



DATE: August 13, 2021

TO: Planning Commission

FROM: Comprehensive and Neighborhood Planning Committee

RE: Summary of public comments and recommendation on proposed amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan (Ford MP)

Background

On June 11, 2021 the Planning Commission [released proposed amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan](#).¹ The Planning Commission public hearing was held on July 23, 2021. Note that PED Planning and Department of Safety and Inspections (DSI) staff also presented the proposed amendments at the June 15, 2021 Highland District Council Community Development meeting. All of the public comments received are attached in Appendix A.

Public Comment Summary

A total of 64 comments were received and a recommendation from the Highland District Council for the proposed amendment language proposed by staff with a request to consider a maximum five (5) percent lot coverage bonus instead of ten (10) percent.²

The majority of comments, besides the recommendation from the Highland District Council, asks the City to keep the definition of open space or amend the definition of open space as it relates to private lot development. Many of the comments assumed that in providing a lot coverage bonus, it would automatically increase the density of proposed projects or assumed that the previously-dedicated, publicly-accessible space would be changed with this amendment.

¹ To access the report please visit: https://www.stpaul.gov/sites/default/files/2021-06/Final_PC_FordOpenSpaceforLots_proposedamendments_packet%2006.09.21.pdf

² All of the public comment can be found in Attachment A

As stated in the [previous staff report](#) there are already several regulations that govern the allowable density and scale of private lot development. Density is already controlled by maximum the Floor Area Ratio (FAR), height, and lot coverage requirements. There are no proposed amendments to these dimensional standards.

Additionally, as stated previously, there are no proposed amendments in this study to Ford Master Plan's Chapter 8 - Parks and Open Space. The proposed amendments would not impact publicly-owned parks and privately-owned, publicly-accessible open space parcels dedicated to the City via the November 20, 2019 Ford plat.

There was also some confusion on the proposal to remove the phrases "surface on" and "which is surfaced" from the definition of functional green roof. See below for the proposed language.

Functional Green Roof as follows: Functional Green Roof Area shall be defined as area atop a roof ~~surface~~ on a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

Some comments assumed that a concrete patio could count as a functional green roof. However, given that the word "roof" remains in the definition and living soil and plant materials are also in the definition a concrete patio could not be considered a functional green roof. The amended language better reflects the intent of the images shown in the Ford MP.

CNPC members asked staff to research if there are other cities that offer a lot coverage or other regulation incentives for providing solar access. A quick scan did not reveal any specific language on lot coverage bonuses, although some cities do not count ground solar installations as part of the lot coverage calculation. Most incentives are tied to FAR increases or other density bonuses. Given all of the years of outreach on setting dimensional standards that relate to density for the F districts, staff did not believe it was appropriate to amend those dimensional standards for solar installations. Additionally, there are already requirements in the Ford MP regarding solar-readiness.

CNPC members discussed the Highland District Council recommendation of a maximum 5% lot coverage bonus instead of a 10% lot coverage bonus. In the examples provided in the previous report, the potential lot coverage bonus for projects could be up to 8% (Block 3, Lot 1 the Lunds Project), 4% and 2% for the Presbyterian Homes projects (Block 6 and Block 7). After much discussion, the Committee decided to keep the 10% lot coverage bonus to encourage more green roofs on Highland Bridge.

CNPC Recommendation:

Comprehensive and Neighborhood Planning Committee recommends the Planning Commission move forward the following language and forward it to the City Council for approval:

Add the definition for “Lot Coverage” from Sec. 60.213 –L. Lot coverage. *The part or percent of the lot occupied by the above-grade portion of buildings from the Saint Paul Zoning Code to Chapter 5 entitled “ Building and Lot Terminology”*

Remove the Open Space Lot Specific Standards and the definition of Open Space as it pertains to private lots in the Ford MP and replace the incentive for Green Roofs in Chapter 4: Zoning – Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas: A building that provides Functional Green Roof Area that faces right of way, civic areas, central stormwater feature, and/or city parks as specified in the Ford Site Zoning and Public Realm Master Plan, can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus.

Amend Functional Green Roof as follows:

Functional Green Roof Area shall be defined as area atop a roof ~~surface~~ on a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

Attachments

- Attachment A: Public comment on proposed amendments to proposed amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan (Ford MP)
- Attachment B: Proposed amendments to Table 66.931. Ford District Dimensional Standards in the Saint Paul Zoning Code
- Attachment C: Proposed amendments to the Ford Site Zoning and Public Realm Master Plan
- Attachment D: Resolution to City Council



HDC Resolution for Lot Coverage Open Space Study

WHEREAS the City of St Paul gave a presentation on Open Space requirements to the Highland District Council (HDC) on August 18, 2020, and at that time, identified the need to amend the language for clarification; and

WHEREAS the City Council passed a resolution in April of 2021 asking the Planning Commission to study lot coverage open space standards; and

WHEREAS the Planning staff presented to the Community Development Committee of the Highland District Council on June 15, 2021; and

WHEREAS the Highland District Council Board discussed this at the July 15, 2021 Board meeting and decided to send it back to the Community Development Committee to weigh in; and

WHEREAS Open Space as it pertains to private lots is defined in the Master Plan as “areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas”; and

WHEREAS Chapter 8: Parks and Open Space of the Ford Zoning and Public Real Master Plan will not be impacted by this study; and

WHEREAS Lot Coverage by Open Space applies to two different areas- one at ground level, and the other above; and

WHEREAS there are other regulations, design coverage, lot coverage, setbacks, Floor area ratio(FAR), and landscaping requirements that control building size, space between the buildings and total lot coverage; and

