Plan creates significant concerns for me and my family as it attempts to undermine this place I call home and the values I support for my community. 1. This plan will create a radical increase in population density that will negatively impact the sense of community and will deeply burden the infrastructure of an already compact neighborhood. It is destructive to the land and people to exhaust resources of one limited space in this way. 2. This plan negatively impacts our environment, which is already in a state of utter decay. The increase in residents will contribute to a dramatic increase in traffic, which will not only impact the emotional state of being in this community but, more importantly the environmental state of our region. 3. This plan has an alternative, which is the creation of green space. Open space for recreation and rebuilding of our environment through the addition of green space is critical to the health and well being of this and future generations. This space could be used for a multitude of outdoor activities, from sports to gardening, that support healthier communities for all ages.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
782	Jordan	Zauner	2168 Highland PKWY	St. Paul	MN	55116	jzauner19@gmail.com	As a recent resident of St. Paul I love our recently purchased home and community. I feel if you put more high rise housing into the Ford area it's only going to lead to more unnecessary chaos. The roads in our area aren't prepared for the amount of traffic that will be introduced. There is already constant non honing, traffic congestion, and accidents. I understand you need to put housing and bring business into the area. However, you should do this to what benefits the community. Put in a lot more and greenery, put condos and a few apartments, and bring some good business in that's going to benefit the community. A sales pitch to a Fortune Five Hundred company might be worth your time.
783	Linda	Winsor	708 Goodrich Avenue	Saint Paul	MN	55105	lindajwinsor@gmail.com	The Ford Site provides a wonderful opportunity for our city to encourage redevelopment that will be an asset to our whole city. Unfortunately, I do not think the proposed plan is ready for a vote by our City Council. One of my biggest concerns is protecting the National Park that borders the Ford site. The zoning that is being proposed for redevelopment allows building heights which are too high for bordering our treasured National Park. In addition, there is nothing in the Plan that will ensure a healthy mix of green space on the site since our city allows developers / owners to pay money in order to opt out of providing green space on the site. And what about the polluted land that has not been cleaned up to the standards for some of the proposed zoning? I do not understand why there is a rush to vote on this Plan, when a spokesperson from Ford stated that the property won't be up for sale until 2027. And even if it does go on the market later this year, how long will it be before a new owner breaks ground? Clearly, there are many unanswered questions and disagreements about the proposed plan that should be accounted for in an open, transparent, and accountable process before rushing to a vote. I urge our City Council members to delay the vote on the Ford site Plan and take the time to fully answer these and other questions and serious concerns that many people in St. Paul are asking. Thank you for your consideration of my comments.
784	Darcy	Tinnas	Saunders Ave	St. Paul	MN	55116	darcy.cuaa@gmail.com	Dear Mayor Coleman, Councilmember Tolbert, and all other councilmembers, My personal opinion is as follows: DELAY THE VOTE and work with the community to RETHINK the current plan. 1. REDUCING DENSITY REDUCES ADDED TRAFFIC. I want to see the housing units at 1,500 with 1,800 being the max. Resident increase ideally at 3,000 and 3,600 max. Significantly reduce the proposed density and it automatically controls the level of additional traffic. CM Tolbert's proposed amendment from 10 stories max down to 7 is of little value. It does not include a max quantity of 7 story buildings, and taller ones could still be allowed if the developer provides another section of green. He stated the amendment does not guarantee a reduction in density. Our infrastructure will not support the demand of 20k to 30k+ additional ADT. Cap the additional ADT at 20% over and above what our neighborhood infrastructure currently experiences based on neutral third party traffic study. 2. Remediate 100% of the site to single family residential standards with NO contaminants whatsoever remaining. A neutral third party shall oversee the process and completion. Waste and chemicals above grade as well as those deep under ground need to be fully remediated and cleaned up so no underground water passageways or aquifers, or above grade runoff, could be affected by pollutants. The reduced standards currently being applied by Ford and the MN EPA are not acceptable. 3. Highland Little League fields are to be the first priority for any open recreation space build-out. Highland Club shall help design the facility, fully manage the facility, maintain the grounds, and operate the league throughout the year. 800+ kids play ball in this league annually and it would be a travesty to see this youth sports program disappear after 62 years in Highland Park. Hint: the PR opportunity for Ford could be well played out within local dealerships for many years if everyone works together on this one. Sincerely, Darcy Tinnas Saunders Ave in St. Paul for 20 years Married and father of three HDC Board Member
785	Christina	Cipolle	1391 Eleanor ave	St Paul	MN	55116		I support St Paul Ford site development plan.
786	Emily	Metcalfe	1128 Hague Ave	Saint Paul	MN	55104	emily.met75@gmail.com	I support the Ford site plan because Saint Paul is a growing city and needs more housing, jobs, businesses and green space. I think the mixed-use zoning with a focus on walkability and transit access will create the options that we need as a growing city. I also support strong site remediation standards to protect the local residents who live in close proximity to the site.
787	Elaine	Chinquiet	1235 Cleveland Avenue South	St. Paul	MN	55116	ealaineschin@gmail.com	I am opposed to the current plan. We need more green spaces and fewer multi-story high rises. There will be too much traffic coming in and out of River Road, and the current public transportation infrastructure will not be convenient enough for people to take the train instead of driving to work. I have major concerns about rushing into a plan that doesn't have more public support from those that already reside in the neighborhood. This is a once in a lifetime opportunity, and we must plan accordingly. I would hate to see 10-story buildings that are a waste of money and space. I would like to see a mix of housing types, including single family homes, as well as mixed retail, office space and a more mixed diversity of housing units, rather than costly multi-unit buildings. A playground and rec center, and park space would be nice to complement the baseball fields as well.
788	Jake	Ittler	2076 Eleanor Ave	St Paul	Minnesota	55116	Jakeblittle@gmail.com	I have been playing at the Ford Little League fields for five years and have made many good memories and met most of my best friends there and it is a place where all the kids in the Highland area can all hangout and play a game they love, without them none of those things could happen the fields please take into consideration all the kids
789	Thomas	Dvorak	2229 Fairmount Ave.	St. Paul	MN	55105	trdvorak@mac.com	I OPPOSE the Ford site zoning and master plan and am in favor of postponing any vote on this project until a clear public consensus is reached. The impacts to traffic have been misrepresented and intentionally misrepresented, as well.
790	Tracy	Kugler	1316 West Seminary Avenue	SAINT PAUL	MN	55104	takugler@umn.edu	I strongly support the 21st Century Community plan for the Ford Site. I am very excited about the thoughtful, detailed, and holistic plan that takes all aspects of the community and the built environment to support it into account. I hold a PhD in Geography, and my dissertation research focused on patterns of metropolitan development (http://hdl.handle.net/1957/22315). One aspect of my dissertation involved developing an index of sprawl that operated at a neighborhood scale. I was interested in measuring sprawl at these scales first across entire cities, because it is within neighborhoods that people most directly experience sprawl. The index I developed incorporated metrics of street connectivity, job/housing balance, and housing homogeneity. I am pleased that the Ford Site plan addresses all of these aspects and more in designing a truly livable space. I am also very excited about the incorporation of renewable energy into the plan, in this era when climate concerns are looming ever larger. One of the reasons I became interested in studying metropolitan development was the contrast I observed in development patterns between the Twin Cities and the Washington, D.C./Northern Virginia area. Growing up in the Twin Cities, I found the area to be accessible and easy to get around using multiple transportation modes, as well as offering plentiful green space and recreational areas, and a convenient intermingling of residential and commercial areas. Living in the D.C. area, and especially Northern Virginia, for four years after college, I was frustrated by the long travel times and distances between everyday destinations, large unincorporated swaths of apartments and condominiums, and a lack of functional green space. I am thrilled to be back in St. Paul, where I can walk to multiple parks, jobs to work, shopping, and Como Park, and generally get around easily. The Ford Site plan further builds on and enhances these qualities that make St. Paul one of the best places in the country to live.
791	Beth and Bill	Brombach	2214 Goodrich Ave	St. Paul	Mn	55105		We object to the density of this project. The infrastructure in this area cannot support the number of people and cars this project will be bringing into the neighborhood. We also object to the height of the buildings being proposed and the minimum amount of green space required, which is so close to the Mississippi. We have recently learned that, "Overall, there is significant untreated water quality contamination at the site and a significant risk of future contamination to groundwater and the Mississippi River that is not adequately addressed in the Report." Now we are hearing that "ballroom is involved and you want to rush this through? Frankly, we're appalled. Certainly, no one is interested in having someone like Amazon purchase this treasure, but this is a once in a lifetime property on the market. Make sure that this is done well. Right now, we are not seeing that you are doing it well at all.
792	Kris	Hageman	1881 Eleanor Ave	Saint Paul	Minnesota	55116		Thank you to the entire City team for your work over the past many years. Your diligence gathering community input has provided the city with a well thought out plan to move us forward. The attention to supporting the sustainable practices related to storm water management, multi-modal transportation and green space to name a few is not only practical but necessary. We need to enhance, grow and support our community with these principles in mind. Bringing affordable housing to Highland is also a must. I strongly encourage the City Council to accept the Master Plan. Please move forward with the Ford Plan.
793	Kjerensmo	Walker	1522 Grand Ave #2C	St. Paul	MN	55105	kjenamotwalker@gmail.com	Thank you. The Ford Little League fields have provided a home for youth baseball and softball players since 1954. Generations of Highland Park and Macalester-Groveland children have played at these fields over the past 62 years... In 2017 over 800 players played on these fields. The Highland Park Little League Association is a 100% volunteer organization and receives no funding from the city of St. Paul or any other public entity. Every child is welcome to play in our leagues regardless of the family's ability to pay and many players play for little or no registration fees. We welcome all children regardless of where they live. The city council needs to make the preservation or replacement of the Ford fields a top priority.
794	Mark	Wingard	1521 Edgumbe Road	St Paul	MN	55116	mwingard@msn.com	I am writing to request that the Ford master plan (MCP) be approved and that we send our love moving toward a compromise. I am a young mother and have serious concerns about the density issues that will follow as a result of the current plan. The current plan is not what is best for the future of our neighborhood and the future of our children. I know many other young parents who feel this same way. I also don't want to see our community further divided and passing the plan as is will do just that. Please delay any action and let's find a compromise. Thanks! From what I have seen and heard, there is no plan of saving the baseball fields or adding many parks on the Ford plan site. I have lived in this Highland area for my entire life and I think that taking away our fields with no plan of adding new ones will not be good for the neighborhood. The kids who live here now and the new kids moving to the Ford plan site have so much energy and will not have enough space to run around and let it all out. Also, kids like me who play baseball at Ford Fields would not be able to play anymore because there would be no fields to play on.
795	Mary	Dienhart	701 Mount Curve Blvd	St. Paul	MN	55116	marydienhart@gmail.com	Mayor Coleman, Councilman Tolbert and all other Councilmembers, DELAY THE VOTE and RETHINK THE PLAN I am writing to ask that you delay the vote and rethink the plan. There is far too much opposition to the current plan and forcing a plan is only going to add to the polarization that we have seen in today's world of politics. A few call outs: 1. We live in Highland Park because of the wonderful community that has been built on single family homes and blue collar workers. Zoning like property for multi-residence use that will allow up to 7 or 10 story buildings is going to change this community forever. We can't handle the density that is being proposed. A cap should be set at about 2500 residents max for this area. 2. Ford needs to remediate the soil up to 100% clean, safe for single family dwellings. Giving them any other option is letting them off the hook! We don't know what the long-term consequences are of any of these decisions, but I think we can all agree it is better to be safe than sorry on this one. Don't let them take the cheap option. 3. The space needs more green space and nothing should be approved without replacing the Ford fields that are used and maintained by Highland Little League. This has been a tradition in the community for 62 years serving over 800 kids on an annual basis. It would be an absolute travesty by leadership not to ensure the kids in the community have a great place to play baseball. In closing, there has been a huge false sense of urgency around pushing this plan through. There is far too much opposition to what is being proposed and there is zero reason the vote can't be delayed. An extra 6-12 months to make sure we get this right is a small price to pay in the long run. Additionally, lets make sure the new mayor has a voice in all of this as well.
