

## **Housing**

- Need taxable properties
- Need some high-rise for density to drive retail shops
- Would be great to encourage shared amenities for all the old guys giving up their garages to more higher density housing—wood working shops, ect—membership d\_\_\_\_? Part of housing?
- Smart, energy efficient, affordable housing w/o need to own a car, close to public transportation
  - Housing buildings that encourage social gathering spaces
  - Housing close to restaurants
- Ensure a good mix of affordable housing at different income levels and housing times from apartments, to town homes, to single family
  - Include as a priority in city's tax credit qualified acc???? Plan
- Better tax base if you build high density & mixed use
- Not non-profits—need all the tax revenue possible up
- “NO TIF”
- Re: Housing, Note how we integrated low-income & high end housing in the North quadrants downtown
- Senior housing!
- Integrative Housing, where residents have to walk into area, parking on outside & greeting neighbors along the way
- Senior!! Golfcars—less cars within community
- Building facades, house exteriors should avoid “tree??y” deepens—or build so can be modified
- Building codes need to allow for innovative techniques
- Some residential shells with cooperative interior finishing—buyer supply materials at own choice after basic heat & utilities provided.

## **Waste, Water, Art & Greenery**

- Good ideas on the board
- Hidden falls connection, greenway around the old swi??? Pool & store cottage emphasized community garden plots
- I started a committee called Highland Bark Brigade to get a dog park opened in the Ford Parkway area. Ideally at the Ford Site. Combining artwork and a beautification committee w/ the dog park would be wonderful. There's many dogs & their owners who need a place to socialize and exercise. I have a petition started at [www.causes.com/campaigns/97804](http://www.causes.com/campaigns/97804)

## **Streets Parking & Transportation**

- I would like to see cretin extended south and connected to Montreal; should alleviate traffic in the village
- Ramp parking
- I agree with both of the above

## Feedback Collected at the December 1st, 2015 Ford Site Meeting

- Do NOT promote bicycling/walking at the expense of efficient auto/car use. Do NOT build roads that are only 1 lane.
- ^I disagree, and totally disagree with the above sentences
- I live on Cretin & do not want to see it connected directly past Ford Parkway—Cretin is already a racetrack—traffic should divert either way on Ford & then enter the property
- Look at street volume #s—Cleveland @12,500/day vs 7500/day for cretin and with Cleveland slated for bike lanes—what is needed is a street o??fillration for this complex that balances the vehicle trips
- Discourage cars & motorized traffic!
- Separate bike and pedestrians for safety (1 agree)
  - Underground parking
  - Use colored concrete patterns (like in Spain and Portugal)
- Cut & cover Mississippi River Boulevard from Ford Parkway to me??? Increasing the park land--- access into Ford Site into underground parking
- Highland already needs more public parking. Add more than this project needs to get more people to enjoy the river and parks
- Parking garages, minimum 2 car garages
  - Cyclists on side roads not Cleveland with only a couple dogs for there on the longest route N-S (1 disagree)
  - Walking & bike paths separate potentially (1 agree)
- Parking on outside residents walking in & seeing neighbors along the way
- All bike lanes on medium volume arterials should be “protected” so that no cars can invade the bike lane for any purpose. Bike lanes are essential on arterials for a 21<sup>st</sup> century urbanist development biking & peds should have separate lanes. Any combined use is dangerous for both users.

### Jobs

- \$15 hourly pay for part time & full time & ins(urance?)
- Love the “maker-zone” idea!
- Emphasis on for-profit employers. Too many non-profits. Need tax base in St. Paul.
- Tech center type offices
- Institutional? UST Medical School? St Paul Seminary? Other?
- Excellent comments—use the London, UK style that makers ground level small specialized shops & restaurants, a postal station, library with warehouse/storage space above if large building needed.

### Bikes & Peds

- Separate bikes from walkers
- The Ford Site should = an extension of our Highland Neighborhood vs a destination

## Feedback Collected at the December 1st, 2015 Ford Site Meeting

- Provide separate streets/paths for bikes and cars and pedestrians. Do not put cyclists/pedestrians in the same space as cars & DON'T sacrifice car space to do it (have less lawn/building space if new need to, but don't reduce car space)
- Bring more ride-share options to Highland
- Golf carts please for residents
- Uber need short term car rentals
- Will make less need for garages, bike rental racks may prove really popular if ??? space provided
- Provide access from Montreal (east) and south as well as north & west
  - Separate bike and pedestrians for safety
- There are RR tracks into the property that could be used for commuter rail to Union Depot, ect.
- Bus Transitway is a good cost-effective utilization of rail rightaway—Johnson Brothers has rail service on this very line, bus transit can spur off the rail rightaway before Johnson Brothers to Take w/7<sup>th</sup> or Shepard to Downtown St Paul—also bus service to MOA, crosstown west to Edina to 55 to egan Ar??
- Please no lite rail! Too costly; interrupts existing life of neighborhood. Bus & shuttlebus.
- You want to decrease car traffic but please take a poll of how the community arrived at your meeting. You would be limited to a few ped, bus or bike. This is a good “theory” however this area is dependent on cars (1 disagree)
- Fix Ford Parkway! It is not bikeable or walkable, too many cars & parking
- This area would not be dependent on cars if sufficient & attractive ped,bike & transit facilities were available for the motorize?? But casual users.
  - Protected bikeways, separate peds & bikes
  - Narrow lanes for cars
  - No public parking on streets
  - Transit!!!

### Parks & Open Space

- It's imperative to be connected not only w/ Hidden falls as a regional park but MNRAA as a national park (1 agree)
- Stormwater runoff is not safe for the public in volume nor portability—a Mear's park type of water feature allows for control of volume & health concerns
- Need more blufftop open space. The Mississippi is THE most important asset at the ford site, leverage it! (2 agrees)
- [drawing of tiered development, retail and services at the bottom, small condos above, and rentals on top] like oxford & qraeed(?)
- Keep the trees along river road
- After the meeting it sounds like the site could be very boring i.e. housing offices restaurants—I never heard of anything exciting happening on the site—example- something like a dinner theater. I hope this is possible.
- Invest quality place making elements to help build identity.