WHEREAS there is a proposal to remove the term “Open Space” from the Master Plan as it pertains to privately owned development parcels and lots and remove the definition of Green Roof Areas as Open Space; and

WHEREAS there are amendments to:

- Add the definition for “Lot Coverage” from Sec. 60.213 –L. Lot coverage. *The part or percent of the lot occupied by the above-grade portion of buildings from the Saint Paul Zoning Code to Chapter 5 entitled “ Building and Lot Terminology”*



HIGHLAND

DISTRICT COUNCIL

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- Amend the Ford Master Plan's current language for Green Roofs in Chapter 4: Zoning – Districts and General Standards and add to foot note (f) to Table 66.932. Ford District Dimensional Standards as follows:

Lot Coverage Bonus for Green Roof Areas:

A building that provides Functional Green Roof Area that faces the right of way, civic areas, central storm water feature, and /or city parks as specified in the Ford Site Zoning and Public Realm Master Plan, can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus.

- Amend the definition of Green roofs to an area atop a roof surface on of a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two inches.; therefore

BE IT RESOLVED that the Community Development Committee (CDC) of the Highland District Council recommends supporting the addition of the definition for "Lot Coverage" from Sec. 60.213 –L. Lot coverage. *The part or percent of the lot occupied by the above-grade portion of buildings from the Saint Paul Zoning Code to Chapter 5 entitled "Building and Lot Terminology"; and*

BE IT FURTHER RESOLVED the CDC recommends supporting the language to amending the definition of Green roofs; and

BE IT FURTHER RESOLVED the CDC supports the intent of the Green Roof lot coverage bonus, but is concerned that a 10% bonus would allow for a higher density on the lots, than what was intended in the original plan, and asks that a maximum Green Roof bonus of 5% be considered.

Approved July 20, 2021

By the Community Development Committee of the Highland District Council

Attachment A: Public comment on proposed amendments to proposed amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan (Ford MP)

No	Date	Name	Address	Comment
1	7/13/2021	Bruce Hoppe	531 Mt Curve Blvd	<p>Ms. Mohan,</p> <p>The following are my personal comments regarding the proposed amendments to Open Space Lot Specific Standards in the Ford Site Zoning and Public Realm Master Plan (Ford MP) and accompanying zoning text amendments to be discussed Friday, July 23, 2021 at 8:30am. I cannot attend this public hearing, thus need to submit written comments – as follows:</p> <ul style="list-style-type: none"> • My family and I live at 531 Mount Curve Blvd / Ward 3 – only several blocks from the Ford site • Overall, the June 4, 2021, 32-page Study of Proposed Amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan (to the Planning Commission from the Comprehensive and Neighborhood Planning Committee) presented superfluous verbiage that essentially allows Ryan Companies to build-out more density on the Ford site and be permitted to reduce setbacks and “surface-level” publicly accessible open space • For example - revision to the definition of Functional Green Roof area on page 31 of the memo - deleting “which is surfaced” from the sentence “which is surfaced with soil” – could now allow a private concrete patio with a potted plant to count towards “open space” • The report of proposed amendments is filled with technical jargon and details that the average community member will not easily grasp – such as details around the measure of density (Floor to Area Ratio) and what PED and Ryan are gunning for with this amendment • Between the lines of your report, it appears that the City is trying to rewrite their own rules that get in the way of allowing Ryan to change the original Master Plan mandates • Fundamentally, my comment is to simply not rewrite or redefine the open space mandates that Ryan had to adhere to in the original Master

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				<p>Plan – thus not allowing private balconies and rooftop gardens to count towards open space – this is just playing with the definition of “open space”</p> <ul style="list-style-type: none"> • Upon reading your background, you surly understand the connection between the built environment and public health / quality of life • The New Urbanists paradigm seems to advocate highest density at any cost to the existing community – this high density paradigm will eventually bring diminishing returns as the quality of life factors diminishes in Highland Park. Further, as with any urban planning trend/cycle, the desire to live in high-density urban settings may shift back to single family housing stock – especially post-pandemic and as working-at-home increases. I know I can’t change St. Paul PED’s indoctrination into New Urbanist principles – but we can influence eventually using the voting booth for new Council members and new Mayor • The community is closely watching the moves that Ryan Companies and the PED are making that are possibly not in the best interest of the residents of Highland. Evidence continues to stack up that the City is bending the rules in favor of the developers, not the tax payer / home owner • The city continues to ignore its own development planning rules or makes up new ones when it suits a purpose. As more open space disappears within the Ford development, the dream that was promoted by City leaders and Ryan Companies will disappear as well • Subsequently, the city proposed a resolution which removes the term "open space" from the Ford Site Zoning and Public Realm Master Plan, thus almost eliminating the need for Ryan Companies, the developer, to ask for future variances on density – setting a critical precedent <p>Maybe we are misinterpreting some of what is being proposed in your hard-to-decipher report. It may serve your interest to clarify to the public, in layperson’s terms, the key points/proposals and potential outcomes –</p>

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				<p>how about one PowerPoint slide with cause-&-effect bullets? I know that Ryan Companies has a strong marketing department. You should know that there is a grassroots community group with a database of over 1000 community supporters (called Neighbors for a Livable St. Paul) that is monitoring the cadence of systematic variance requests and redefinition of laws and codes that seemingly support developers. https://www.livablesaintpaul.com/</p> <p>To conclude: I'm opposed to all of the proposed Ford site zoning amendments – virtually everything in the proposed language appears to only support Ryan's ability to reduce "real" open green space and build-out to an even higher density than the original Master Plan. The Master Plan should remain intact as the guide to the Ford development.</p> <p>Sincerely,</p> <p>Bruce Hoppe – 531 Mt Curve Blvd, Highland 55116</p>

