

Ford Meeting Comments

11/10/14

Note: These are responses received during, or as a result of the Ford meeting on November 10, 2014. They include responses given in the form of comment cards, post-it notes, and e-mails. Words *[italicized within brackets]* have been added by city staff.

Housing

Affordability - not rich enough; not poor enough - there is a gap in the middle. Types for the middle.
Love the concept of Life Cycle Housing
Look at Urbania in Copenhagen as a type of co-housing
Co-housing, shared housing, make sure there are gardens and food - local sources
Very interested in housing options - are part of a very successful urban development in Georgia called Inman Park. I would love to participate in a housing task force.
City should push to make sure a significant portion (20-30%) of the new housing development is affordable at 50-80% AMI <i>[average median income]</i> . If there is City funding involved, then there are requirements that can go with it to ensure this. Another way to do this is through the City's allocation of Low Income Housing tax Credits. I think the City's Qualified Allocation Plan can make provisions to either set aside a certain number of credits for the Ford site or make it a strong priority or preference so Ford site developments receive a high number of points to make an application very competitive.
Re: housing: middle class affordability, not just wealthy and poor. Match values of square feet per \$\$ available in suburbs
Consideration for off-campus student housing - servicing St. Kate's - St. Thomas - Macalester. With consideration of reliable transit - could relieve pressure of neighborhood rentals.
When we look at the local poverty rates in the transportation corridor of 33% and 41% in Ramsey County, I would like to hear more about not only "mixed" housing, but also mixed income, esp. affordable housing options.
Housing Idea = "Dementia Village" (subset of space), <i>[http://www.cnn.com/2013/07/11/world/europe/wus-holland-dementia-village/]</i> The Netherlands has the one and only such space - this could be great site for it. Also, plan for people who work out of their homes - plan for it and allow it via zoning.
Looking for something (housing) that would be suitable from pre-retirement through retirement.
Senior housing?
Hoping for a mix of housing options - single family to multi-family
As a lifelong resident of St. Paul - and a 30 year resident of Highland Park - I would like to see housing that I can transition into in my retirement years. Mixed ages housing and transportation convenient to the Village shops that are already here.
Need lots of high density housing.
NO SINGLE FAMILY MODEL!
Room for housing development that is intentional. Created and developed by the residents instead of a developer. Bottom up vs. top down.
Mixed-age housing development. See urbaniaCPH.dk in Denmark
The built environment, such as housing, should be built either to last forever, or not so expensive that you can't demolish for better use.
Mix traditional and modern styles
Density! Forget the single-family homes for this development.

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We have ENOUGH high density along the river! *[In response to pro-density post-it]*

Adjust setbacks based on house size

Thanks to you and rest of City staff for a very good public meeting on Mon night. I am excited to see the commitment to and progress on sustainability, mixed use zoning, bike/walk/transit access, and density. These are the bones critical to ensuring the project is a successful asset to Saint Paul.

I welcome as part of the planning process a conversation about housing development that energizes inclusive communities. How can we design housing options that bridge age, culture, income, and physical/mental/emotional ability? What emerging lifestyles, such as a growing emphasis on a shared economy, can inform our housing constructs? There are some models that offer inspiration (cohousing, intentional communities, eco villages, collaborative communities, global villages, farmstead villages, intentional families) but really this is cutting-edge territory -- exciting stuff.

The attendance on Nov 10 was very impressive. Let's ensure that a conversation on "community" taps maximum imagination and informs the master developer about our expectations. The scheduled spring 2015 meeting, or a comparable forum, should include ideas from renters, new Americans, differently-abled adults, working families, folks under 30 and global visionaries.

A city that asks and responds to deep questions of community will spark local as well as global interest. To complement all the excellent planning underway we should not fail to consider the kinds of human connections that can infuse a 21st century state-of-the-art community.

Thanks for considering these comments from someone excited about the all innovation Saint Paul can showcase on this project.

