



Capitol Region Watershed District

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September 19, 2017

Council President Russ Stark
Saint Paul Planning Commission
1400 City Hall Annex
25 Fourth Street West
Saint Paul, MN 55102

Re: Comments on draft Zoning and Public Realm Plan for the Ford Site Redevelopment

Dear Council President Stark:

Capitol Region Watershed District (CRWD) respectfully requests the Saint Paul City Council adopt the draft Zoning and Public Realm Plan for the Ford Site Redevelopment. The plan is well conceived and based on many years of public input and discussions on how best to repurpose the Ford Motor Company's production facility. We believe it will be a model for an extremely livable, mixed use neighborhood that looks to the future with clean technologies and high quality design for stormwater, energy, buildings and infrastructure.

Land use and the health of our waters have been and will continue to be linked. This connection is especially evident at the Ford Site in Saint Paul. CRWD is very pleased to see the draft Zoning and Public Realm Plan includes a re-created historic Hidden Falls creek on the site. This stormwater-based amenity that reconnects the community to parks and the Mississippi River implements the vision originally identified in the City's adopted Great River Passage Plan. The water and recreational connection to the River will be an excellent benefit to all St. Paul residents and visitors. This water feature also serves a more utilitarian function as well by collecting and treating stormwater runoff for the entire development site. This comprehensive approach eliminates the need for individual underground treatment systems scattered across the site. As you may be aware, CRWD partnered with the City of Saint Paul to complete a Sustainable Stormwater Management Study that evaluates this innovative approach in terms of its financial, environmental and social benefit compared to a conventional approach. The study found that the proposed comprehensive, centralized approach as shown in the draft plan doubles the benefit-to-cost ratio and reduces the overall cost of managing stormwater on the Ford site by as much as 40% per acre treated. This approach ultimately will allow for the land to be developed with greater efficiency and flexibility.

Again, CRWD is pleased to see the Zoning and Public Realm Plan for the Ford Site Redevelopment includes the innovative stormwater management approach of a centralized water feature and encourages the Council's adoption of this 21st century Plan.

Our Mission is to protect, manage and improve the water resources of Capitol Region Watershed District.

Council President Start
September 19, 2017
Page 2 of 2

Sincerely,

A handwritten signature in black ink that reads "Mark Doneux". The signature is written in a cursive style with a long, sweeping underline.

Mark Doneux
Administrator

cc: Anne Hunt, Mayor's Office
Jonathan Sage-Martinson, Planning and Economic Development Department
Merritt Clapp-Smith, Planning and Economic Development Department
Wes Saunders-Pearce, Department of Safety and Inspections

UNIVERSITY OF MINNESOTA

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September 14, 2017

City of Saint Paul
City Council, Planning Commission and Zoning Committee
15 Kellogg Blvd., W.
City Hall
Saint Paul, MN 55102

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CITY CLERK

Support for the Ford Site Zoning and Public Realm Plan

Dear Council, Commission and Committee members,

As the director of the Center for Sustainable Building Research (CSBR) at the University of Minnesota, I am writing this letter to support the city staff's process and recommendations for the Ford Site Zoning and Public Realm Plan.

Our goal at the CSBR is to provide research to transform the built environment in ways that provide for the ecological, economic, and social needs of the present without compromising those of the future. Our work with the city of Saint Paul has been a collaboration to realize this goal in support of the city's sustainability efforts. We have partnered with the city on its' Sustainable Building Policy, The Road Map to Sustainability for the Ford Site, The St Paul Ford Site Energy Study and US Department of Energy's Net Zero Energy District Accelerator program. The redevelopment of the Ford Site is a tremendous opportunity to realize the promise of these efforts.

The city's process has maximized the potential of a truly sustainable development to occur on the Ford Site over the next 20 years in the following ways:

- Engaging in a public process over the last ten years with thousands of residents participating in over 140 meetings.
- Provide for 20% affordable housing throughout the site. The city should continue to investigate the balance of housing needs for an economically diverse community that will serve all residents of St. Paul as the site develops.
- Continuing the city's support of the Sustainable Building policy which integrates our SB2030 program, that will contribute to the new buildings on the Ford Site dramatically reducing their impacts on climate change and other social and ecological factors at a level equal to the most sustainable developments around the world
- Supporting a vision to create an energy plan for the Site that would be "Carbon Neutral".