796	Charlie	Probst	1927 Saunders Avenue	Saint Paul	MN	55116	vivalacharliefred@icloud.com	Regards, Jeff Wright 1886 Bayard Ave. St. Paul, MN 55116 651-264-0400
797	Jeff	Wright	1886 Bayard Ave.	St. Paul	MN	55116	jw@comcast.net	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Personal comment
817	James	McGuire	1316 Hartford Ave	St. Paul	MN	55116	james.j.mcguire@gmail.com	<p>Good afternoon, Mr. Tolbert -</p> <p>I introduce myself to you as your neighbor. My name is Jim and I live at 1316 Hartford Ave in St. Paul. I must voice my deep concern and disapproval of the Ford Site Development Plan in its current state. As a lifetime resident of both the Highland and MacGrosvont communities, I cannot fathom the consequences of the incredibly high density this plan will bring to our neighbors, families and local commerce. As an elected official, you have an obligation to bear the concerns of your community and express them with the same conviction which facilitated your career in public service. My concerns of such a highly-concentrated community will not only impact our immediate neighborhood, but will ultimately condemn our city and state.</p> <p>I am writing to express my opposition to the zoning change at the Ford Site and encourage you to send it back to planning for revision and drastic improvements. My concerns are:</p> <p>Radically high density, the density that is proposed is comparable to that of New York City in a quiet residential neighborhood. Here in Highland Park there is no mass transit or freeway access, nor should there be. Consequently this plan will reduce the stability of our market, values, increased crime, turnover, and lack of trust in our elected officials.</p> <p>In the plan a lack of Parkland and green space is also a significant concern. Add a 9% specification of 9% dedicated to green space in the present plan there is limited space for humans let alone plants and wildlife. The Maps depicted in your plan are deceptive as they show an audience a false image. The images depicted show a large area of green space that is actually zoned for commercial. The city's 9% regulation was set presuming typical urban densities. At a near 30,000 people per square mile (New York City), the 9% threshold adjusted against the density calculates two closer to 1% green space per citizen.</p> <p>This is highly disappointing.</p> <p>Congestion and safety concerns create unlivable community.</p> <p>The cities on study shows that three times the traffic on some surrounding streets were traffic is already terrible and dangerous. Increases in traffic or known to cause risks to pedestrian safety, more traffic noise, increased air pushing, wasted time, and decreased property values.</p> <p>As my neighbor I wish none of those upon you or any other neighbor.</p> <p>Building height:</p> <p>The proposed building heights, even after your introduced amendment are far too high. 10 story building will fundamentally alter the feel of the neighborhood and will cause harm to the quality of life in the neighborhood because of blocked sightlines to river and the forever altered community landscape. Having worked in Aisle for many years these tower like structures encourage individualism by forcing people to retreat to their room rather than taking part in community and neighborhood activities.</p> <p>Increased pollution.</p> <p>The health of the Ford site and adjacent communities are at risk due to increased air pollution. A NASA study confirm that live urban populations and increased levels of air pollution directly relate and results cause respiratory and other health problems. My family suffers from asthma and I fear greatly at this development in its current state.</p> <p>The city's Plan also directly contradicts the stated goals of the of the Saint Paul Zoning Code including:</p> <ul style="list-style-type: none"> o Prevent the overcrowding of land and undue congestion of population o Encourage a compatible mix of land uses, at densities that support transit, that reflect the scale, character, and urban design of Saint Paul's existing traditional neighborhoods. o Use City Council,
818	Jill	Bradford	1648 BEECHWOOD AVE	SAINT PAUL	Minnesota	55116	jillbradford@comcast.net	<p>I am all for redevelopment of the Ford site and agree with many of the zoning measures that are proposed. I have a lot of address and uneasiness about the loss of Ford fields and no concrete plans to replace it. Do you visit the busb? We are so far behind in our recreation facilities and field space for athletes in the area. People keep talking about the tax base and how this investment will grow our revenue, but what about the tax base and how this investment will grow our revenue. I myself am seriously considering it for opportunities for my children and I know many others that have moved on or are contemplating it as well. Right now my children can ride their bikes to baseball and walk to hockey practice. For a community that wants to support active adults, we really seem to be forgetting that active adults start as active kids. Our children need quality fields for baseball, lacrosse, soccer, and football. The current fields maintained by the city are a joke. It appears to me that the Council would like to make Highland a transitional neighborhood that caters to young and old. Families will need to move on to get their needs met. Please reconsider the plan and create a space that gives children quality recreational space. If not at the Ford Site, please address this issue.</p> <p>Thank you, Jill Bradford</p>
819	Mary	Bowman	1827 Eleanor Avenue	St. Paul	Mn	55116	mmacbow@gmail.com	<p>I am opposed to the current plan for the Ford Site. I have lived in Highland Park for 28 years and love the small community feeling. That has been the major factor in why I have continued to live here despite the very high taxes that I pay. At the same time I have seen the constant growth in traffic in navigating the area. My city leaders have not described why a densely planned Ford plan helps any of its current residents. Is this plan made for the future? The New Ho group has been vocal in their concerns. I feel my leaders have been very quiet in their response and justification for this plan. At the very least I believe the vote should be delayed for an explanation regarding why this is a good plan for the current residents of Highland Park that pay a heavy fee to live here.</p> <p>Values in Action</p>
820	Amy	Schwarz	2031 Itasca Avenue	Saint Paul	Minnesota	55116	amy.z.schwarz@gmail.com	<p>Dear City Councilmember,</p> <p>I live in the Highland Park neighborhood, just a few blocks south of the Ford Plant and near the CP Spur Rail-line. For over a decade, I have observed and participated in meetings hosted by the City regarding the Ford Plant redevelopment and I wholeheartedly support the plan. One meeting in particular sticks out to me: it was a meeting hosted by a social justice committee at Lumen Christi that brought neighbors together to discuss our neighborhood values. We talked about sustainability, equity, diversity, affordability, and community, among other topics. I am thrilled that the City staff put together a plan that reflects these values. It looks forward, instead of backwards. I encourage you to say YES to the Ford Zoning and Public Realm Plan and to St. Paul's future.</p> <p>I am in my mid-thirties and I plan to live in St. Paul a long time, but even I realize that this plan is not for my generation alone; it is for so many more, those who want to age in the city, younger people and low-income folks who can have access to good jobs and transportation. I cannot wait to enjoy the sustainable features, the diversity and depth my new neighbors will bring, all while the city's opportunities and resources are expanded as a result of the zoning and public realm plan.</p> <p>As a real estate and affordable housing attorney, I have followed the plan closely and I fully support the City's plan because it incorporates the values discussed at the end of over 80 meetings to gather public input. Our population continues to grow and St. Paul needs to be able to absorb the population growth. With the City's Ford Zoning and Public Realm Plan, we can do so and offer innovative and attractive housing options to a diverse and transit-oriented population.</p> <p>I encourage you to utilize the many partners in Minnesota to advance affordable housing on the site. I also encourage you to prioritize livability and walkability on the site. Our future includes work your development in 10 and 20 years. Let's plan for the future instead of worrying about traffic and parking as we know it. The thorough traffic study completed by the consultants addresses these concerns and looks towards these futures.</p> <p>My only disagreement with the plan is prioritizing the Ford baseball fields. I have lived only a few blocks from these fields and walked by them hundreds of times. In eleven years, I have never observed a child of color or a girl playing on the fields. In my opinion, there is no greater symbol of white male privilege in St. Paul than the Ford Baseball fields, a space set aside (I realize it is privately owned by Ford), run and protected for use for a single sex, class and race. This strongly contradicts the value of equity. St. Paul is better than this.</p> <p>I hope you will put the City and your values of sustainability, equity, diversity, affordability, and community in action and support this plan. I am disheartened by the rhetoric and behavior of my neighbors. It seems that certain values look good on post-it notes in a meeting, but are not as sincerely held when it means change and unknown.</p> <p>Thank you for your consideration, I look forward to your leadership and I thank you for supporting the plan. Please say YES to St. Paul!</p> <p>Sincerely, Amy Schwarz, J.D.</p>
821	Andreas	Beger	2043 Magoffin Ave	St. Paul	MN	55116	abeger@gmail.com	<p>I'm writing to voice my support for the Ford plan. We need more density in St. Paul. We need more affordable housing, a larger tax base, and a concerted effort to stop urban sprawl.</p> <p>As someone living just south of the Ford plant site at Ingotin & Cleveland, the prospect of having new stores and restaurants within easy walking distance is very attractive.</p> <p>Please vote "yes" on the Ford plan proposal. Thank you</p>
822	Sarah	Stewart	636 Saratoga St. S	Saint Paul	Minnesota	55116	sarah.kretman@gmail.com	<p>As a resident of Highland Park, I am in full support of the Ford site plan for many reasons. Here are a few of them:</p> <ul style="list-style-type: none"> -The density proposed for the site will help build a more affordable and equitable Highland Park. I see so many signs around the neighborhood that say "All are welcome here". While I appreciate this sentiment, I believe we need to back this up with policy decisions that make our city more welcoming to more people - including policies that make all parts of our city affordable. The inequities between white people and people of color in our region are some of the worst in the country. These inequities are perpetuated by both the small and large policy decisions we make. We always need to consider how our policies can be changed to reduce inequities. I believe that the Ford site can help reduce inequities in a very small way through more dense and more affordable housing, more job opportunities in the neighborhood, and by making it more feasible to live without a car (and easing transportation costs for families). -The plan will draw families who want to live car-free or car-lite. That is, the plan will draw families like mine. My husband and I, along with our two small children, bought a house in Highland Park almost two years ago. We chose to put down our roots here in part because the easy access to transit, combined with walking and biking, means that we can maintain a one-car household. The Ford site plan's proposed density, along with the network of bike and pedestrian connections to transit, make it easy for people to reduce car use. We would move there in a heartbeat, and probably use our car even less as a result. I am certain that other families like ours will jump at the chance to move here and reduce their car use. -The plan will bring health benefits. I work in public health and have a Master of Public Health degree. Research shows that dense, walkable urban areas such as what is proposed for the Ford site are associated with lower BMIs among residents. Biking or walking for transportation is also associated with lower BMI, lower risk of cardiovascular diseases, and lower risk of diabetes, and the Ford site plan supports this through its great network of sidewalks and bike paths. Reducing car use and car emissions (expected through the plan's infrastructure and density) would also bring better health) through reduced risk of heart attacks, cancer, and asthma hospitalizations; this would also help to reduce the negative health impacts of climate change. A dense site with a good mix of retail and good car-free transportation options also means that people will be more likely to be able to meet the needs of daily living, regardless of their ability to drive a car (or afford a car) - something that is essential to maintaining health and wellbeing. -Lastly, I support the plan and its proposed density because of the potential for substantially increasing the tax base - something St. Paul needs so. <p>Please adopt this plan, and please maintain the density as proposed.</p>
823	Ann	Nordstrom	2095 Hartford Avenue	Saint Paul	Minnesota	55116		<p>I appreciate the time and effort to date regarding the Master Plan. Having learned more about the plan, I currently oppose the Ford Site Zoning and Public Realm Master Plan. The plan proposes multiple stakeholders expressing an end goal that the development reflect the current surrounding Highland Park neighborhood. I believe the plan in its current state falls short of that goal. One significant shortfall is the failure to include the same mix of single family homes, and multiple family dwellings that exist in the current neighborhood into the development plan. If I read the plan correctly, it doesn't appear to plan for any single family homes. I'm also not convinced the plan contemplates the appropriate needed investment in surrounding roads and infrastructure to accommodate the current plans volume of residents. The council should oppose this plan or at least delay the vote until a new Mayor is sworn into office in January.</p>
824	Dan	Diebel	1431 Goodrich Ave	St. Paul	MN	55105	dan.diebel@gmail.com	<p>Hello,</p> <p>I am writing to support preserving the ball fields in Highland Park, as a part of the Ford Plant development plan. These fields and the Highland Little League association represent a summertime home that children and families have enjoyed for decades. I played ball there as a kid and my children play there today. The lessons of teamwork, competition and friendship that are taught through Highland baseball are so important and live on our memories and with new generations who play there. St. Paul needs to include a plan for maintaining these fields and this organization, as it is part of the fabric of the city. Kids and families from Highland, Macabaster-Groveland, Merrim Park, Cocus Hill, 85thwy and even Mendota Heights, Eagan and Minneapolis benefit from the experience that Highland ball provides. Do what's right and preserve these fields. It's part of who we are in St. Paul. Thank you.</p>
825	Dan	Diebel	1431 Goodrich Ave	St. Paul	MN	55105	dan.diebel@gmail.com	<p>Hello,</p> <p>I am writing to support preserving the ball fields in Highland Park, as a part of the Ford Plant development plan. These fields and the Highland Little League association represent a summertime home that children and families have enjoyed for decades. I played ball there as a kid and my children play there today. The lessons of teamwork, competition and friendship that are taught through Highland baseball are so important and live on our memories and with new generations who play there. St. Paul needs to include a plan for maintaining these fields and this organization, as it is part of the fabric of the city. Kids and families from Highland, Macabaster-Groveland, Merrim Park, Cocus Hill, 85thwy and even Mendota Heights, Eagan and Minneapolis benefit from the experience that Highland ball provides. Do what's right and preserve these fields. It's part of who we are in St. Paul. Thank you.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Journal comment