No	Date	Name	Address	Comment
2	7/13/2021	Kate M. Hunt	2081 Highland Parkway	<p>Ms. Mohan, I am submitting the following response on behalf of the Neighbors for a Livable St. Paul to be incorporated into the City of St. Paul public record regarding the Ford site proposed zoning amendments.</p> <p>Thank you, Kate M. Hunt 2081 Highland Parkway St. Paul, MN 55116</p> <p>Neighbors for a Livable St. Paul (NLSP) response to the City amendments to the definition of open space lot standards for the Ford Site Zoning and Public Realm Master Plan for the 7/23/21 Planning Commission's public hearing: The proposed amendments to the city's own definition of "open space" and lot coverage reads like Alice in Wonderland, where reality is being distorted. When confronted by NLSP about the definition of open space [through legal action using a Writ of Mandamus petition - filed on October 28, 2020], the city could not explain its own open space definitions or developer requirements. Subsequently, the city proposed a resolution which removes the term "open space" from the Ford Site Zoning and Public Realm Master Plan, thus almost eliminating the need for Ryan Companies, the developer, to ask for future variances on density.</p> <p>The city claims that the new Master Plan amendments will clarify the definitions of "open space" and building density. In our view, the 32 pages of amended language are indecipherable and further obscure any clear understanding of "open space." These amendments appear to push even more density than was allowed in the 2017 Master Zoning Plan. Yes, certainly correct the city's inconsistent definitions of open space but do</p>

No	Date	Name	Address	Comment
				not eliminate the very zoning safeguards that the city itself endorsed in 2017 to prevent unfettered building density.

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3	7/13/2021	Howard J. Miller	2081 Highland Parkway	<p>Ms. Mohan, I am submitting the following response on behalf of the Neighbors for a Livable St. Paul to be incorporated into the City of St. Paul public record regarding the Ford site proposed zoning amendments.</p> <p>Thank you, Howard J. Miller 2081 Highland Parkway St. Paul, MN 55116</p> <p>It is very difficult to imagine completing a large-scale development like Highland Bridge without dependable measurements. St Paul set out with such measurements and zoning requirements, but they have since disappeared. An entire volume produced by PED and HRA & Associates and a task force dedicated to defining open space was published in February 2011. In May, 2017 this very commission reviewed and approved a Ford Site Zoning and Public Realm Master Plan which included an exhaustive list of reliable measurements for the new development that both developer and neighbors could depend on.</p> <p>For reasons that no one seems able to offer, these measurements have been discarded. These measurements are, in fact, part of the 32-page resolution you are being asked to review and approve today. If you open the document and scroll through it you will find them redlined on many of the pages. Why were they withdrawn from the Master Plan? Both PED staff and apparently, engineers employed by the Ryan company found them confusing and difficult to work with.</p> <p>In 2011, the PED led planning commission defined open space as follows: "Open space: Natural lands, athletic fields (even if managed by non-city entity), recreational lands, community gathering spaces and recreational</p>

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				<p>buildings which are publicly-owned and/or publicly-accessible. The term is not intended to refer to privately-owned lands, yards, urban plazas, stormwater treatment areas or public street rights-of-way unless, through agreement, the land is designated as public space with a recreational and/or habitat function."</p> <p>A footnote on the second page of the Notice of this Public Hearings states that the exact opposite is the case. How is this possible? These are just the beginnings of the questions this group must answer. The people of St. Paul are waiting for the answers.</p> <p>Howard J. Miller</p>

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4	7/19/2021	Lainey	1235 Cleveland Ave S	<p>Dear Menaka,</p> <p>We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>Please reconsider. Thank you.</p> <p>Lainey</p>
5	7/19/2021	Dale A. Johnson	1263 Scheffer Ave.	<p>To whom it may concern :</p> <p>I’m opposed to the removal of the words Open Space from any and all documents in regards to project at Highland Bridge. I think we have been more than congenial in all of our dealings with these issues. We now need to stand our ground. Thank You</p>

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6	7/19/2021	Thomas Nicosia	1264 Davern st	<p>Open spaces are very important to the neighborhood both inside the Highland Bridge property and surrounding areas within Highlands district.</p> <p>There are so many benefits for parks and open space from urban heat, trees and greenery, pollution both noise and debris not to mention having a view of open space outside an already heavily populated area (as the plan calls for).</p> <p>My concern goes further than just a green roof. That roof is not "public" space and neighbors wouldn't be able to access sitting on a bench and enjoying the few months a year we get to enjoy the outside. It would also make meeting neighbors and the normal social aspect a family friendly neighborhood provides.</p> <p>Open areas also allow for snow build up and helps provide a majestic scene during the winter months that roof tops won't provide.</p> <p>I urge you to please don't redefine the definition of "open space".</p> <p>I've been following the development for years now and hope to move there if things go as planned but if Ryan Companies keeps trying to pack more and more people in and delete greenery / open spaces I seriously doubt I'll want to move.</p>