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Jobs & Tax Base

Transit is key. We need density and high tax base/revenue. Also a business improvement district to manage the area.
Barnes & Noble
Support local businesses - not a sea of chains. Bookstores, esp.!
Creative/knowledge workers drive communities. This could be a hub for marketing, advertising, PR & technology companies. High paying jobs. Great citizens. Fun environment.
I am interested to also hear about "green" jobs. For example, in Duluth currently there is a new hydroponics-agr. business connected with a brewery to support the local food movement. Also growing "green" jobs in California and wondering where this fits into the site plans.
Job creation as a priority - zoning used to prioritize economic priorities
Any development must have <u>labor</u> <u>PEACE agreement</u> card <u>check!</u>
Who is developing the financial incentives for developers to get what we want? We should scale incentives e.g. more \$ for more energy efficient, etc...
Tax \$ - 5 yrs & 10 yrs

Energy & Sustainability

Incorporate LOTS of sustainable energy sources into project.
I support integration of renewable energy, like solar, into the redevelopment plan. The goal of being a net energy producer is a worthy one. I am curious about what portion rooftop PV could generate in a high density community. District heating opportunities should be considered as well.
Systems and Strategies. District energy, rainwater/storm reuse, net zero, waste to energy.
Will the redevelopment include a central CHP plant with heating and cooling pipelines along the roadways? District heat should be made available for every plat and could be an enabling element for a microgrid and climate adaptation.
Interested in LEED designed buildings and use of solar panels.
Can the city mandate that the development is carbon neutral? I'd love to see an anaerobic digester in the plan.
We will be hosting a dialogue series on how to finance higher efficiency buildings, solar green industrial development and low impact. We would love <i>[comment ends]</i>
YES! <i>[pointing to "Locally generated power from and integrated, renewable, site-based energy system"]</i>
<u>Raingardens!</u> To reduce run-off to river
Renewable energy sources and energy production
Geothermal
Green roofs
Look at stepped buildings and vegetation to take advantage of sun

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Transportation

I would like to see more streets similar to Nicollet Mall in MPLS where cars are not allowed.
Make it a model of car-free choices
Prioritize bike and pedestrians
Ped/bike priority. Transit very important. If you build for cars (parking), then you'll get cars so build for people!
Streets w/o cars parked everywhere
Prefer BRT [<i>Bus Rapid Transit</i>]
Concerned about people using Mt Curve Blvd as a major exit out of the project area
Have you studied traffic impact on connecting arterials, especially Cretin Ave.? Please look at access to I-94 from Ford site -> Cretin as expressway??
I live a block away and am very concerned about an increase in traffic. Would be very interested to help/learn about how that will be handled.
Improve bike/ped access along Mississippi River Boulevard, especially under and connections to Ford Parkway bridge
Make Ford Parkway bikeable
Need direct bicycle access to Montreal from the Ford Parkway bridge
Need bike lanes on Ford Parkway itself from bridge at least as far as Cretin (especially uphill). This could be achieved by taking the existing unused parking lane on the south side of Ford between bridge and Cretin. Losing this parking land could be mitigated by adding a few public parking spots in the site development just off Ford Parkway
Walkability, multi-modal
Show more detail on what future road use will look like in Highland. What roads will handle all this traffic?
Make walking safe throughout. And bike end-of-trip amenities i.e. bike racks.
LESS car dependency
Infrastructure for electric cars

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Parks & Public Realm

Colby and 4 other streets are on CP rail tracks - seen as back door of project. Could be a great gateway.
Remember this is a winter city. Meeting spaces for people - missing from Highland.
Preserving the Ford heritage of the site with museum/theme restaurant etc.
Ball fields are nice, but don't forget the girls
It would be great to see Hidden Falls Creek back on the surface
Wondering about athletic field space and recreation use in addition to the Little League fields.
Community gardens including opportunities for w/c [<i>wheel chair?</i>] users to plant. Outdoor art - perhaps an opportunity for movable art. TREES.
Denver-like transit hub with lots of activity
<u>Softball</u> fields for Highland Fastpitch because in the other places we play they are 10x nicer than ours.
I would like to see SOFTBALL fields for Highland girls because I think it's unfair how boys have their <u>own</u> fields and we have to rent fields.
Softball fields for Highland girls teams should be built because they boys have their own complex and girls are using other fields that are not nice and not fun to play on.
I would like to see equitable softball facilities for the young women of St. Paul. Why baseball and no softball for Highland?
The Ford site needs equitable softball facilities in comparison to the baseball fields. The girls would like to have a place to play in Highland.
NEW design standards for chain businesses
Develop some streets like Milwaukee Ave in Mpls
Conducive to winter activities i.e. in the dark. Safe, inviting lively spaces that become places.
WIDE sidewalks - snow piles up.
Mix it up! Create lively walkable places (diverse site plan too - not just megadeveloper). Neighbors can and will use, too.
Indoor play area for children in the winter, like Edinburgh [<i>assume Edinborough Park in Edina</i>]
Community Gardens
Public spaces throughout and not just on perimeter
If I lived in the area I would want to have an accessible community garden
Highland community and future Ford plant should have more public art/sculpture similar to what Bemidji and Mankato presently have.
I'd like to suggest a public square, similar to those in Europe. It could be a gathering space, feature musicians, have a fountain, offer a play area for children and cocktails for adults. The DuPont Circle of St Paul.
<u>Quiet</u> dog park
Community gardens/farms
Civic square