826	Linda	Moeller	1626 Pinehurst Avenue	Saint Paul	MN	55116	linda@myalearts.com	<p>Dear St. Paul City Council and Mayor Coleman,</p> <p>As a constituent, resident, and business owner in Highland Park I urge you to delay the vote on the Ford plant scheduled to take place on September 27th until a more sustainable option can be agreed upon. Although you have listened to the hopes, desires, and needs of the community for over 10 years, the current plan fails to meet our expectations for a 21st Century Community that respects the history and context of the neighborhood. Specifically, we believe this plan fails to meet three key elements of sustainability:</p> <p>ECONOMIC SUSTAINABILITY: We do not believe that providing an option to leverage up to \$275 million in TIF Funding is necessary when developers have been "satiating" at the unique opportunity to purchase this unique property. This option significantly diminishes the economic benefit for the already strapped St. Paul taxpayers.</p> <p>We are gravely concerned about the impact of the increased traffic on an already congested intersection of Ford Parkway and Cleveland. The current traffic studies, based on optimistic forecasts of driving behaviors, rate the level of service under the proposed plan to be a "D" during the evening hours. This is not acceptable.</p> <p>ENVIRONMENTAL SUSTAINABILITY: Ford must NOT be allowed to leave Section C a toxic wasteland. The clean-up company is ready to begin work but has been told to stall for fear of what they may encounter if they "start opening things up". I agree with the Friends of the Mississippi River conclusion: Ford has a long history as a good corporate citizen in our community. Leaving a pile of industrial toxic waste, including contaminants into the Mississippi River and groundwater within a national Park would be a stain on this company's legacy that should be avoided by fully remediating Area C.</p> <p>COMMUNITY SUSTAINABILITY: Those who are in favor of this plan state that opponents must "embrace change" and that we "live in a city so we should accept the inevitable density." I grew up in Two Harbors, attended Gustavus Adolphus College in St. Peter, lived in Uptown while attending the U of M, Macalester, Cleveland and now Highland Park. Our family business has adapted to, and thrived during extensive periods of change over 81 years in Highland Park. We believe packing 4-7,000 people into this small area creates a density level on par with New York City boroughs rather than the vibrant Cathedral Hill neighborhood. The level of density, and the height of these buildings do not fit with either the history or the context of this neighborhood and will forever alter our community.</p> <p>The Moellers have lived and worked in Highland Park for over 60 years. We have built a business that has helped generations celebrate milestones and supported hundreds of families. In spite of the high taxes, we have chosen to live in this neighborhood, send our children to Highland Catholic, attend Lumen Christi Catholic Community, serve as leaders on the Highland District Council and Highland Business Association, and advocate for our vibrant community.</p> <p>I believe we have the ability to integrate our values into a mixed-use plan that honors and extends this history by reducing the proposed density and building heights, increasing the amount of recommended green space and insisting that the current toxic Area C is fully remediated. The current plan does not align with the values of our community and those who have nurtured it from its infancy. Please delay this vote until we can reach a proper agreement centered upon sustainability.</p> <p>Sincerely, Linda Moeller R.F. Moeller Jeweler in Highland Park since 1951 1626 Pinehurst Avenue a Moeller residence since 1996</p>
827	Tuukka	Ostenson	1456 Berkeley Avenue	Saint Paul	MN	55105		<p>This is a once in a generation opportunity to reinvent a part of St. Paul. St. Paul has many beautiful neighborhoods in the traditional single family house mode. It would strain very reasonable and advantageous to everyone if the city were to expand housing options to those interested in an urban environment, but who either do not want (many millennials and younger people generally) a single family house and other individuals who are looking for a lower maintenance place to live. While the current plans may seem ambitious and radical compared with existing St. Paul neighborhoods, these plans are at the same time a way for our city to move forward into the future.</p>
828	Charles	Hathaway	507 Montrose Lane	Saint Paul	MN	55116	hathaway@jhouse.com	<p>I DO NOT SUPPORT the proposed plan for the Ford Plant redevelopment and want the vote postponed until the new mayor is in office. I do not believe any concerns or those of my neighbors have been taken seriously or given legitimate thought. I support affordable housing, green space with baseball and soccer fields, viable housing for senior citizens, public transportation and correct use for the site. I do not support the cramping density, tall buildings, anti-car native thinking, disregard for the Highland Park community, and lack of adequate green space, Ford Parkway is already too busy and there is no realistic or viable plan to address transportation, near and far of roads, actions needed to accommodate kids included in the density, or increase in first responders needed to serve the proposed density. If the Stouffer's drive through on Snelling has created such an issue with traffic, how can we even think to add 4500+ people on Ford Parkway and surrounding streets and not believe it will be a problem? How thought and time needs to be given to the concerns of those most affected by the redevelopment.</p>
829	Kathleen	Just-Bannigan	1680 Eleanor Ave	St. Paul	MN	55116	kjust_bannigan@msi.com	<p>I recently moved to Minneapolis after going to school and living in the great city of St. Paul for four years—and in the future, I feel I have the opportunity to live in St. Paul once again. As a young person who hopes to make St. Paul home again in the future, as someone who will live through the effects of climate change and wants to do all I can to combat it, I heartily support the well recommended Ford Site plan as sent to the City Council. The City must consider what kind of place it hopes to be in the future: a growing, open, sustainable-ne-possible changemaker, or a city that stokes the inequitable status quo. Highland, as with St. Paul in general, needs a greater array of housing options and more housing in general. There is no shortage of single family homes—only those who tear down affordable bungalows to construct suburban-style mini-mansions. I support the Ford Site being built out to the maximum possible densities outlined in the draft plan, but I also urge the City to incentivize the inclusion of not affordable housing at every level. Consider a 10 or 20 percent minimum of affordable units in each building. I also support the development of the urban stream and green space as shown in the plan, something that is desperately needed (especially the river/water features). The proposed street grid and myriad of bike/travel lanes and pedestrian access are also excellent features and are key to actually making St. Paul a fully "livable" city. Currently the conditions for both bikes and pedestrians in St. Paul are horribly poor, especially when compared to Minneapolis. This plan moves the city towards prioritizing the most vulnerable street users first and ending the subordination of parking and the pushing of auto travel above all else. All in all, this plan is exactly what St. Paul needs to take a giant leap forward in innovative, progressive planning. To scrap this plan as many urge would be a huge mistake and would set the City back in its efforts to truly become livable for all people.</p>
830	Gordon	Moore	512 8th street SE	Minneapolis	MN	55414	gordy.moore@gmail.com	<p>I agree it is important to move forward with a plan for the Ford site, and it would be wise to do so to avoid a artificially delay, as some have proposed.</p> <p>However, the following should be addressed: 1. the EPA clean up must be completed first. 2. the site must connect seamlessly with the surrounding areas, i.e. Pine must allow. 3. existing buildings - especially those adjacent to the site - must preserved. 4. the existing recreation fields (east side of site), must be preserved. 5. public transportation in and out of the site must be sufficiently provided for (the old rail line would make a good light rail park, as a possible start).</p>
831	Joseph	Zaeffel	2163 Randolph Avenue	Saint Paul	Mn	55105	j.zaeffel@computer.org	<p>It will take time and our best minds to accommodate the above, but why should we throw away this opportunity?</p> <p>I support the proposed Ford Master Plan and Zoning. We live in a growing City. I welcome increased housing and jobs in Highland Park rather than fear it. I advocate for multiple housing options and price points to allow for various lifestyles, household sizes, and income levels. I look forward to the improved Highland Village commercial district as a result of new development with design standards.</p> <p>I rely on a wheelchair, motorized scooter and public transportation to get around, so mobility and safety are personally important to me. The proposed grid network of streets, sidewalks, and paths/ike only lanes will make it easier to move through the Ford site. In addition, the multiple travel options will alleviate existing traffic pinch points particularly at Ford Pkwy and Cleveland Ave. However, I have real concerns about existing pedestrian safety at intersections like Crellin and Highland Pkwy, where pedestrians are at all ages and abilities face challenges crossing in part due to traffic speeds and inattentive drivers, and Ford and Cleveland with lots of pedestrians and vehicles turning. Please make improvements to the existing pedestrian challenges ahead of the Ford site being developed.</p> <p>The stormwater creek, local park, H&B parkland, and a healthy tree canopy will all contribute to the Ford site as a vibrant and green neighborhood. The public plaza can be a great community space. I suggest that the displaced Little League fields be relocated Thank you for making the Ford Plan forward.</p>
832	Mark	Pocernich	2091 Pinehurst Ave	SAINT PAUL	Minnesota	55116	markandtia@hotmail.com	<p>I remember walking up to Mr. Novice to rent VHS tapes in Highland Park, spending long hours reading comics at the library and throwing footballs to try to dislodge my toy plane stuck in the telephone poles in Hillcrest Park. I recognize change is a part of life, but I think the current plan is far too ambitious, and ignores the current needs of the neighborhood for both the current residents and the future ones in favor of profits for the contractors and taxes for the city. It only serves to benefit people who do not live here, which I believe to be wrong. Believing this would allow us time to create a stronger, smarter plan for creating a livable life for residents, current and future. Please delay this vote.</p> <p>I OPPOSE the current Ford Site Zoning and Public Realm Master Plan and believe that the City Council needs to postpone the vote until a better community consensus is reached and the environmental conditions of the Ford site is fully known.</p> <p>The City of Saint Paul should hold accountable the Ford Motor Company for the clean-up of toxic contamination of the site.</p> <p>I OPPOSE T3 zoning and any building heights in Macalester Cleveland and Highland Park in excess of 50 feet.</p> <p>I feel that the City Council is rushing the Snelling Avenue Zoning Study and the Ford Site Plan without full assessment of the impact of the desired higher density on roads and other infrastructure.</p>
833	Kip	Hathaway	507 Montrose Lane	Saint Paul	MN	55116	hugh.mharrals@gmail.com	<p>I feel that the existing Ford plan site lacks sufficient green space.</p>
834	Anne	Yuska	1249 Osceola Avenue	Saint Paul	Minnesota	55105	ahyuska@centurylink.net	<p>I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan. It is short sighted and completely unacceptable that there are NO RECREATIONAL SPORTS FIELDS for soccer, baseball, etc. included in this plan. We have a severe shortage of recreational sports fields in Saint Paul. When I have to drive my kids to soccer practice in Vadnais Heights for a Saint Paul based club, it is a pretty clear signal that my city, that is funded with my tax dollars, is not doing its job in providing the facilities its residents need. To be clear, my children will be long grown before anything gets built at the Ford site. So my passion for this cause is purely for the good of other families and this community. RECREATIONAL SPORTS FIELDS need to be firmly in the Ford Site Plan, not in some vague, unbinding promise that the city will get around to building fields somewhere else, sometime in the future.</p> <p>Putting RECREATIONAL SPORTS FIELDS on the Ford site accomplishes two important things: it lowers the extreme density of the current plan and it places recreational fields right where the large, densely compacted population will be able to use them. Having kids ride their bikes to sports practice cuts down on car traffic and provides a great quality of life that makes people want to live in Highland Park.</p> <p>A large, open spot of urban land like the Ford site is a historic, once in a 100 year opportunity to do great things that you can't always do. Yet this opportunity is being squandered by rushing to cram in full of development. You can always build higher density residential housing most anywhere. But converting highly dense, developed land back to recreational use is nearly impossible. This is why the city needs to recognize this historic opportunity and include recreational sports fields in the plan.</p> <p>I respectfully request that the St Paul City Council reject the current Ford site zoning plan and meet with the taxpayers opposed to the current plan to work toward a more reasonable approach. The current plan would allow for six ten story buildings in addition to shorter story buildings and a density that will negatively impact the existing and living neighborhood. My home is my largest investment and it will be decimated by the current, extreme proposal due to the increased traffic, depicted on my street. The parcel is land locked and the current infrastructure cannot support the additional demand. The sites designated parking will encourage people to park their cars in front of my house. I paid a premium to live on a street that is not a busy through street but the plan's unreasonable density will increase my street traffic to levels comparable to Crellin. My children play in our yard nearly every day, but this will change with the increased traffic. My Highland Life Leager will have no fields to play on with the current plan. Our street has a true community. We know our neighbors and this too will change with the increased traffic cutting through and flowing straight down the middle of our neighborhood. I have attended Ford Site meetings for years -- I attended meetings in the Ford buildings and the City discussed a plan that would fit within the existing neighborhood. That last November the City completely changed gears completely and put forth this extreme, High Density plan. The change has led to anger and frustration. It is frustrating when the zoning plan allows for such high buildings (which will exist in the area) and change the landscape and then City planners claim they are not expecting those numbers. Why not zone for what the neighborhood can tolerate? Why not make the maximum height of the other buildings in the area? If the zoning plan leaves room for a developer the City must allow them to build to those higher levels. It is said that there is no good fight between neighbors. I ask the City Council to call for a meeting with the neighbors who will be most affected and who are clearly opposed to build consensus.</p>