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7	7/19/2021	Ms. C. Bittner	1496 Laurel Ave	<p>To whom it may concern:</p> <p>I am writing in regards to the Highland Bridge Development and proposed changes to the language and intent of the master plan. Please stop trying to end-run agreements and intents that serve the surrounding community. Please champion the idea of a smaller, more appropriate-to-the-surrounding area, development. To a real neighborhood. Please note I said neighborhood, not City Council money-maker.</p> <p>Specifically I oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan. They should be accountable to all of the agreements in place. That's why they are there!!! So far it seems that whatever isn't easy for a developer or the city is either tried to be redefined, removed or given a variance from our city council. I ask that the city and planners continue forward in good faith to the agreements in place.</p> <p>I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy</p>

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				<p>objectives that these Functional Green Roofs are intended to serve. The whole point of a functional green roof is to be surfaced in order to have positive environmental impact. To suggest a patio or deck that is not SURFACED meets this intent is ridiculous. To try and change the wording shows that the city and planners are not working in good faith to the intent of the previously agreed language. Potted plants do not retain rainwater or absorb heat to any degree that would positively affect the area. The city and planning knew what Functional Green Roof Area entailed when it was put in the language. They need to be held to the language.</p> <p>I am ready for the planners and city to stop trying to find loop-holes and/or change things they don't happen to like just so they can make more money or make something easier. To create a community that is close, size-appropriate, and a great place to live, is worth some extra effort. Quality of life, quality of neighborhood should be just as important to the city and planners as the "of the moment" bottom line. The city should be working on our behalf, not a developers or their own. We are the community, and they should represent us.</p> <p>Thank you for your time.</p>

No	Date	Name	Address	Comment

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8	7/19/2021	Lance Teachworth	1734 Hampshire Ave.	<p>I am concerned about the City's proposed change in the development's master plan, i.e., amending or eliminating the definition of "open space." I participated in the various community discussions about the development plan, but it seems that some of the elements of that plan that residents advocated for and were included in the Master Plan are now being "watered down" in favor of the developer's desire for greater density.</p> <p>Please retain the existing provisions in the plan regarding "open space."</p> <p>Thank you.</p>
9	7/19/2021	Elizabeth, Michelle & Dina Lenz	1817 Palace,	<p>We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p>

No	Date	Name	Address	Comment
				Thanks,

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10	7/19/2021	Donald Kist	1959 Palace Ave.	<p>As a citizen and neighbor of the Highland Bridge project I must oppose the removal of the concept and defined term, "open space" from the Highland Bridge Master Plan. The developer and city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>We urge the planning department and city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage" The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or roof-top deck.</p> <p>We urge the planning department to remove the words "which is surfaced" from the definition of functional Green Roof Area. Functional Green Roof Area shall be defined as area surface on top of a building, open to the sky and air, which is surface with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. Removing these words would undermine the environmental policy objectives that these functional green roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would satisfy the definition. Sincerely, Donald Kist</p>
11	7/19/2021	Maggie Killeen	2076 Niles Ave	<p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight."</p> <p>Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p>

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12	7/19/2021	Mary Lilly	458 Mount Curve Blvd	<p>Hello Menaka Mohan:</p> <p>Regarding the "open space" included in the Highland Bridge Master Plan, the developer and the city must be held accountable to provide the defined percentage of open space for each parcel as outlined in the plan.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of Functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant could satisfy the definition.</p> <p>This development was promoted as a 21st century model village and is meant to be attractive and useful to all the residents, regardless of socio-economic status. The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>Thank you for reconsidering this.</p> <p>Resident - Mac Groveland</p>

No	Date	Name	Address	Comment
13	7/19/2021	Kent Petterson	503 St. Clair Ave	Is this really a serious City of St. Paul Gov't policy? Removing a critical definition of Open Space from the Ford plan is foolish and an end run around good public policy. People need open space and guidance for it is critical for implementing public policy. Space that is not easily available to everyone is not open space. Shame on the city for pursuing this elimination change. This type of change is relevant for the entire city as it will give developers a new avenue to build a less livable city.

No	Date	Name	Address	Comment
14	7/19/2021	Anne Brataas	507 Montrose Lane	<p>Dear Public Servants,</p> <p>As a 27-year resident of the Highland Park neighborhood, I strenuously oppose language changes to the Highland Bridge Master Plan that would remove the concept and the defined term of “open space.”</p> <p>This plan was negotiated in utmost good faith by neighbors who built the value you now seek to market in this development. We, NOT YOU, administered daily care, tended and stewarded the lawns, gardens, alleys; we maintained standards of litter-free beauty, created the civic commity, friendly relationships and respect for the environment and law-abiding behaviors that make Highland Park such a desirable place to live. By altering the language of "open space" you undermine this value base and the very identity and of Highland Park. You betray the vision and meaning of this St. Paul neighborhood and our life's work to create and maintain it.</p> <p>We understand the stated goal of increasing optimal Highland-quality housing opportunities for more people, and we share it. But please note: the foundation of this neighborhood is its beautiful, restful, renewing connection to nature through open spaces. Your legal and moral duty is to share the actual experience of living in Highland Park, not merely the Highland address to “look like” you’ve improved housing options to accommodate diversity.</p> <p>It is your legal and moral obligation to maintain the true value we Highland neighbors created for you — public servants! — and to share this value, not just the address in a cynical nod to housing equity. The way to ensure more people can enjoy a genuine Highland Park lifestyle experience in their housing — and not just have a Highland address— is to preserve the language, concept and spirit of “open space” in the master planning document.</p>

No	Date	Name	Address	Comment
				<p>Thank you for your time and attention.</p> <p>Sincerely,</p> <p>Anne Brataas</p>
15	7/19/2021	Jim McQuillan	519 Mount Curve Blvd	Please make sure that all original green space remains in the final Ford bridge development. Anything less than that would be a disingenuous change in plan.

