



**June 23, 2017**

**Subject:** Submission for Public record - Highland / St. Paul citizen's group petition that opposes the current Ford Site Zoning and Public Realm Master Plan

**Dear Mayor Coleman, St. Paul City Council and Planning Commission:**

Please find enclosed a Petition that has been compiled over the preceding 6 months, which opposes the current Ford Site plan offered for public comment.

A grass-roots neighborhood group called *Neighbors for a Livable Saint Paul* and **1,142+** community petitioners firmly believe that the current draft plan submitted by the Ford Site Planning Task Force on May 4, 2017, has many flaws and oversights that will create long term negative impacts on the broader existing community.

We are a group of neighbors who love Highland and are advocating for a Ford site development that is a rational, balanced, safe and harmonious extension of our village. We oppose the City of Saint Paul's zoning plan allowing up to 4,000 housing units and 7,000 residents, which could increase the population of Highland by 30%.

**Some specific points of concern:**

- Excessive, unnecessary density – overcrowding drives negative ramifications, property value harm
- Excessive building heights – 10 story buildings are out of scale with the Highland area
- Lack of parkland/greenspace - current plan deceptively shows CP rail land as usable greenspace
- Unacceptable traffic congestion - flawed traffic studies with extremely narrow scope
- Intensified pollution – excessive solid waste, runoff, noise and light pollution
- The City anticipates “need” for TIF/public subsidies to help defray excessive site infrastructure costs
- Experts ignored - recommendations for substantive changes to the Plan by the Ford Site Task Force have been essentially disregarded
- Community ignored - The City has attempted to “listen” but clearly has not “heard” or reacted to what we are saying. There has been no change to original City plan submitted November 2016

We submit this petition as a clear indication that there is widespread opposition to the current draft plan for Public response. The draft plan needs substantial revision before it would be acceptable to the mainstream community. We strongly urge you to objectively debate and vote against it when it comes before you for consideration. We also want it duly recognized that this large, organized group of voters will continue to fight for our points of view and substantial adjustments to the plan.

Respectfully Submitted,

**Bruce & Jean Hoppe** (531 Mt Curve, St. Paul), representing *Neighbors for a Livable Saint Paul*