835	Eric	Amann	2219 Eleanor Avenue	Saint Paul	MN	55116	ericamann7@gmail.com	<p>A large, open spot of urban land like the Ford site is a historic, once in a 100 year opportunity to do great things that you can't always do. Yet this opportunity is being squandered by rushing to cram in full of development. You can always build higher density residential housing most anywhere. But converting highly dense, developed land back to recreational use is nearly impossible. This is why the city needs to recognize this historic opportunity and include recreational sports fields in the plan.</p> <p>I respectfully request that the St Paul City Council reject the current Ford site zoning plan and meet with the taxpayers opposed to the current plan to work toward a more reasonable approach. The current plan would allow for six ten story buildings in addition to shorter story buildings and a density that will negatively impact the existing and living neighborhood. My home is my largest investment and it will be decimated by the current, extreme proposal due to the increased traffic, depicted on my street. The parcel is land locked and the current infrastructure cannot support the additional demand. The sites designated parking will encourage people to park their cars in front of my house. I paid a premium to live on a street that is not a busy through street but the plan's unreasonable density will increase my street traffic to levels comparable to Crellin. My children play in our yard nearly every day, but this will change with the increased traffic. My Highland Life Leager will have no fields to play on with the current plan. Our street has a true community. We know our neighbors and this too will change with the increased traffic cutting through and flowing straight down the middle of our neighborhood. I have attended Ford Site meetings for years -- I attended meetings in the Ford buildings and the City discussed a plan that would fit within the existing neighborhood. That last November the City completely changed gears completely and put forth this extreme, High Density plan. The change has led to anger and frustration. It is frustrating when the zoning plan allows for such high buildings (which will exist in the area) and change the landscape and then City planners claim they are not expecting those numbers. Why not zone for what the neighborhood can tolerate? Why not make the maximum height of the other buildings in the area? If the zoning plan leaves room for a developer the City must allow them to build to those higher levels. It is said that there is no good fight between neighbors. I ask the City Council to call for a meeting with the neighbors who will be most affected and who are clearly opposed to build consensus.</p>
836	Leah	Hedman	507 Mt Curve Blvd	St Paul	MN	55116	hedmans@comcast.net	<p>A large, open spot of urban land like the Ford site is a historic, once in a 100 year opportunity to do great things that you can't always do. Yet this opportunity is being squandered by rushing to cram in full of development. You can always build higher density residential housing most anywhere. But converting highly dense, developed land back to recreational use is nearly impossible. This is why the city needs to recognize this historic opportunity and include recreational sports fields in the plan.</p> <p>I respectfully request that the St Paul City Council reject the current Ford site zoning plan and meet with the taxpayers opposed to the current plan to work toward a more reasonable approach. The current plan would allow for six ten story buildings in addition to shorter story buildings and a density that will negatively impact the existing and living neighborhood. My home is my largest investment and it will be decimated by the current, extreme proposal due to the increased traffic, depicted on my street. The parcel is land locked and the current infrastructure cannot support the additional demand. The sites designated parking will encourage people to park their cars in front of my house. I paid a premium to live on a street that is not a busy through street but the plan's unreasonable density will increase my street traffic to levels comparable to Crellin. My children play in our yard nearly every day, but this will change with the increased traffic. My Highland Life Leager will have no fields to play on with the current plan. Our street has a true community. We know our neighbors and this too will change with the increased traffic cutting through and flowing straight down the middle of our neighborhood. I have attended Ford Site meetings for years -- I attended meetings in the Ford buildings and the City discussed a plan that would fit within the existing neighborhood. That last November the City completely changed gears completely and put forth this extreme, High Density plan. The change has led to anger and frustration. It is frustrating when the zoning plan allows for such high buildings (which will exist in the area) and change the landscape and then City planners claim they are not expecting those numbers. Why not zone for what the neighborhood can tolerate? Why not make the maximum height of the other buildings in the area? If the zoning plan leaves room for a developer the City must allow them to build to those higher levels. It is said that there is no good fight between neighbors. I ask the City Council to call for a meeting with the neighbors who will be most affected and who are clearly opposed to build consensus.</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
837	Tom	Goldstein	1399 SHERBURNE AVE	St. Paul	MN	55104	tom_goldstein@comcast.net	<p>Dear Council Members:</p> <p>This is a follow-up to my previous testimony given at the Planning Commission hearing on Friday, June 30, 2017 regarding the proposed redevelopment of the former Ford plant site.</p> <p>I want to reiterate my appreciation for the work of the Ford Site Task Force, the Highland District Council, and PED staff. Clearly, many, many hours have been devoted to visioning, planning, developing renderings, presentations, community engagement, etc. Notwithstanding those efforts, the master plan and zoning changes being recommended for your approval should raise a number of concerns, several of which I have attempted to illustrate below:</p> <p>1. Timing</p> <p>What exactly is the goal here? To show a hypothetical vision over which the city has little control? To conclude the planning process just so we can say we met an artificial timeline laid out by the city in 2013 that even then was referred to as tentative?</p> <p>As we know, the Ford site will not be marketed or offered for sale until 2018 or even 2019. Since Ford controls the 122 acres, whatever gets built there will ultimately be determined by the master developer in conjunction with the wishes of Ford. While it's nice to put forward a vision of what the city believes represents the best use of the site, why do so when there are no formal agreements in place between Ford and the city?</p> <p>It also seems premature to approve a master plan when there remain sharp divisions over what happens on the site, as evidenced by the competing groups "Neighbors for a Livable Saint Paul" and "Suzanne Ward 2." Doesn't the city have an obligation to reach consensus with the community before moving forward? Or does the Council simply believe that staff knows better and that those in the community who have raised legitimate concerns about density and building heights should just be ignored?</p> <p>2. Zoning</p> <p>Currently, the Ford site is zoned I-1 (light industrial), which according to the city's Ford Site Zoning & Public Realm Master Plan draft "allows a wide range of industrial uses and warehousing, most retail, commercial, office and educational uses, as well as some types of care-gate living and multi-family housing above commercial." This zoning would seem to cover most of the potential uses anticipated for the site, but also gives the city some leverage in using its zoning authority to control a parcel over which it otherwise has little power to regulate.</p> <p>So why rezone the area before we have a firm agreement from Ford regarding its development plans?</p> <p>3. Tax-Increment Financing</p> <p>Currently, the city is prepared to grant as much as \$275 million in TIF funding for this redevelopment project as part of a 25-year TIF district. Based on the \$1.367 billion site valuation, the projected tax increment expected to be generated will be \$366 million, or nearly \$14.6 million per year. However, when the TIF subsidy is subtracted, that leaves only \$91 million over 25 years, or \$3.64 million per year. While that latter figure is not substantial, it means the city—and other local taxing districts—will be giving up nearly \$11 million per year in tax revenues for the next twenty-five years.</p> <p>Remember, this parcel is considered one of the most desirable in the entire Upper Midwest, and TIF should only be granted for a project if it meets the "but for" test, i.e., that "no development will occur" absent the subsidy. Arguing, as the city has done, that the Ford site indeed needs this requirement for TIF is not credible. Keep in mind that the \$275 million subsidy will actually generate only \$90 million in usable funds (\$13.6 million of which will go for admin expenses), with \$404.2 million going to pay off interest on the loans used to finance the TIF.</p> <p>With \$4 million in deferred park maintenance and a backlog of infrastructure upgrades that presumably total hundreds of millions of dollars, Saint Paul cannot afford to sacrifice \$11 million annually in tax revenue for the next twenty-five years to stimulate investment in a parcel that is clearly not blighted. Further, if the \$1.367 billion valuation for the site turns out to be overly optimistic, or a downturn occurs in the real estate market, how does the city make up for even more lost tax revenues from the site during that time period?</p>
838	Renata	Sharp	536 Mc Curve Blvd	St Paul	MN	55116	rsharp@gmail.com	<p>Dear City Council Members,</p> <p>I have lived in my house since 1972 and noticed the changes in increased traffic and noise. The current Ford Site Zoning and Public Realm Master Plan is not the exceptional plan that the Ford site, Highland Park and our City deserve; it would add more congestion and noise and I oppose that current plan and respectfully urge you to postpone your vote.</p> <p>Please consider the plan put forth by Neighbors for a Livable Saint Paul. That plan thoughtfully addresses and offers practical solutions regarding density, building heights, traffic, green space, recreational fields, environmental impact.</p> <p>Thank you! Renata Sharp</p>
839	Fred	Smith	1314 Watson Avenue	Saint Paul	MN	55116	fred.smith.84@gmail.com	<p>The Ford plan moves St. Paul forward. The discussion has shifted into pseudo-racism and tribalism on the part of a vocal contingent that makes me embarrassed to be a citizen of this city. Enough with the late comers, the uniformed angry mob and those who choose to only blame for the sake of self-preservation, who have no enough willing to have kinder voices in a terrible system. Let's make Saint Paul a better city for ALL residents.</p>
840	Gerard	Brennan	2200 Fairmount Ave	Saint Paul,	MN	55105		<p>I AM OPPOSED TO THE FORD SITE ZONING AND PUBLIC REALM MASTER PLAN IN ITS PRESENT FORM. VOICE NO. Decisions of this magnitude require more time for public debate, disclosure and a more thoughtful process. More transparency in the decision-making process is required. We the people of the community which is exposed to health risks cannot allow the responsibility for toxic materials to be avoided by those who caused it.</p> <p>The decisions on the Ford Site Zoning and the Public Realm Master Plan should not be made until after the elections. The new administration will be dealing with serious budget issues and the Ford Site Zoning and Public Realm Master Plan must become part of that process. NO VOTE NOW. Allow the people to have input and choices.</p> <p>Thank you for your service. Jerry Brennan</p>
841	Suzanne	Hansen	237 Woodlawn	Saint Paul	MN	55105	sethansen@yahoo.com	<p>Before committing to this plan, please share how 7-10,000 new residents will traverse the community without creating dangerous and congested street and neighborhoods. The Highland and McCreveland community are special because of the beautiful trees, a community that walks, including many children that walk to school each day. Adding thousands of cars to our small neighborhood streets will forever change the very fabric of our community not to mention damage the safety for all. For example, would streets have to be widened to accommodate this new dense traffic? Which ones? How would that be accomplished? Would sidewalks and bike lanes be removed including our beautiful tree lined boulevards? If these facts, and many more, have not been established timely approving the current plan and leaving it for someone else to figure out is not only irresponsible but a departure of the duty and oath you made to our citizens upon taking office. Please use this opportunity to answer these and many other important facts before approving the current plan. Delay the process, but increase accountability.</p> <p>I am writing in opposition to the city's Ford plan. It represents a plan that did not come from stakeholder input but was instead presented as a fait accompli - this is not the democratic process that we hold dear. I currently have to avoid Ford Parkway and Cleveland avenues as they are full of traffic without a huge new development. And hoping that bikes and transit will solve this issue ignores the reality of people getting groceries at Lunds or taking their dog to Petco or taking their young kids to the library. I support development of the site - just not this plan. Work with citizens to come up with a plan that includes both the ziggo family homes that most people want to live in a modern way with more kids in SPHS and multifamily housing but with much more greenspace and much less density.</p> <p>I strongly support the Ford site plan -- this site is a huge opportunity to create a vibrant, dense, livable area and model not only strong building design and diverse mobility options (biking, walking, and transit as well as auto-based strategies). I am a lifelong Saint Paul resident who grew up in Highland and still passes through the area almost daily. I know the city well and have watched the very thorough, thoughtful city process move forward with ample opportunities for input and review by the public. I applaud the work of Merritt Clapp-Smith and her colleagues in PED for their commitment to truly listening to the public.</p> <p>One change would make the plan even better: Realigning Mississippi River Blvd to create more public parkland. This shift would transform what is now wasted space on the river bluff to create a new area where people can gather and enjoy the river. We have a commitment to continuing the legacy of protecting the river for the public and this move would accomplish that goal and create a new signature greenspace at the edge of an innovative social development.</p>
842	Barbara	Cox	272 woodlawn Ave	Saint paul	MN	55105	teambagnoli@comcast.net	<p>Again, I urge you to vote in support of the Ford plan.</p> <p>My wife and I are former Highland Park residents. Both of us have the feeling that more discussion needs to take place and wonder whether proper consideration is being given to the residents of the community. "Icons" is a word to often used but in this case would be fitting to describe Highland Park's place in the history of the city. Let's make sure we thoroughly explore all the alternatives available and that whatever is done is "true" in the best interests of its current residents. Thank you.</p> <p>The current plan is too dense. Including people who live and work there it is too many people coming and going in an area that is already congested. The traffic studies that have been done don't match with my experience. At 5:30 on a weekday (pre-construction) it takes me 8 minutes to travel down Ford parkway from the end of the bridge to Lowell. So far there has not been a good plan for how all the additional people will come and go in this corner of St Paul. Please study the density further before making a decision.</p>