No	Date	Name	Address	Comment
16	7/19/2021	Char Mason	695 Mount Curve Blvd.	<p>Hello-</p> <p>I would like to voice my request that the City of St. Paul Planning Department NOT remove the defined term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>We urge the planning department and the city to clarify the definition of “open space” so that it is clear exactly how “open space” is distinct from “building lot coverage.” The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>I am deeply concerned by this change as it represents a substantial departure from the city's original master plan which was carefully crafted over a decade of community input to ease neighbor concerns about maximum high density planning.</p> <p>Please no bait and switch.</p>

No	Date	Name	Address	Comment
17	7/19/2021	Jennifer Krzmarzick	Montrose Lane	<p>Hi,</p> <p>We are writing to oppose the removal of the term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>This is of great concern to us as neighbors of this development which has already affected the quality of our neighborhood and daily lives, and not in a positive way.</p> <p>Open space is key to the quality of the development and should not be the same as "building lot coverage." Open space affects the entire community and not just those who use a balcony or a roof-top deck.</p> <p>Thank you</p>
18	7/20/2021	Jan Martland	1219 Bayard Avenue	<p>To All concerned,</p> <p>I am writing as a concerned citizen of St. Paul about the Ford Plant site. First off, the developer and city should be held accountable to provide the percentage of “open space” as is outlined in the Ford Master Plan. We need MORE open space NOT less that benefits everyone, not just the people who have access to a roof top deck or balcony. We need more grass, trees, flowers, landscaping in the area not less.</p> <p>The term “open space” should also be clarified so that it is clear exactly how “open space” is distinct from the “building lot coverage.” Again, more greenspace is needed, not less.</p> <p>The planning department should NOT remove the words “which is surfaced” from its definition of a functional Green Roof Area. With climate change, it is prudent to have meaningful rooftops surfaced with soil and living plant material which will help with absorbing heat and rainwater vs brick and mortar which will do neither.</p>

No	Date	Name	Address	Comment
				Thank you,
19	7/20/2021	Jan Martland	1219 Bayard Avenue	<p>To All concerned,</p> <p>I am writing as a concerned citizen of St. Paul about the Ford Plant site. First off, the developer and city should be held accountable to provide the percentage of “open space” as is outlined in the Ford Master Plan. We need MORE open space NOT less that benefits everyone, not just the people who have access to a roof top deck or balcony. We need more grass, trees, flowers, landscaping in the area not less.</p> <p>The term “open space” should also be clarified so that it is clear exactly how “open space” is distinct from the “building lot coverage.” Again, more greenspace is needed, not less.</p> <p>The planning department should NOT remove the words “which is surfaced” from its definition of a functional Green Roof Area. With climate change, it is prudent to have meaningful rooftops surfaced with soil and living plant material which will help with absorbing heat and rainwater vs brick and mortar which will do neither.</p>

No	Date	Name	Address	Comment
				Thank you,

No	Date	Name	Address	Comment
20	7/20/2021	Luana Ciccarelli	1419 Palace Ave	<p>Good morning,</p> <p>As a current resident of Highland Park (and part of a family who has resided in Highland Park for 50+ years) I would like to echo the comments below about the lack of clarity on the definition of "open space."</p> <p>- We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Sincerely, Luana Ciccarelli</p>

No	Date	Name	Address	Comment
21	7/20/2021	Ms. C. Bittner	1496 Laurel Ave	<p>To whom it may concern:</p> <p>I am writing in regards to the Highland Bridge Development and proposed changes to the language and intent of the master plan. Please stop trying to end-run agreements and intents that serve the surrounding community. Please champion the idea of a smaller, more appropriate-to-the-surrounding area, development. To a real neighborhood. Please note I said neighborhood, not City Council money-maker.</p> <p>Specifically I oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan. They should be accountable to all of the agreements in place. That's why they are there!!! So far it seems that whatever isn't easy for a developer or the city is either tried to be redefined, removed or given a variance from our city council. I ask that the city and planners continue forward in good faith to the agreements in place.</p> <p>I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy</p>

No	Date	Name	Address	Comment
				<p>objectives that these Functional Green Roofs are intended to serve. The whole point of a functional green roof is to be surfaced in order to have positive environmental impact. To suggest a patio or deck that is not SURFACED meets this intent is ridiculous. To try and change the wording shows that the city and planners are not working in good faith to the intent of the previously agreed language. Potted plants do not retain rainwater or absorb heat to any degree that would positively affect the area. The city and planning knew what Functional Green Roof Area entailed when it was put in the language. They need to be held to the language.</p> <p>I am ready for the planners and city to stop trying to find loop-holes and/or change things they don't happen to like just so they can make more money or make something easier. To create a community that is close, size-appropriate, and a great place to live, is worth some extra effort. Quality of life, quality of neighborhood should be just as important to the city and planners as the "of the moment" bottom line. The city should be working on our behalf, not a developers or their own. We are the community, and they should represent us.</p> <p>Thank you for your time.</p> <p>Ms. C. Bittner</p>

No	Date	Name	Address	Comment
22	7/20/2021	John Pilney	1620 Scheffer Ave	<p>Talk about scheming to get around reducing open space at the Ford Master Plan has almost been a last straw for us to live in Highland Park. The current leadership in St. Paul seem that at even opportunity for new multiply housing developments to maximize the number of units and then even to eliminate parking space requirements (forcing cars to spill over into neighborhoods for packing).</p> <p>I will be closely watching how the city leaders respond to this situation and if is unfavorable will work hard in future elections to elect different leaders.</p> <p>John Pilney</p>