Ultimately, the success or failure of the development to be truly socially and ecologically sustainable on the Ford Site will rest in the hands of the developers of the site over the next 20 years. The city has its maximum potential to influence these future developers with the adoption of Ford Site Zoning and Public Realm Plan. I strongly recommend you approve the Plan.



Richard Graves
Associate Professor and Director of the Center for Sustainable Building Research
School of Architecture
University of Minnesota

Naylor, Racquel (CI-StPaul)

From: Betsy Judkins <weatherqueen@comcast.net>
Sent: Monday, September 18, 2017 2:18 PM
To: *CI-StPaul_Contact-Council
Subject: Ford Site Plan

Now the Friends of Parks want you to hold off on “the vote”. Even the Pioneer Press wants you to slow down. Why are you trying to hurry things along....you don’t even own the property yet. By the way, I’m against the current plan. We need more green space and NO ten-story buildings. From Betsy in MacGrove, who’s city council member doesn’t care how many people want something other than what he wants!

Naylor, Racquel (CI-StPaul)

From: Zack Mensinger <zack.mensinger@gmail.com>
Sent: Wednesday, September 20, 2017 8:44 AM
To: *CI-StPaul_Contact-Council
Subject: Approve high density Ford Site plan

Dear Councilmembers,

I give my enthusiastic support for a densely zoned Ford Site redevelopment as recommended by the Planning Commission. This plan will bring 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 bodies 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. All of these are good things. Please approve the current plans that include tall, high density housing options. There is a great need for more of this type of housing in St. Paul, especially in areas outside of downtown. The plans look incredible, please help them become a reality.

Zack Mensinger
Hamline-Midway resident



September 18, 2017

Dear Mayor Coleman, Deputy Mayor Beckmann and Council Members:

I am writing on behalf of St. Paul Smart Trips & Transit for Livable Communities. Based in Saint Paul, our merged organization is working to ensure every Minnesotan has access to transportation options that are safe, affordable, sustainable, and healthy.

Our organization, which has over 4000 members in the City of Saint Paul, supports the current Ford Site Zoning and Public Realm Master Plan and urges you to vote in support of the plan.

Well-designed medium and higher density mixed-use neighborhoods support a truly livable community. Some of the people in our community, either by choice or due to economic or physical limitations; need to have options beyond driving. Seniors who want to stay in Saint Paul as they age, young people who cannot yet drive, frustrated commuters who want to reduce the stress of long drives, people with disabilities who cannot drive, people of modest means who cannot afford the additional expense of a car – they all need ways to get around Saint Paul and our larger region. The Master Plan creates a new neighborhood that allows people to reduce reliance on driving as their only option for commuting to work, school or running errands.

The Master Plan – supported by commitments from Ramsey County – incorporates high quality transit service as well as safe biking and walking routes. All of these transportation options are affordable to a wide range of Saint Paul residents and visitors. This is the right direction for the future of Saint Paul.

The proposal also represents many hours of community discussion, questions and involvement over ten years. We know that we have better results when housing, commercial and infrastructure decision making reflects the knowledge and opinions of the people who live and work in these communities.

It is wise to respect the significant amount of time, energy and financial resources that went into this thoughtful, forward thinking plan. Last minute changes that weaken this comprehensive approach to a vital, sustainable community would not be in the interest of city residents.

Some residents who oppose the plan for the Ford Site have raised concerns about the potential for increased car traffic as the site is developed. Though we think the initial projections in the existing transportation planning for

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Je Vang*

the Site clearly show that the traffic will not be a problem, we always welcome the opportunity to encourage people to choose transit, biking and walking instead of driving alone. After the Master Plan is approved, we urge the City to further consider the following: shared parking policies, electric vehicle car charging stations, dedicated space for car sharing and ridesharing services,, parking maximums, and unbundling the price of parking from housing or office space rental costs.. Some of these measures are already present in the Master Plan – we encourage you to consider enhancing them. Some of these would be new policies or programs – we urge you to consider including or incentivizing them as the site planning moves forward.

I urge you to adopt this plan so that we can start building this beautiful new neighborhood. Thank you for your time and consideration.

Sincerely,

Jessica Treat