843	Sarah	Clark	1077 Fairmount Ave	Saint Paul	MN	55105	sclarkmcm@comcast.net	<p>This plan has been touted for bringing in a larger tax base. But it is also planned to receive TIF. The two states to not match up. We can't wait 25 years to get taxes from this site. This development should not receive TIF.</p>
844	Daniel	Stoll	3045 Eagandale Pl.	Eagan	MN	55121	danstoll74@yahoo.com	<p>I oppose the current Ford Site Zoning and Public Realm Master. City Council, please consider postponing the vote until a better consensus is reached.</p> <p>Glacery, Michelle Dumond Highland Park resident.</p>
845	Sarah	Emrick	1856 Bohland Ave	Saint Paul	MN	55116	sarah.emrick@outlook.com	<p>I strongly oppose the present plan for the development of the Ford site and I request that the City Council postpone any formal decision on the rezoning of the site. This city, including involved residents, needs more time to work out a compromise and communicate with each other regarding opposing views and common desires. We all want what is best for the City and its residents long term. The opportunity to mold the site into something beautiful is unique and time should be taken so that everyone can be supportive. Rushing a decision is not good government. We can and must do better for St. Paul.</p> <p>Please ensure the redevelopment of the Ford site includes either keeping the existing Ford Little League fields or replaces the fields in a different area. These fields have been in place for over 50 years and played on by generations of kids. Each year the opening of the fields is a huge community event. Thousands of people watch the kids parade down the street in uniform to open up the baseball season. My son has been playing on the fields for 4 years now and the bikes over to watch others play and hang out with the other boys who are doing the same. I never worry about N1 being there because everyone knows each other, it is a community which can sometimes be hard to find in a large city such as St. Paul.</p>
846	Michele	DuMond	1140 St. Dennis Court	St. Paul	MN	55116	dumond39@gmail.com	<p>I moved into Highland Park in 1997. It is a great neighborhood. My concern is that Ford plant area is like downtown St Paul. There is only a few ways to get to that area. An increase of population may cause a traffic problem. Also we will need more green space and parking to accommodate the people.</p> <p>We have had feds down there and the zoning seems to be causing problems with Ford and Canadian Pacific Railway on the value of the property. Lets not zone the property until its sold to a developer and work with them to do the right thing for our neighborhood.</p>
847	Liz	Hathaway Castelan	1681 Saunders Avenue	St. Paul	MN	55116	hathawaycastelan@msn.com	<p>I oppose the Ford plan in its current form, mostly because of the high density and resulting traffic congestion on top of current conditions. Already, I use Mississippi River Blvd. as a means to get around the congestion at Ford & Cleveland. The increased traffic on Mississippi River Blvd. will severely detract from the use of that area for leisure—walking, biking, etc. Traffic cutting 94 at Crutts Ave during rush hour is already backed up all along Town & Country Golf Course and the University of St. Thomas as it heads south. At the Gloria del meeting, Councilman Tolbert talked about potential "traffic mitigation" measures; by this, it sounded like he meant traffic circles and additional crossing lights. These measures on top of the current congestion will only serve to make what should be a 5-minute trip to Highland Village a frustrating and lengthy drive. If, on top of increased property taxes, congestion further deteriorates in St. Paul, you will have home owners leaving the city in high numbers. I urge traffic planners to drive this area during rush hour multiple times and see how their experiences match what the mobile eye is telling them. When we moved back to St. Paul 15 years ago, we lived for a year in a high-rise apartment building while looking for a house. Even though the building was very well maintained, I can say from experience that high-rise living does not build community. I would be more supportive of a plan that capped building heights at 3 or 4 levels, both among the players, their families and spectators. Thank you.</p> <p>I give my enthusiastic support for a density zoned Ford Site redevelopment that brings many new neighbors to St. Paul residents, customers to St. Paul businesses, and taxpayers to city coffers. The Ford Site is well connected to transit and has the option to be even more so, and is surrounded by a neighborhood that with proper development can be even more walkable. If we want a city that's truly "livable" as St. Paul likes to brag about, more people living here is a huge part of that. More people means more eyes on the streets, which helps lower crime, more jobs in local businesses, which helps them hire more employees, and more people contributing to the tax base, which will help ease the burden for those already living here. Please, give approval to plans including tall, high density housing.</p>
848	Kristen	Cornelius	1390 Berkeley Ave	Saint Paul	MN	55105	kandmccornelius@gmail.com	<p>I am writing to voice my support of the current Ford site development plan. As a homeowner in the city this plan is the best return on investment for taxpayers to help reduce the continued increase in property taxes. I urge the council to support the plan as currently envisioned. Thank you!</p>
849	Steve	DuMond	1140 Saint Dennis Ct	Saint Paul	MN	55116-2	samdumond@comcast.net	<p>I give my enthusiastic support for a density zoned Ford Site redevelopment that brings many new neighbors to St. Paul residents, customers to St. Paul businesses, and taxpayers to city coffers. The Ford Site is well connected to transit and has the option to be even more so, and is surrounded by a neighborhood that with proper development can be even more walkable. If we want a city that's truly "livable" as St. Paul likes to brag about, more people living here is a huge part of that. More people means more eyes on the streets, which helps lower crime, more jobs in local businesses, which helps them hire more employees, and more people contributing to the tax base, which will help ease the burden for those already living here. Please, give approval to plans including tall, high density housing.</p>
850	Theresa	Laubar	2191 Wellesley Ave.	St. Paul	MN	55105	theresa.laubar@comcast.net	<p>I oppose the current Ford Site Zoning and Public Realm Master Plan. I believe that we should postpone the vote until a better community consensus is reached. Chuck Gruber - 2211 Saint Clair Ave.</p>
851	Andrew	Larson	1701 Juliet Avenue	Saint Paul	MN	55105	lars1074@umn.edu	
852	Zack	Mensingler	1226 Englewood Ave.	St. Paul	MN	55104		
853	Charles	Gruber	2211 Saint Clair Ave	Saint Paul	MN	55105	CHUCK@SAFERELECTIONS.COM	

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
854	Katherine	Archbold	2241 Riverwood Pl	St. Paul	Mn	55104	p.archbold@comcast.net	As a 20 plus year resident of St. Paul, I am commenting to voice my concern over the proposed plan for the redevelopment of the former Ford plant property. The opportunity in this day and age to redevelop an area of land along the banks of the Mississippi is a gift that should be thought out with great care and vision towards the future as well as great respect for the past. It should complement the current neighborhoods with which they are lacking including a variety of additional housing and green space that can be utilized by all of St. Paul's residents. The current plan, as far as I can discern, does not take into consideration the impact that multiple 10 story buildings will have on the current neighborhood. Also of great concern is the absence of a realistic plan to address the additional traffic that will be produced by the proposed housing and commercial businesses. Diverting traffic down Mount Carmel does not seem unrealistic, but unfair to the people that have invested in this neighborhood. I believe that it does not solve any problems, but rather creates a new one. On the issues of the Ford Fields I believe that there should not be a commitment to only Highland Little League, but the communities youth in general meaning a multi use facility should be included in the plan that provides fields for not only boys that play baseball, but girls who play softball, boys & girls that play soccer, lacrosse, basketball, etc... Additionally, there does not seem to be a commitment to providing green space in general. The only thing I envy about Minneapolis is their park system. There is not a neighborhood in Minneapolis that does not have a park that residents can walk to. The same can not be said about St. Paul. I implore you to save some green for all of us in St. Paul to enjoy. The current plan seems ill thought out and created to benefit the developers that will buy the property. Please do not forget about the citizens of St. Paul. The property must be developed, but it should be thought out with great care and should complement Highland Park, not cast a shadow on it. Respectfully, Katherine Archbold
855	Malachy	Mingo	2163 Bayard Ave	St. Paul	MN	55116	malmingo@hotmail.com	My comment is in regard to the upcoming vote on the Proposed Ford Site Plan. I want Mayor Coleman and my Ward 3 Representative Mr Chris Tobert to know that I'm against the up coming vote on the proposed Ford Site plan. This vote needs to be tabled until a new plan can be proposed. The plan that is proposed at this time is the wrong plan for Ford Site. The "Yes" opposition calls the "Stop" opposition old and resistance to change. This is not the case. The "Stop" opposition embraces change and wants to see the Ford Site developed but with a better plan. A better plan would thoroughly vet the site for livability based on surrounding infrastructure not only the streets and access to the site, but for the schools to accommodate all the new residents children. Please do not vote on the Ford Plan, do this for the people of the Highland area and not for your political desires. Respectfully, Mal Mingo
856	Sheila	Czech	1645 Saunders Avenue	St. Paul	MN	55116		All, I am writing to request that you postpone the vote on the re-zoning of the Ford site. There is considerable opposition to the plan as laid out and I believe that the concerns of the neighborhood should be taken into consideration in the zoning of the land. The main objective to the current plan is due to the population density of the plan. The current plan can be improved upon and a compromise on the housing density allowed for in the zoning should be the goal, anything less is very short-sighted. There is no reason that the city and the neighborhood should not work together toward a compromise. Please postpone the vote and work toward a compromise on the amount of high-density housing allowed for in the plan. Sincerely, Sheila Czech
857	Linda	Forsberg	1181 Edgcombe Rd. #818	St. Paul	Minnesota	55105	lforsberg@netzero.net	Yes to a sustainable neighborhood with opportunities for affordable and middle income housing, especially for seniors. Bike trails, transportation are all required, but also provide for people who depend on their cars.
858	Katherine	Robertson	2208 Bayard Ave	St. Paul	Minnesota	55116	khafovalic@gmail.com	I have strong concerns about the proposed development of the Ford Plant. While I fully agree with the plan to have mixed residential and business in this space, the amount of people that are being projected is very worrisome. My husband and I live between Cratin and Mount Carmel and often have trouble crossing Cratin at peak times due the volume of traffic already present and people speeding. Waiting to turn left into my alley when I come home in the evenings almost always causes impatient drivers to honk, or aggressively try to pass around. How will adding such a high amount of people back an already congested neighborhood, with the only main way to 94 being Cratin? No matter how often it is said that people will bike or take transit, there will still be a need for vehicles during the winter and for those (most) that commute to work in other areas of the city. I am concerned that my taxes will need to be increased to support additional infrastructure or that my property value will decrease as the area becomes more congested and less desirable. I am also rather disheartened that when these concerns are brought up, the response has generally been that it will be many years before the development is filled to capacity. It sounds like this is a way to placate those that are afraid of the neighborhood, in a "don't worry, you won't be around when this gets bad" type of way. My husband grew up in Highland Park. His parents still live here. We moved here from Chicago because of the wonderful neighborhood. Our intention when we bought our house almost 2 years ago at age 29, was to have it be our forever home, and become those lifelong residents that my husband grew up around. Now, this doesn't feel as likely. It appears the city is more concerned with increasing the density of the area, than sustainability the way of life of that attracts many residents to the area. If the intention is to have the housing similar to the new building on Cleveland, this is an unrealistic expectation. With rents ranging from \$1,400 (studio) to over \$4,500 (2 bedrooms), these types of spaces are not sustainable. There seems to be an aspect to the older people in the community that they can downsize, and stay in the neighborhood. If there are the rents that may be comparable, there are very few that can afford that in the future with the decreasingly unmet needs people are able to put away for retirement. I would very much like to know how the business community plans to support the massive number of people that is planned. Try to go to go to lunch on any Saturday or Sunday and you will see the crush of people that are trying to shop. In the proposals that I have looked at, the business zoning is meant to be smaller, such as individual shops. Are there any plans to make sure there's sufficient space for increased in necessary (and affordable) grocery shopping? If the goal is to get people to live, work, and play right in this area, this needs to be examined as well. The other available stores (Kor's, Trader Joes, Whole Foods) would require a car to handle the average person's grocery trip as most people do not want to haul multiple bags of heavy items on multiple buses. This would be a full day excursion to complete. As someone who used to do this in Chicago, it's a novel concept when it's nice out, but ultimately wears on you as the weather turns or other situations occur in life. Ultimately, I want the people reading this comment to understand that those speaking out against the Ford Plan are not against developing the area, but against the idea of adding an unsustainable amount of people and being told, "don't worry it will be fine". I also want to help adjust the perception that those speaking out are just older people who don't like change. I admit, I have only once to one council meeting. But the times when they are held (afternoon, early evening), does not lend itself for those that work traditional hours. As a person who works 60 hours a week, I want to come home at the end of the day in a neighborhood I love. One that I can walk to grab some take home for dinner, or a quick bite to eat in neighborhood restaurant. I do not want to have to worry about my dog getting run over when we try to cross at a designated cross walk, because of heavy traffic (already congested). I want to love an support my neighborhood. Welcome new people into it, and leave it be a place where people want to live, raise children or pets, and grow old here. I want Highland Park to thrive.