No	Date	Name	Address	Comment
23	7/20/2021	Christa Treichel	1860 Mississippi River Blvd S	<p>Menaka,</p> <p>While I understand the need to make adjustments to the Master Plan, I oppose the removal of the concept and defined term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>I am urging the planning department and the city to clarify the definition of “open space” so that it is clear exactly how “open space” is distinct from “building lot coverage.” The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck. As a resident in this community, I feel strongly about this issue.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve.</p> <p>Thank you,</p>

No	Date	Name	Address	Comment
24	7/20/2021	Mathews Hollinshead	2114 Pinehurst Ave	<p>I support the City's position on changing the definition of open space at Highland Bridge.</p> <p>1. To be walkable, development at Highland Bridge must be at pedestrian scale. Contrary to stereotype, too much open space sometimes separates access to structures to beyond pedestrian scale. In early Modernism, when the automobile was considered progress, Le Corbusier proposed a version of Paris that would have made walking impossible.</p> <p>2. Highland Bridge must be marketable, viable and successful. The new parks, both public and private, will provide ample open space. Large setbacks on development parcels cannot be affordably maintained and will not be programmed for recreation as will be the parks. Such empty percentages of development space will merely be dead space, not amenity.</p> <p>3. St. Paul taxpayers desperately need relief in the form of new taxbase. Highland Bridge, if developed properly, offers such relief. Let's not compromise that potential.</p>

No	Date	Name	Address	Comment
25	7/20/2021	Christie Englund	2169 Wellesley Ave	<p>Menka Mohan,</p> <p>The following points are of concern to me regarding the Ford Master Plan open space.</p> <p>This, in addition to the high population density creating greater neighborhood traffic congestion and air pollution, bring into question the planners consideration of future livability in the area vs excessive overreach for profit from the project.</p> <p>- We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant</p>

No	Date	Name	Address	Comment
				<p>would apparently satisfy the definition.</p> <p>Regards,</p>

No	Date	Name	Address	Comment
26	7/20/2021	Eric Amann	2231 Scheffer Avenue	<p>Ms. Mohan,</p> <p>As a resident of St. Paul Highland Park, living very close to the Ford plant development, I am shocked and very concerned at recent proposals to do away with Open Space provisions in the development. When governments that are supposed to represent the people, cave in to the interests of developers and big business, that is the kind of thing that fosters distrust of government officials among the citizens. Please do the right thing here.</p> <p>- I understand the need to make adjustments to the Master Plan, but oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p>

No	Date	Name	Address	Comment
				Eric Amann

No	Date	Name	Address	Comment
27	7/20/2021	Renate Sharp	536 Mt. Curve Blvd.	<p>Dear Ms. Mohan,</p> <p>Highland Park has been my home for the past fifty years and I am very concerned about our environment, increased traffic and the proposed open space developments at the Ford site.</p> <p>Our environment is of utmost importance in these times of climate change experiences and we must not permit increases in concrete, brick, and mortar and decreases in grass, landscaping, and trees beyond the intent of the codified plan. My concerns are well expressed by the Neighbors for a Livable Saint Paul. Thus permit me to share their writing with you.</p> <p>We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy</p>

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				<p>objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Thank you so very much for your attention to this grave matter! Warmly,</p>
28	7/20/2021	Asa W. Hoyt	636 Desnoyer Ave.	More trees, more trees, more trees "I speak for the trees"-Dr. Seuss

No	Date	Name	Address	Comment
29	7/20/2021	Kathryn and Ron Bennett	700 Mount Curve Boulevard	<p>To Saint Paul Planning Department</p> <p>As decades-long residents of Highland Park, we feel a strong commitment to this community. We have participated in the planning meetings over the past 10 years for the Ford Site or what is now called Highland Bridge.</p> <p>We have been dismayed by the number of variances granted to the original neighbor-approved plan to the site. Now comes another attack on the rights of the voting and tax-payer citizens of this neighborhood.</p> <p>In the April ruling the Judge commented that it is possible to conclude that the City of Saint Paul failed to perform their official duty imposed by law to enforce the Ford Site Zoning and Public Realm Master Plan. We agree.</p> <p>We strongly oppose the removal of the concept and defined term 'open space' requirement in the Highland Bridge Master Plan. The developer and city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>We support the Neighbors for a Livable Saint Paul in urging the planning department of the city to clarify the definition of 'open space' so that it is clear exactly how 'open space' is distinct from 'building lot coverage.' The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p>

No	Date	Name	Address	Comment
				<p>We urge the planning department not to remove the words 'which is surfaced' from the definition of functional Green Roof Area. 'Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight.' Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Kathryn and Ron Bennett</p>

No	Date	Name	Address	Comment
30	7/21/2021	Victoria Stewart	124 Montrose Place	<p>I understand the need to make adjustments to the Master Plan, but I oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>Further, I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Please do not give "carte blanche" to the developer. Stick to the Ford Master Plan.</p>