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Restaurant-supported ag <i>[agriculture]</i>
Public space for farm and other stuff
Attractive reuse of Ford plant elements
Community gardens
Places for families
Lots of bike racks
Strong interaction with Miss River - critical to current bicyclists and peds there now - don't create a barrier to trail users. EXPAND the trail!
Reclaim creek that feeds Hidden Falls
Small Neighborhood Parks
Disc golf
Nice Ride Station
Play areas
Dog Park
Soccer Fields
Winter Activities
Create an engaging focal point that is a public space to create a sense of place
Love this! <i>[photo of Jamison Square in Portland, OR]</i>
Playgrounds for kids
Restore the creek that feeds Hidden Falls
Title 9 issue! Why not softball & baseball fields? Girls all spread out - boys have one place to go. Put them together and create foodhub. Bikeable, walkable - place to hang out.
TO DIE FOR! <i>[photo of Mississippi River]</i>
Green space and Trees (LOTS) and wide sidewalks

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Mixed Use

I am concerned that there are not initial conversations about sustainable agricultural practices - local food to table movement of local grown food, composting, hydroponics ag. Business development, etc. and storm water reuse and recapture.
Please think about building schools and learning centers into the housing plans. Instead of needing to transport students to school in other areas, build the school where the students are. Especially important for early childhood - preschools for lower income families.
It is possible production food (Agriculture)
Why is there no talk about schools? A new elementary school will be needed
Urban Ag opportunities? Farming!!! [Wrote two of same]
Hydroponics

Multiple Topics

I support much higher job and residential density on the Ford site. I hope there will also be a significant percentage of affordable housing. Pocket parks would be good in this location.
Denmark, Munich, Minnesota. Social justice & environmental justice.
Happy to help ensure the redevelopment is both a community gem and regional asset!
Catch phrases, too big of an opportunity to not be involved. This needs to be awesome.
Mixed-use, density, bikes & most important - peds. Transit as well.
Affordability is key - range of options. Multi-family, mixed-use. Transportation options part of the package - carsharing, bikesharing, transit, walkable destinations make owning and using a car less an issue. Multi-family should include secure bike parking.
I would be interested in volunteering at some level for housing and/or transportation. Thank you!
Green space important for young families. Nice small shops to walk to. Safe for kids to walk to. Heights - lower rise higher density.
Cimmaron Ponds (Plymouth) type neighborhood
Community center - like Shoreview has. Weather-friendly connections, i.e. skyways.
Steeper speed limits, pedestrian amenities
Connecting the grid is good but also having a robust network for walking and biking is just as important. If you don't provide parking nobody will drive there.
I participated in a cultural center in a new community. I'd like to be involved in planning, advising.
In order of priority: Transportation, Jobs & Tax Base, Parks & Public Realm, Mix of Uses
I am glad that we are looking at all age groups. I am particularly interested in the 55+ group being integrated into this plan. Car sharing <u>for older people</u> .

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Need to have the short block street grid connected to surroundings to make it easier to walk, bike, and use transit (within and without the site) - looking forward to a premier mixed use, dense, addition to the neighborhood w/ truly complete streets. Be a model for the rest of the country and the world. Build a supportive streetscape along Ford Pkwy to fill in - be the opposite of the pet store/auto store/parking in front model across Ford Pkwy. Build to the street. It is difficult to cross Ford Pkwy on foot now, especially at rush hour w/ a river of vehicle traffic. Slow it down, make it easier for kids + elderly + the rest of us to cross, make it less of a barrier. Ford Pkwy should be bikeable - see people biking on its sidewalks year-round. (Kudos, btw, to Ford for its prompt + thorough sidewalk clearing in winter!) Transit needs all this to thrive. See as a connection to Mpls too across the bridge.

Cultural center with presentation and meeting space

Stop planting sod! Unsustainable and high maintenance

Sustainable landscaping

One of the best ways to build community is around food - growing and cooking. Planning for community gardens and urban farms is important. Also increases health!

Make it look like these photos! [*photos on Transportation Choice board*]

Prefer scenario 4 & 5 [*from Phase I Ford Site Study - available at <http://stpaul.gov/DocumentCenter/View/3162>*]

Establish traditional street grid, anchored by Cretin and Montreal

STREET GRID. Walking/biking/transit. Calmed car traffic. Little parking (don't waste the space!).