859	Heidi	Wingard	1521 Edgcombe Road	St. Paul	MN	55116		I am opposed any high density housing development at the Ford site in Highland Park in St. Paul. Your headlines on this page says "St. Paul, the most livable city in America". If you add 6,000 plus people to the Highland Park area it will no longer be a livable area. The traffic will be outrageous. Our roads are already congested. (Light rail is not the answer here either). I am also concerned that the current plan does not include space for the Ford Little League Fields. Highland Little League is an important part of the Highland area for hundreds of families. It is a organization run by volunteers for the benefit of all the kids who are a part of it. Highland Little League brings kids from all schools - public and private together. I have had three boys go through the program at Highland Little League and it has had a positive impact on their lives. Highland Little League is not only about baseball or softball it is about community. It brings people together- parents and players and has a positive impact on the Highland area and sports development. Please rethink a high density housing development at the Ford site. This plan will not benefit our city. The Ford site is an opportunity to make St. Paul better, not ruin it with high density housing. St. Paul is about livable areas with lots of space for parks and open spaces development. I have lived in St. Paul my entire life- Como and Highland Park. Thank you for your consideration.
860	Karen	Nowakowski	448 Mississippi River Blvd North	Saint Paul	MN	55104	karen@ticketking.net	I strongly 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
861	Michael	Link	1901 Bokland Avenue	Saint Paul	Minnesota	55116	mink55116@gmail.com	City council members, I strongly firmly believe that the Little League baseball fields at the Ford plant have been very beneficial to our city. They have brought many kids together to play ball and by doing so these kids are able to get to know others from across town, not just classmates or others in the neighborhood. This bondry helps kids to recognize others later when they go to high school and helps them understand the benefits of team work. I believe St. Paul also benefits by having the kids becoming active and meeting others from across the city. I sincerely hope that the plans for development of the Ford site will include plans to replace the baseball fields in a location that is in our neighborhood or preserve the current site. Thank you for your consideration, Mike Link
862	Kyle	Robertson	2208 Bayard Ave.	St. Paul	MN	55116	new4school26@gmail.com	Dear Members of the City Council, I write to you today to let you know I OPPOSE the current Ford Site Zoning and Public Realm Master Plan. The high density zoning plan for the site is going to overwhelm and cripple Highland Park's infrastructure and cause potential safety risks to its residents. To give you some background on me and why I believe this to be so... I am 30 now, but I spent my entire childhood in Highland Park (Scholar and Firview) and went to school at Highland Catholic. I am very familiar with the area and the character of the neighborhood. I thought this type of life wasn't for me so after college I moved to Chicago and then Evanston, Illinois. Both these cities have high density population centers, and I see first hand how high density causes issues which include traffic, parking, pedestrian safety, bicycle safety, etc. After 5 years I realized I wanted a less dense, livable area with a neighborhood type feel and coming back to Highland Park was exactly what I was looking for. I live on Cratin and Bayard now, but with the plan for the Ford Site in its current state--the exact reasons I moved away from Chicago would be exacerbated here. I walk my dog every day, and already it's getting harder to cross Cratin Ave with the amount of traffic during rush periods. I also take the A-line bus, and crossing Ford Parkway at the Woodland stop can be tricky, even perilous sometimes given the amount of cars crossing over the Ford bridge. I see the value in commuting and the city's infrastructure being on state transit and alternative modes of transportation to accommodate traffic issues, but not overtake the city or desire to take them from our roads. Even with 50% of the people take these alternative modes of transportation (which is generous given Minnesota winters), the plan in its current form would leave potentially 5000 people driving to and from a single location. This will crowd the roadways more than they already are, leaving us as a commuter at risk to being injured. In addition, this highly dense area will change the character of the neighborhood for sure. Yes, change is inevitable, but let Highland Park evolve, gradually (though a less population dense zoning plan), and let its character evolve with it instead of shoe horning in this high density population blob. This high density will cause problems for the people who already live here and invested in Highland Park. This will also cause problems for the new residents for which the plan is drafted, which I don't want to see happen. Yes, I do want to see the Ford Site developed into an desirable residential site, but the density and scale to which the site is zoned is why I OPPOSE the current Ford Site Zoning and Public Realm Master Plan. Please listen to us, please reconsider and rezone, because we too want to see Highland Park succeed now and in the future. We wouldn't be writing you otherwise. Thank you for your time, Kyle Robertson
863	Amy	Perry	2098 Upper Saint Dennis Rd	St. Paul	Mn	55116	amyperry@mail@gmail.com	Dear City Council Members, The Ford Fields and Highland Ball are a large part of our life. All three of our children play in the league. Our community has built up a large and impressive ball program. It is a well run league led by members of our community. One of my favorite things about St. Paul is our children may attend various schools but all play ball for Highland Ball. I have seen my children form so many friendships with the various children in their community through playing ball for Highland. Every year, the first Saturday in May our kids, led by local police, march down Ford Parkway ending at the Ford Fields. It's an event we look forward to every year. The parents and grandparents like the streets and cheer our kids on to another great baseball season. My husband also has enjoyed playing in a men's league every Wednesday and Sunday night in the fall. My son has grown up watching him play, shaking balls and as telling him one day to hit play at these fields too. My daughter, Sarah, had her first game at the Ford Fields. Our close friends from South Africa were in town visiting us and attending her game. I was so proud to show them our fields. I really feel they capture the essence and history of baseball. Our friends had so much fun watching what really is at the heart of baseball: kids that want to play and supportive parents, coaching, umpiring, and cheering them on the whole way. We have that here at Highland Ball and I know I don't have to tell you we've produced some pretty amazing ball players. We don't have fancy fields. Far from it. It's part of the things I love about St. Paul. We live in old houses and play on old fields because we love this community. If the fields are taken away we will lose a huge piece of the heart of this community. We have great baseball and softball programs with passionate and involved parents. Please don't take these fields from our kids and if you do please designate a new place for our children to play. I appreciate your time. Regards, Amy Perry

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
864	Robert	Wales	1727 Race St	Saint Paul	MN	55116	rawales@gmail.com	Our city needs housing. We have a 3% vacancy rate currently and estimates predict tens of thousands of people coming to the Twin Cities in the next 30 years. Coupled with a need to house an aging population and Saint Paul's long commitment to being a safe city for immigration (I write it again - we need housing, and it needs to be affordable). In order to make sure that development at the Ford site includes housing that is affordable and available to everyone, we need a plan in place to re-zone from industrial to residential. If we fail to do so before Ford Motor Company markets and sells the site, the City of Saint Paul loses major leverage in the safe process and the effort to build affordable housing will be set back. This site is a once in a lifetime opportunity for Saint Paul to become a shining example to all of Minnesota - that we embrace new neighbors and are willing to provide jobs and homes for all of our residents. Thank you.
865	Jason	Emrick	1856 Bohland Ave	St. Paul	MN	55116	Bigwig@helloweb.com	I would like to voice my opposition to the Ford plan as it currently is presented. This scale does not fit the neighborhood nor is Highland Park currently able to absorb 8000 new residents. Horace Mann public school is already over capacity and even with the addition would not be able to take in the additional school age children likely to be a part of the 8000 new residents. Traffic already a problem on Ford parkway will only become more of an obstacle. I know the vision is for bikes to be the solution but I drive down Cleveland ave regularly and find the bike lanes rarely in use during the summer. I do not think that it is reasonable to think bikes will fix the traffic problem. I have many other objections but in closing I would like to hear whether TIF is or is not going to be a part of this plan. I feel like it is but it is slightly unclear. What is the justification for it. I will not happy paying property taxes on my old house and old Street while the new development pays none. Jason Emrick
866	Joan	Haan	2249 Summit Ave	St. Paul	MN	55105	jmbhaan@comcast.net	I support high density mixed use affordable housing, green spaces and proposed bike-pedestrian trail. All promote environmentally friendly options for future Minnesotans. However, it feels like more time is needed for public hearing and opportunities for community input. I still have some lingering questions as a ward 4 resident (like traffic), and would like more opportunity for comment - other than signage popping up in my neighborhood. Thank you!
867	Lindsey	Krech	499 Cretin Ave S	St. Paul	MN	55116	lindsey.krech@gmail.com	hello, I am concerned about the current plan for developing the Ford Site. I live on Cretin Avenue South and we see and hear the current traffic all day long. It has gotten much worse over the 4.5 years I have lived in the neighborhood. We moved here because we like living in the city but loved the peace and quiet too. The response that those of us who like a quiet place to live can move is unacceptable. I am also very concerned about safety when crossing Cretin. I see several daily examples of families trying to cross the road (for example, I saw a SUV almost hit two young joggers who were in the crosswalk yesterday, he had to turn into the other traffic lane to miss them and then was screaming. Of course he was on a cell phone. This is just one example) to see the beautiful river trails and a car stop, even if they are pushing a stroller. I am not sure the roads can accommodate the type of growth being presented and want the plan to be thought through better. And researched in a reasonable way, along the lines of who actually live here, because we all know traffic will increase, those who say everyone will ride the bus or their bike anywhere are not living in the reality for those of us who have commitments all over the Twin Cities for work, kids, and activities. Thank you for your time.
868	Erin	Obart	235 Mount Curve Blvd	Saint Paul	MN	55105	erin@obartdesign.com	While I am supportive of the development, I am extremely disappointed that there is not a sports field in the plan. We already have a lack of playing area in our community, and this is a prime opportunity to hold onto a little bit of land for the kids to play on. Soccer, baseball, lacrosse, etc. Please don't squander this opportunity to keep more green space in Highland!
869	Peter	Berglund	2026 Grand Ave, Apt. 11	St. Paul	MN	55105	berglund463@hotmail.com	To City Planners, There needs to be a system to limit the number of cars used at the Ford site. Creating a system will limit the traffic and parking problems within the site itself, and in the surrounding neighborhood. I don't know the exact numbers of cars expected for those living and working in the Ford site, so this system proposal is somewhat of a guess as to controlling and preventing traffic problems. Possible system: For each housing unit of 1-2 bedrooms, this unit gets 1 parking space. For each housing unit with 3 or more bedrooms, this unit gets 2 parking spaces. If you want the Ford site to be "sustainable", and promote energy efficiency and the use of mass transit, you need a way to limit the number of cars. If a system is established upfront, all will know going into this development, the "rules" and methods. No surprises. If a person, or family, wants to have many cars, then the Ford site is not for them. Regarding shared parking with businesses in the Ford site, a person seems to be able to leave their car in their parking space while they bus to work, or go off on an extended vacation. Maybe those with "excess" parking spaces could loan/share their space. Again, this is an initial idea, since I do not have hard data on the numbers of cars expected at the Ford site.
870	Wendy	Weber	460 Iglehart Avenue	Saint Paul	Minnesota	55103	weberw@macalester.edu	I am writing to urge you that, whatever else happens as part of the redevelopment of the Ford site, you preserve the Ford fields. These fields have such a long history in Saint Paul and are currently such an important part of the community. My son has played baseball there for two years now, and we hope to play there for many years to come. Ford fields are a real gem - that's nothing like them in the area. PLEASE protect them!!
871	Steve	Halder	675 Sumner Street	St. Paul	MN	55116	halder.steve@gmail.com	I want to express my concerns for the Ford Plant redevelopment plan. I am all for development and I understand the reality that our city needs tax revenue and the best plan will involve multi-unit housing and more density populated living than we are used to in the neighborhood. I think that is understandable and it can be done in a way that almost all residents can embrace. My concern is that the current plan has developed quickly and without enough consideration. I would like to see more time for community input. Specifically I would like to see the following: Minimize the size (height) of construction Reasonable limits on density so that the neighborhood does become burdened with traffic Affordable housing is important but I feel it needs to be done in a way that does not change the overall demographic of the neighborhood as a whole. The reality is that current residents invested in homes and pay higher taxes (while receiving fewer services) than many neighborhoods and do so because of the community. While it's not popular to say so, dramatically changing the demographic is not fair to everyone who has invested in the community as it is today. GREENER SPACE - FORD BALL FIELDS. We have 800 kids that deserve a place to play baseball and softball maintaining a 60 year tradition! I know it's not simple, but many are willing to invest time, energy and money to make it happen. I am a 41 year resident of Highland Park and I support much of what the current plan includes. I simply want more time and opportunity for community involvement to consider ways to expand while maintaining the traditions and culture of our great community! Thank you
872	B	Kyle	401 North Robert Street, Suite 150	St Paul	MN	55101	bkyle@saintpaulchamber.com	September 26, 2017 Dear Saint Paul City Council Members: This letter is in response to your invitation for comment about the proposed site plan for the Ford site. The Saint Paul Area Chamber of Commerce supports the zoning plan as proposed. That said, we do have broader concerns worth noting, that are evidenced in this proposal. We agree that the Ford site presents an incredible opportunity for our great city, but we remain steadfast in our assessment that the best opportunity for the site would be additional zoning to facilitate job creation, in particular and expand on jobs formerly at the Ford plant. We appreciate the robustness of the mixed use development proposed at the site. Our concern is that replacing jobs with parks and housing is not the same as replacing jobs with jobs. Zoning for light industrial uses is a great way to bring low-barrier jobs into the city, including those we attract through the Full Stack Initiative jointly led by the City and Chamber. Our concern is even stronger because this is not the only site in Saint Paul losing industrial land to other uses, many of which are even tax-exempt. We understand that a request to rezone back to light industrial at this stage would be problematic. Instead, we strongly encourage you and other city officials to: 1. Reflect the lost industrially zoned acreage in other locations in the city through rezoning in alternate sites. This must continue to be a top priority for the City. 2. Further clarify the definitions for industrially zoned land to remove the potential for non-industrial uses in those ever-shrinking locations. The Ford site presents a unique opportunity to leverage significant new investment in our tax base. We ask the City Council to continue to grow its outreach to employers currently here, those considering expanding, and those who consider moving to Saint Paul. Thank you for your service to Saint Paul. Sincerely, B Kyle President & CEO Saint Paul Area Chamber of Commerce
873	Nora	McGuire	1977 Wellesley Ave.	St. Paul	MN	55105	stoalmc@aol.com	I oppose the current plan and zoning for the Ford site.