No	Date	Name	Address	Comment
31	7/21/2021	Christine Walsh	1575 Edgcumbe Rd.	<p>My concern is about the chipping away at the approved percentage of green spaces.</p> <p>This plan was examined and approved. Now with the green spaces being chipped away by relabeling even rooftop spaces as green spaces, the new development will be much different than the original plan.</p> <p>People need green spaces to decrease anxiety and stress. People need green spaces for recreation and relaxation.</p> <p>All who spend time at Highland Bridge should have access to these spaces, not just those who can afford an expensive apartment with a green rooftop space.</p> <p>Green spaces are needed as refugees from the business of our lives.</p> <p>Please keep the green spaces accessible to ALL.</p> <p>Sincerely,</p> <p>Christine Walsh St. Paul</p>
32	7/21/2021	Winston Kaehler	1712 Palace Avenue	<p>The attempts to remove "open space" requirements and definitions from the Ford Master Plan seem to be a thinly veiled effort by the City to kowtow to the developer's wish to negate community input years ago into the final master plan. City officials and staff should put a higher priority on serving the public interest, as opposed to maximizing the profits of private developers.</p>

No	Date	Name	Address	Comment
33	7/22/2021	Julie K	Juliet Ave.	<p>Hello Ms. Mohan-</p> <p>Please include my comments for the public hearing.</p> <p>While this wording may be a repeat of what you have seen earlier it is not without concern that I also ask that we keep open space that has been agreed to in earlier plans. I am submitting these same specifics that others have. I was excited about Highland Bridge but this change really impacts the health and well being of the environment and the citizens who might live, work or visit this area.</p> <p>I understand the need to make adjustments to the Master Plan, but I oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open</p>

No	Date	Name	Address	Comment
				<p>to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Thank you for listening.</p> <p>Julie K Juliet Ave.</p>

No	Date	Name	Address	Comment
34	7/22/2021	Jim Winterer	1032 Bowdoin St.	<p>To St. Paul Department of Planning and Economic Development, I am writing to express my opposition to proposed changes to the Highland Bridge Master Plan that will eliminate the concept of “open space” and instead provide a difficult-to-comprehend formula that will allow developers to increase the level of building density on this new addition to the Highland Park neighborhood.</p> <p>A stated goal of Highland Bridge was to have this development be integrated with the surrounding neighborhood. This proposed change is the latest step being taken by the city to make Highland Bridge less integrated with the neighborhood, and instead, to be more like the density found in places like New York City.</p> <p>We could see this coming right from the beginning when the developers designed the first buildings for the site in such a way that they knew, as they were designing them, that they would require a variance. They would not have done this if they didn't know for sure the city would approve a variance that would provide greater density.</p> <p>No doubt the developers were growing weary of asking for all these variances, and the way around it was to propose a new way of getting more density: put flowerpots on your roof and you get to have a bigger building.</p> <p>I have always been in favor of developing the Ford site, and I always have been disappointed in the city's ongoing efforts – through the near-automatic approval of variances and now this proposed change to the Master Plan – to increase the site's density.</p> <p>Sincerely, Jim Winterer</p>

No	Date	Name	Address	Comment
35	7/22/2021	Harold Samtur	1036 St Paul Av	To Whom It May Concern: I am appalled that the agreed upon plans for Highland Bridge, which represented a compromise involving the City, the developer and the public, have been co-opted in so many ways. The concept of changing the definition of open space is yet another example of this. One can only conclude that there never was a real intent to provide the open space presented in the plans. I entreat the City to maintain the requirements for open space originally agreed to, even as those were a compromise and, according to most public opinion, insufficient in themselves. We are being inundated citywide with highrise development. One would think that that would bring in added revenues to the City. Let's make Highland Bridge a livable community. Harold Samtur

No	Date	Name	Address	Comment
36	7/22/2021	Beth Friend	15 Orme Court	<p>Dear Ms. Mohan,</p> <p>I'm a resident of the Highland Park neighborhood in St. Paul and I'm writing you to oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The City of St. Paul and the developer should be held accountable to provide the defined percentage of open space for each parcel, as it was outlined in the Ford Master Plan.</p> <p>The master plan was carefully crafted over a decade of community input to ease neighbor concerns about maximum high density planning. Why does the city then ignore those concerns and the plan details that address them? After all the time and money spent in this planning process, why unilaterally decide to remove the language that all have agreed upon? Why do St. Paulites' input seem to count for nothing?</p> <p>Open space is just that, open space -- not an apartment balcony or rooftop area. The benefits of "open space" for each building parcel should be beneficial for all the residents of Highland Bridge as well as all the residents of the greater Highland Park neighborhood.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant could satisfy the definition. Why, on earth, would you remove these beneficial plans??</p>

No	Date	Name	Address	Comment
				Sincerely, Beth Friend

No	Date	Name	Address	Comment
37	7/22/2021	Bill and Jan Munson	1745 Eleanor Ave,	<p>The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan. Open space should positively impact the entire community and not just a balcony or roof top deck. Open space should be green space, not concrete and hard surfaces. Maintain the wording..."Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is SURFACED WITH SOIL AND LIVING PLANT MATERIALS FOR THE PURPOSE OF RETAINING RAINWATER AND ABSORBING HEAT FROM SUNLIGHT. It should include trees to provide shade. Open green space is a commodity that once it is gone from this development will never be able to be reclaimed. Green space has a calming effect in a community which is so good for the mental health of all of us. Don't squander this opportunity.</p> <p>Thank you. Bill and Jan Munson</p>