Introduce a TRUE street grid!

Heated streets and sidewalks = no dangerous ice!

Work for innovative financing to have low energy use buildings

Please mix architectural styles! Do not let the entire 120 acres look dated!

Be sure to have residential streets like Milwaukee Ave in S. Mpls!

Make it look like these photos [*photos on Mix of Uses and Activities board*]

Make this a destination for all of St Paul - not just Highland residents. Focus on accessibility and affordability.

Pay attention to solar orientation for light and energy

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Thanks for the very successful session last night. Good to get additional background, meet and greet some of the personalities involved. Very well done.

Here's some of our key feedback.

This is a wonderful opportunity for a forward-looking development. It is also a great opportunity to add to the city's tax base and improve the financial standing of Saint Paul. We should strive for smart development that creates valuable neighborhoods, with minimal public subsidies. It should be fiscally solid.

We support mixed densities for housing. Single-family / townhome. Low-rise and mid-rise up to five stories. We do not want over five stories. We do not want another 740 Building, it is out of character with the neighborhood.

Our understanding from discussion on the front stage breakout is that some affordable housing is to be included in the project. Highland Park does currently have some subsidized housing. We are not in favor of increasing the stock of subsidized housing in the neighborhood, beyond the proportion we currently support. We don't believe it's in keeping with the character of our...neighborhood.

There is a lot that we can define with zoning. It can take us to a point. Beyond that point, we'll need to work in partnership with the developer to define details of the development. If zoning can define and require things such as zero net energy use, zero runoff, green manufacturing and the market can support it, great. However we should not create a vision for the property that reduces its marketability or requires subsidization. Err on the side of generating more developer interest then pick that developer that can best fulfill our vision.

Thank you.

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I am very interested in how the Ford site will be developed to best serve the needs of our changing population. Unfortunately, I was unable to attend the community meeting on Monday night, but I'd like to add a few of my thoughts about the development (all of which might have been discussed at Monday night's meeting).

1. Intergenerational Housing and Services – as you well know, our older population is growing and their needs will continue to expand as well. How can we think about housing and services for older adults in innovative ways? How can each generation offer support and expertise to the others (ie older adults help to care and educate children whose grandparents don't live close by; younger adults offer chore service or friendly visits to older adults; teens and seniors meet one another as neighbors, to learn from one another; etc)? And how can we challenge current silos of funds for housing that allows a more diversely integrated community?
2. Racial Equity – in addition to aging, our community is diversifying ethnically and racially. How can the Ford site be a place that authentically welcomes all communities in all their diversity? How can retail space be made available for entrepreneurs in ways that attract diversity? How can people who have not traditionally been in places of power have opportunities to lead in this new neighborhood?
3. Artists – St Paul has a very progressive arts ordinance; I encourage the involvement of artists at the very beginning of planning and development. Not only for their aesthetic visions, but for their creative problem solving. How can the arts be an integral part of daily life in this neighborhood in a way that best serves the needs of the community?

Thanks for listening. I look forward to learning more about the plans for the site!

1. As a Highland Park resident, I desire to live in safe neighborhood with clean air, noise free, little traffic, good public schools, manageable property taxes (they are high), good public transportation, low to medium density housing.
2. Consider for the Ford Site to have another super market, open spaces, affordable housing, mix of single family, row houses and condos. No hi-rises.

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Would love to see pedestrian access from the front and automobile parking in the back of stores similar to the plan implemented on Grand Ave. in Crocus Hill area.

I was not able to attend the public meeting regarding the Ford Plant, but watched it all on Youtube. I thought overall it was a very informative talk. I am currently living in ..., but continue to be very interested in what goes on in my old neighborhood. I may be moving back there sooner rather than later, so it is always good to stay connected.

Speaking of connections, as you may recall, I am a major advocate for making a very major connection between Montreal and Cretin. Now before your eyes start glazing over (because you've heard it before), you have to check out what Nashville did in 2012. It's called the "28th/31st Ave Connector Project" and this is exactly what I hope can be put in place in Highland Village. Here is the link:

<http://www.nashville.gov/Public-Works/Capital-Projects/28th-31st-Avenue-Connector.aspx>

I know you must be very busy, but if you have a few minutes check out the opening celebration video. All this for a .3 mile road. But a very beautiful road with two lanes in each direction, median with landscaping, and bike & pedestrian lanes on both sides and trees. And development has already begun on either side.

A road like this (In my opinion) would be an engine not only for the development of the Ford site, but would help in the development of the rest of Highland Village as well.

Thank you.