874	Laura	Smith	2127 Iglehart Ave	Saint Paul	Minnesota	55104	o_brien_la@hotmail.com	I like a lot of what I see. Thank you for the hard work.
875	Virginia	O'Neill	1796 Highland Parkway	St. Paul	MN	55116	ginniehonnelli@gmail.com	I do not see anything here that addresses the increased traffic along Cretin and Cleveland Avenues as people travel from Highland to I-94 to get to and from work. Those two streets are already congested. They run through two college campuses with multiple pedestrians, and people out through the Hill neighborhood to avoid traffic along the stretch. Increased traffic from Highland will certainly escalate the risk residents have in the street, making the neighborhood less livable and attractive to families. What is the plan to mitigate traffic all along the affected route? What studies have been done to address this increase in addition to the traffic from soccer games? It will be gridlock all the way down Marshall, Cretin and Cleveland when people parked West of Snelling will try to access the freeway at Cretin and Vaudeville. Also, I would like to see more park land on the Eastern side and agree the buildings can't be above 10 stories. I do not understand the need for a 500 foot wide civic building. Love the art and the idea of musical swings.
876	Clara	Bluhm	2028 Wellesley Ave	Saint Paul	MN	55105	bluhm@mac.com	After reviewing the plan, I was surprised to see the expansion does not include the very element of what makes Highland Park so uniquely great: neighborhoods. In the plan, only multi-dwelling units and mansion style homes are listed. Where are the single family homes? Where is a neighborhood for a strong community to flourish? That is when I knew I do not support this plan because it does not support who Highland Park is at its soul - a neighborhood. This plan is for less opportunity.
877	Maria	Cermak	1st ST E	Gaylord	MN	55334	cermak26@gmail.com	I believe that the current plan for the Ford Site is not in the best interest for the whole city. It causes too much stress on current infrastructure and will affect all our quality of life not just the bike-able but instead especially those without a voice. It also is not in-line with the "new vision" the mayor has had to develop a safe community for living. It creates a more dangerous situation with much increased foot, bike and vehicle traffic. Lastly, it doesn't appear to be very well thought out in terms of creating enough rec space and for our aging and seniors. Making this a community which is fundamentally set up as a combined use street system is in danger of cutting community diversity. A formal ancestral land of the Mowakanon People. please allow comment from this family member.

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
878	Tim	Morehead	1932 Bayard Avenue	Saint Paul	MN	55116	tmorehead1@q.com	<p>To the SAINT PAUL CITY Council:</p> <p>SAINT PAUL CITY COUNCIL COMMENTS ON THE FORD SITE PLAN 9-20-17</p> <p>I want to express my sincere thanks to all the people that have put the effort into the research and develop planning for the Ford site to this point. I have been attending meetings and reviewing documents on the Ford project to educate myself and understand the details.</p> <p>I have determined that there are basically six groups with interests in this plan:</p> <ul style="list-style-type: none"> •The Ford Motor Company •The future developer of the Ford site •The City of Saint Paul •The Railroad Property •Local Highland Park Residents opposed to the Current Ford Plan in its current form <p>There are obviously other people with interests in this Ford site development, but these are the major groups in my opinion.</p> <p>Let me briefly give you my viewpoint on each of these groups in relationship to the Ford site development.</p> <p>The Ford Motor Company could sell their land for a higher price to a developer building the highest number of housing units on that land. The more units the more valuable the land.</p> <p>A future developer would make more money by building as many housing units as possible. The more units the more valuable the land and profit from a business standpoint.</p> <p>The City of Saint Paul would realize more tax revenue from more housing units.</p> <p>The railroad company just wants to maximize the value of their land for sale. I don't see the railroad company interested in developing their land into park space.</p> <p>Residents opposed to the existing Ford plan see too many housing units squeezed into that property, maximum of 4000, for the continued quality of the existing Highland community from a land use and traffic congestion standpoint. This group is extremely worried about traffic in the Highland area and the neighborhood losing its special character.</p> <p>Residents supporting the existing Ford plan want to see a future looking land use for changing living styles which include: lower priced housing and rents, housing for elderly that want to stay in Highland, less car usage, more dense living with access to amenities, etc.</p> <p>MY RECOMMENDATION:</p> <ul style="list-style-type: none"> •Cap the maximum house units at 2000. The Ford Motor Company, the new developer, the City of St. Paul would still get a reasonable value from the property, just not the maximum value. The residents supporting the plan would get a community that is planned for the future, but not to the maximum buildout. •Residents opposing the plan would see a limit to the development which could curb their concerns for too many people in that area with less traffic concerns. •Eliminate the possibility of a new developer from buying out the 9% park space requirement. This has been done in the past and we can't afford for that option to be used in this site. •Try to find some midsize park space somewhere in the plan for the many people that will eventually live there to utilize. Even New York City has its central park. <p>I am proposing a win/win, not a win/lose or a lose/lose. There is room for compromise. We need to start compromising more in our society.</p> <p>I am available to discuss this in more detail at your convenience.</p> <p>Sincerely, Tim Morehead 1932 Bayard Avenue Saint Paul, MN 55116 tmorehead1@q.com</p>
879	John	Phaly	1887 Saunders Avenue	St. Paul	mn	55116	jphaly@hotmail.com	<p>I'm excited for the future of the Ford site, but do not agree with the density and would like to see it reduced. Besides the number of residents, the quantity of office/retail workers and customers could easily add another 6000 people to the site daily. As a homeowner living three blocks away on Saunders (which will be a through street), I see the potential for a significant increase in traffic. The current traffic situation in the village is already an issue, this will surely get worse.</p> <p>I'm all for the development, but within reason. I'm not part of Livable St. Paul, but do agree with their suggestion of no more than a 20% increase in density in relation to the current neighborhood. The current plan offers no benefit to the residents who have made this a great place to live. I don't also like to see contingency plans for traffic should the traffic studies be incorrect. I suspect there is none?</p> <p>With that, I'd like this plan to be reworked and reduced in size.</p>
880	Zoe	Mullendore	241 Brimhall Street 201	Saint Paul	Minnesota	55105	zoe.mullendore@gmail.com	<p>Good evening Mayor and Councilmembers,</p> <p>My name is Zoe Mullendore and I am a ward 3 resident here in Saint Paul. I apologize for not being able to give these comments in person tonight and would like to voice my support for the Ford Site Plan currently under review. The plan has been thoughtfully put together over the course of the past decade with dozens of public meetings held. The Ford Site is a huge opportunity for Saint Paul and this plan embraces a mix low, medium, and high density housing as well as commercial and open space in a way that preserves the integrity of the neighboring communities, while allowing Saint Paul to grow responsibly. I believe the current plan is a good compromise and would be disappointed to see the densities reduced any further. This site is one of the last remaining large acreage development opportunities in the core of the city, let's do it well.</p> <p>Thank you for allow me to give comments on the Ford Site plan.</p>
881	Tim	Morehead	1932 Bayard Ave	St Paul	MN	55116	tmorehead1@q.com	<p>To the SAINT PAUL CITY Council:</p> <p>SAINT PAUL CITY COUNCIL COMMENTS ON THE FORD SITE PLAN 9-20-17</p> <p>I want to express my sincere thanks to all the people that have put the effort into the research and develop planning for the Ford site to this point. I have been attending meetings and reviewing documents on the Ford project to educate myself and understand the details.</p> <p>I have determined that there are basically six groups with interests in this plan:</p> <ul style="list-style-type: none"> •The Ford Motor Company •The future developer of the Ford site •The City of Saint Paul •The Railroad Property •Local Highland Park Residents opposed to the Current Ford Plan in its current form •Local Highland Park Residents supporting the Current Ford Plan in its current form <p>There are obviously other people with interests in this Ford site development, but these are the major groups in my opinion.</p> <p>Let me briefly give you my viewpoint on each of these groups in relationship to the Ford site development.</p> <p>The Ford Motor Company could sell their land for a higher price to a developer building the highest number of housing units on that land. The more units the more valuable the land.</p> <p>A future developer would make more money by building as many housing units as possible. The more units the more valuable the land and profit from a business standpoint.</p> <p>The City of Saint Paul would realize more tax revenue from more housing units.</p> <p>The railroad company just wants to maximize the value of their land for sale. I don't see the railroad company interested in developing their land into park space.</p> <p>Residents opposed to the existing Ford plan see too many housing units squeezed into that property, maximum of 4000, for the continued quality of the existing Highland community from a land use and traffic congestion standpoint. This group is extremely worried about traffic in the Highland area and the neighborhood losing its special character.</p> <p>Residents supporting the existing Ford plan want to see a future looking land use for changing living styles which include: lower priced housing and rents, housing for elderly that want to stay in Highland, less car usage, more dense living with access to amenities, etc.</p> <p>MY RECOMMENDATION:</p> <ul style="list-style-type: none"> •Cap the maximum house units at 2000. The Ford Motor Company, the new developer, the City of St. Paul would still get a reasonable value from the property, just not the maximum value. The residents supporting the plan would get a community that is planned for the future, but not to the maximum buildout. •Residents opposing the plan would see a limit to the development which could curb their concerns for too many people in that area with less traffic concerns. •Eliminate the possibility of a new developer from buying out the 9% park space requirement. This has been done in the past and we can't afford for that option to be used in this site. •Try to find some midsize park space somewhere in the plan for the many people that will eventually live there to utilize. Even New York City has its central park. <p>I am proposing a win/win, not a win/lose or a lose/lose. There is room for compromise. We need to start compromising more in our society.</p> <p>I am available to discuss this in more detail at your convenience.</p> <p>Sincerely, Tim Morehead 1932 Bayard Avenue Saint Paul, MN 55116 tmorehead1@q.com</p>
882	Brett	Ahlgron	1235 Van Buren Avenue	Saint Paul	MN	55104	brett.ahlgron@gmail.com	<p>I 100% support the Ford Site plan in its densest and most complete form. Housing needs are only going to increase, and the city has a responsibility to address that future, rather than succumbing to the gripes of privileged current homeowners (I said my car this year). This is a responsibility not only to our future residential needs, but also to our very current, very real environmental needs. Thank you.</p> <p>As a resident of Saint Paul and the Highland Park neighborhood, I fully support the zoning and public realm plan for the Ford site. The open Ford site allows gives the city of Saint Paul a unique opportunity to be forward thinking about how to grow the city in a way that will provide housing, amenities, walk-ability, quality of life, and transportation for its residents. The plan, as currently designed, would provide for environmental, social, and growth sustainability. The plan is also forward looking, and provides the freedom to create an area that will not be looked back upon with the regret of what could have been.</p> <p>The plan provides all residents of Saint Paul, no matter economic status, an opportunity to live in the highly desirable Highland Park area. The housing that will be created should ease rent rates, and will address the shortage of housing in Saint Paul. The mixture of uses, including retail/office space, will provide job opportunities to residents and the opportunity to live close to work.</p> <p>This is the future of urban living. We must not fall back into the old and tired zoning principles of separation of uses, which gave rise to sprawl and in-lane flight. The plan will allow development of an area where people will want to live and work. If the plan is not approved, and just another suburban style housing development is built instead, Saint Paul will lose residents to other areas, costing the city money, environment, and culture. Please consider Saint Paul's future as a national and global leader in being a first class city for the environment and quality of life and say YES to the Ford site plan.</p> <p>Thomas Lauris Highland Park/Saint Paul</p>
884	Matt	Hill	778 Holly Ave	Saint Paul	Mn	55104	hill0680@gmail.com	<p>I support the plan as amended. 10 years of planning is plenty!</p>
885	Ryan	Ricard	407 Snelling Ave S	St. Paul	MN	55105	wally@firewally.net	<p>Hello Councilmembers,</p> <p>I've been following the debate over the Ford site plan closely over the past year, and I think the city has done an admirable job assembling a bold plan that takes advantage of this unique opportunity to build a new neighborhood in our thriving city. Across many websites and news articles, the city has patiently explained the plan to citizens and given people many chances to voice their concerns. City Council has even offered an amendment that addresses two loudest criticisms about the plan - those of maximum building height and available green space. After 10 years of work, a year of public discussion, and a thorough amendment, some folks are still calling for delay! This would be simply unacceptable - our city continues to grow and housing prices are becoming unaffordable. We need to move forward with the Ford Site plan to help welcome in the next 10 years of new St. Paul residents and I support its passage with or without Tolbert's amendment. Thank you!</p> <p>Convert that L15 acres into a natural passive park similar to Coxeter Park in NYC instead of cluttering it up with buildings of any kind. The CP RR right of way would serve as public access into the park and provide SECURE public parking for tourists and visitors. Transportation politicians and people with "planners" in their job titles/descriptions have the potential of forever destroying this beautiful acreage for green development.</p> <p>I would hope that the existing rail lines that run from the site to downtown St Paul can be utilized and connected to the light rail system that already exists. Even possibly connect to the V.A. hospital across the river.</p> <p>My wife and I strongly support the Ford Site zoning plan as approved by the planning commission. We believe this plan is critical to St. Paul's future as a vibrant, beautiful, friendly and sustainable city. We also believe that the zoning plan as approved will be of great benefit to the city's property tax base. Thank you.</p> <p>This area lends itself to park land connected to Hidden Falls and much lower population density than is recommended. Plus, any structures higher than 4 stories will ruin the Hixkett/Elmer River Valley vistas from all vantage points. Also, Minneapolis' W River Rd</p>
7	Kristin	Dean	6809 W. 82nd St.	Blain	MN	55438	dean032@umn.edu	<p>I fully support the redevelopment plan and am looking forward to moving to St. Paul when the appropriate residential option becomes available in the new development. I have been watching this closely!</p>
8	E A	Engelbreton	1817 Hillcrest Ave.	St. Paul	Minnesota	55116		<p>Convert that L15 acres into a natural passive park similar to Coxeter Park in NYC instead of cluttering it up with buildings of any kind. The CP RR right of way would serve as public access into the park and provide SECURE public parking for tourists and visitors. Transportation politicians and people with "planners" in their job titles/descriptions have the potential of forever destroying this beautiful acreage for green development.</p>
9	Michael	Janski	3534 Lincoln St NE	Minneapolis	MN	55418	businesscontacts2005@msn.com	<p>I would hope that the existing rail lines that run from the site to downtown St Paul can be utilized and connected to the light rail system that already exists. Even possibly connect to the V.A. hospital across the river.</p>
10	Thomas	Clasen	300 Wall Street #706	Saint Paul	Minnesota	55101	tom.clasen@gmail.com	<p>My wife and I strongly support the Ford Site zoning plan as approved by the planning commission. We believe this plan is critical to St. Paul's future as a vibrant, beautiful, friendly and sustainable city. We also believe that the zoning plan as approved will be of great benefit to the city's property tax base. Thank you.</p>
11	Greg	Nayman	1635 Hillcrest Ave	St Paul	MN	55116	gmnyayman@kcl-group.com	<p>This area lends itself to park land connected to Hidden Falls and much lower population density than is recommended. Plus, any structures higher than 4 stories will ruin the Hixkett/Elmer River Valley vistas from all vantage points. Also, Minneapolis' W River Rd</p>

Serial	First name	Last name	Street address	City	State	Zip code	Email address	Formal comment
887	Elias	Hayday	2112 Berkeley Avenue	Saint Paul	Minnesota	55105	zoyalisa@aol.com	<p>The Mississippi River is a national treasure. What we do here is significant and will be noted for years to come. We should not squander this opportunity to recapture green space, increase parkland, and develop responsibly near its banks. Excessive density and building heights (please, no more hideous skyscrapers in the neighborhood), and increased traffic are quality of life issues for existing and future residents of the entire area. I would support a modified plan that includes senior and low income housing. Businesses that serve nearby residents could reduce travel in and out of the area. Stop back, scale down, and create something that will not only draw more people to live here but will also make long-time residents of the surrounding neighborhoods want to stay.</p>
888	Laura	Bru	195 Cleveland Ave S	Saint Paul	MN	55105	laurabru22@gmail.com	<p>I am strongly in support of development of the Ford Site, zoned for mixed use and mixed income housing with walkable blocks and accessible public transit. I firmly believe that the city of St. Paul must be proactive and deliberate about slowing urban sprawl, addressing income and housing inequality, and supporting sustainable community development. I believe St. Paul can step up and be a leader in this area, even a model for other cities and states. We live together as residents of one city. I think some less dense areas of the city, including my own neighborhood, can shoulder a little bit more of the work and effort. It takes us live together well, with careful planning and attention to the issues that sometimes make high-density living more difficult or stressful. I strongly urge the city to make addressing inequality a priority in future decisions. At the moment, some areas of the city expect to retain the privileges of suburban life without actually living in a suburb. I believe some past zoning and local attitudes are contributing to sprawl and housing inequality. Those neighbors demanding that the city protect a "livable St. Paul" should be publicly asked to consider whether they are willing to make it livable for everyone. If they are not prepared to invite new neighbors into the Ford Site to address inequality, density, housing costs, and the tax base, then they are being disingenuous; in fact, they want to preserve a situation in which St. Paul is livable for them, and unlivable for their neighbors. They are willing to keep access to urban housing at a premium, to shove more people into the suburbs that they themselves choose not to inhabit, presumably because they value city living. As city dwellers, they are prepared to push the sacrifices of a growing city onto anyone who is not them. Please do not allow these attitudes to dictate the way our city grows.</p>
889	Steve	Sikora	173 Montrose Place	St. Paul	Minnesota	55104	steve@designguys.com	<p>As a citizen of St Paul for the past 25 years, a homeowner and business owner I am expressing my deep concerns over the Ford Site plan as it stands today. I live near Shadow Falls, just a short distance off the Mississippi River. What drew us to St Paul (from our former home in south Minneapolis), was the aesthetic, the serenity and pace of life here. The mature urban forest, well cared for housing, the aesthetic sense of neighborhood where kids still played in outside and you knew all the neighbors, those are the traits that made St Paul, as advertised in the official slogan - "The most livable city in America." Let's keep it that way as we advance.</p> <p>I understand the need to move forward, to modernize and anticipate the future, so St Paul can continue to succeed as a vital city into the 21st Century. But when the preservation of the defining characteristics of a place are not properly taken into account in the process of advancement, what you end up with is the mass homogenization. A city is not a set of coordinates on a map. It is a community, a culture, a distinct place, a group of people who identify as St Paulites. The antiquo character of St Paul is a precious and fragile thing. I have watched in dismay at the degradation of my own neighborhood through ill-conceived development. No thanks to the City Council, what was once a peaceful tree-lined neighborhood of single-family homes is now a noisy traffic cauldron, a logistical and parking nightmare thanks to the addition of a few too many multi-family high rises.</p> <p>Point 1: There is a place for high-density housing. This site is not the place. I understand the need for increased density in some parts of a city, but those places should be near the city center or near existing development, areas that are already high density, not in the most peaceful regions of this lovely city.</p> <p>Point 2: The number of people that will be occupying the Ford Site will easily overwhelm the already busy roadways. I live, shop and commute in this part of the city and traffic is already overwhelming.</p> <p>Point 3: There is nothing, nothing in this plan that connects the new development to the glorious Mississippi River Valley. Initial plans included the development of additional parkland as an gateway to the river. That is shamefully absent in the current plan.</p> <p>Point 4: St Paul has a unique, one-time opportunity to create a parcel that can be part of the National Park system, an attraction featuring trails, interpretive areas and access to the Mississippi River! It is critical that we take this opportunity.</p> <p>Point 5: Sports and recreation should not be sacrificed in the plan. A healthy community needs places for sport. The existing ball fields that were initially part of the plan are no longer included in it. The current plan feels more like a land grab than a thoughtful addition to and enhancement of our wonderful city.</p> <p>Point 6: Don't make promises based on the myth of people not owning cars, riding mass-transit or biking year round. The premise of mass transit and bike lanes solving traffic congestion is currently plaguing both Minneapolis and St Paul. As a life long biker I applied the idea of safe places to commute by bike. That said, a tiny fraction of the population ride bikers. Most bike riders also own car here. The addition of bike lanes on bike-unsafe roads has caused considerable traffic and parking problems. We do not have a fully coherent and comprehensive mass transit system in the Twin Cities. Consequently, people will continue to drive, like it or not. Don't make plans that presume anything other than one additional car for each additional one of two citizens.</p> <p>Let's not make the redevelopment of the Ford Site solely a property tax boom for the city. Let's not make it another cluster of homogeneous high rises. Let's make it a rare and special place. Let's make it a community we're proud to be part of.</p>
890	Mathews	Hollinshead	2114 Pinehurst Ave	St. Paul	MN	55116	mathews.hollinshead@me.com	<p>Ford Plan Commentary</p> <p>I support maximum density on the Ford Site, including rezoning at or above the density levels specified in the plan now before the City Council.</p> <p>My reasons are many.</p> <p>First, taxes. We taxpayers need maximum new property tax revenue from the Ford Site. St. Paul is a legacy city, meaning it has a highly developed labor force earning living wages with good pensions and benefits creating substantial, and in many ways invisible, fiscal overhead, and it also means St. Paul has old infrastructure an outdated portion of which reaches replacement age each year. St. Paul also has approximately a quarter of its property valuation classified as tax exempt, owned by government, schools and colleges, churches, etc. and recently lost a lawsuit vacating much of its right-of-way fees, so we taxpayers each year must pick up tens of millions of dollars of cost for servicing a quarter of St. Paul's property with little or no participation by nonprofit owners.</p> <p>Second, housing. I am 69. Maintaining a freestanding home with a large lawn will become more and more difficult in coming years, both in physical terms and in the high expense of annual tree trimming and care, wear-and-tear, etc (we spend several thousand dollars a year maintaining our trees alone). Much of the equity in my paid-off-home will be essential for living expenses, not reinvestment in housing, as time goes on, not to mention the average estimated \$300K per person student now say each and every American retiree will spend for his or her own end-of-life care in our ridiculous excuse for a health care system. The real and purchase prices of market-rate multihousing units with elevators, sheltered parking and single-level living are prohibitive for all but the affluent, whether young or old. The monthly cost of end-of-life assisted living is currently \$6K for adequate services and space. Baby boomers are the biggest bulge in housing demand for the next decade and more, and the young also need housing options the market is not currently providing. To forego the opportunity offered by the Ford Site, in the face of these facts, is immoral. The private market, as is too often the case, is producing selfering and class, not solutions. Via, the autistic class baby boomers, good affordable, state-of-the-art downsized housing and smooth transitions to rational end-of-life care, not neglect, confusion and price gouging.</p> <p>Third, common space upkeep. Urban small business districts in America are, more often than not, left without any common space upkeep or else dependent on one or more leading local businesses or property owners highly motivated to donate daily outdoor upkeep. Highland Village has a small business association and of course a district council but daily inspection, as foot, of its common areas reveals little or no coordinated daily maintenance, litter pick-up, weeding, trimming, re-landscaping, etc. In a national, responsible spirit and culture, every such area would have the level of upkeep we now see, for example, in the Downtown Improvement District (DID) of Minneapolis. We of course do not live in such a world, but the Ford Site, if developed fully and responsibly, could introduce a mechanism by which excellent outdoor common space upkeep could be funded and provided. That won't happen with low density.</p> <p>Mobility. The gas pedal is today's dictatorship in the U.S. It has put the EPA, the State Department, the Interior Department and indeed the entire apparatus of our federal government in the hands of out-of-control science deniers, fossil fuel polluters and the fake healthcare and food. The longer these routine daily trips, the more likely they will be by car instead of foot, bicycle or transit. Electric and/or autonomous vehicles will not save us from this trap, because a car-based world is still one where parking and driving dependency on its products and its profits.</p> <p>Community. A low-density redevelopment of the Ford Site will be suburban, not urban. Countless data show that the greatest wealth, including not just economic but also social capital, generates not from rural and exurban patterns but from the intense concentration and interaction of populations in great urban centers. The Twin Cities subsidize the rest of Minnesota, not the other way around, and core area commercial densities yield much higher economic and social dividends than any other form of economic development. To ignore this truth, and fill in the Ford Site with high value, isolated homes instead, would go against every competitive advantage that core urban areas have over all others. It would be a denial of community in favor of isolation, a denial of economic opportunity in favor of dead monoculture.</p> <p>Please, I and reality itself urge you, pass the Ford Plan and, even better, higher density zoning.</p>