No	Date	Name	Address	Comment
38	7/22/2021	Teresa Fishel	2032 Norfolk Avenue	<p>Dear Ms. Mohan and members of the Planning Commission, I am writing to express my opposition to the proposed changes for the Ford Site Zoning. I am unable to attend the meeting tomorrow morning so I am sending my comments in writing. I will be brief as I am certain there are many others who have voiced similar concerns.</p> <p>While the resolution for Lot Coverage Open Space Study assures us that there are checks and balances in place that will regulate lot coverage, we have already seen that variance requests are being used to change the previously agreed upon plans for lot coverage. Unless there is a resolution to adhere to the FAR standards as they were laid out for the entire plan, I know there will be further erosion of the ground level space allocations. I am also opposed to using Green Roof Areas as lot coverage bonuses. I am not opposed to Green Roof areas, just the use of them as lot coverage bonuses.</p> <p>I would urge the Planning Commission to please take the time to listen to the community members who are affected by the changes being proposed to the Master Plan and to explain clearly why the Master Plan should not remain intact as it was written and agreed to after many years of hard work. I think continued dialog is needed with the Highland Community members to explain and justify any further changes to the Master Plan.</p> <p>Sincerely,</p> <p>Teresa Fishel</p>

No	Date	Name	Address	Comment
39	7/22/2021	Nancy Guilbeault	2070 Palace AVE.	<p>Dear Menaka Mohan:</p> <p>I strongly agree with Neighbors of Livable St. Paul regarding the absurdity of counting Green Space in the Highland Bridge Master Plan to include things like Green Roof Areas and Patios with plants. There was an opportunity with this enormous piece of land to include green space that would make it be like a park.</p> <p>It is really a travesty and cramming in as many dwellings as possible and as high as they can be. Remember the developers already got savings from Increment Tax Financing!</p> <p>Now the developers want less and less green space and are being ridiculous wanting to count green space on roofs and patios. There may be a need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan. It</p> <p>- We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight."</p>

No	Date	Name	Address	Comment
				<p>Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>The planning groups say they will listen to the community.... words are hollow when it comes to listening and taking action. I am extremely disappointed for many of the decisions along the way.... for the Highland Bridge Development Plan and for its execution. I have lived in Macalester Groveland for forty years and fear the many negative impacts of this project that have not been fully considered in the planning - like the traffic jams that will soon be upon us - by not adequately assessing the capacity of the streets to handle the density.</p> <p>At least stick to the plan about green space!</p> <p>Sincerely,</p> <p>Nancy Guilbeault</p>

No	Date	Name	Address	Comment
40	7/22/2021	Bobbette Axelrod	2080 Hartford Ave	<p>The City needs to abide by existing zoning requirements established in the original Master Plan. Once again it's a bait and switch, all agreements are off the table, re-worded, promises not kept, all the work this neighborhood has put in to compromise has been revoked.</p> <p>Nothing but mental masturbation ! Shame on you for letting the builders and investors change the rules.</p> <p>I've lived in this neighborhood for 64 years, and I am deeply disheartened by the disrespect that the city has shown for this plan, and our neighborhood. Best of all I get to subsidize this build out by paying higher taxes, what a deal !</p> <p>Bobbette Axelrod 2080 Hartford Ave</p>

No	Date	Name	Address	Comment
41	7/22/2021	Ann Mathews-Lingen	2126 Jefferson Ave	<p>I am not surprised by the tactics being used to reduce/disregard the actual implementation of OPEN Space at the Ford plant redevelopment.</p> <p>I am intentionally ignoring the name "Highland Bridge," as the attempts to reduce/ignore/reconfigure the definition and responsibility to provide OPEN space at the site is not a bridge but an affront to the intention and feel of the community with which it wishes to bridge.</p> <p>The City of St Paul needs to stand up to the blatant efforts to reduce green and open space in this redevelopment. To not do so is absolutely coddling to the greed and over building that will be the legacy of this redevelopment for generations.</p> <p>Do. The. Right. Thing!</p> <p>Ann Mathews-Lingen</p>

No	Date	Name	Address	Comment
42	7/22/2021	Betsy Judkin	331 Mount Curve Blvd	<p>Saint Paul needs to follow existing zoning requirements that are in original Master Plan. I'm against all your new city resolutions to eliminate words "open space".</p> <p>Also, I'm totally against the new bike tunnel. I guarantee you, after a few months, it will be a great place for criminal activity. Right now I am forced to ride my bike on Cleveland Ave to get to my beloved Hidden Falls. OMG People driving, even at 5:00 a.m. are OUT OF CONTROL!</p> <p>From Betsy Judkins, lover of green space and trees, and 40-year resident of MacGrove.</p>

No	Date	Name	Address	Comment
43	7/22/2021	Gary Iverson	335 Stonebridge Blvd	<p>Dear Menaka Mohan -</p> <p>RE: Proposal to remove the definition of “open space” from FORD MASTER PLAN/Highland Bridge development</p> <p>I understand the need to make adjustments to the Master Plan, but oppose the removal of the concept and term “open space” from the Highland Bridge Master Plan.</p> <p>Obviously the term “open space” wasn’t defined with a clear understanding of the concept and implementation. Removing the term only opens up more controversy and ambiguity for interpretation for all parties – developer, neighbors, and regulators.</p> <p>You have such a high density of people in a defined space, that you need more than just buildings for it to be a desirable place to live. What if there is a fire? You would have 2,000 people gather on the street so that the emergency vehicles cannot get in because people don’t have anywhere to go? Plus, how can it be a neighborhood if you minimize open spaces?</p> <p>The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>Sincerely, Gary Iverson</p>

No	Date	Name	Address	Comment
44	7/22/2021	Robyn Mathews-Lingen	2126 Jefferson Ave.,	<p>Hey City,</p> <p>I'm not sure I understand exactly why the city and developer of Highland Bridge find it necessary to remove the definition of "open space" from the plan rather than taking the time to clarify the definition to distinguish "open space" from "building lot coverage."</p> <p>It seems lazy and whiny to remove something so vital from the plan. It suspiciously points to shirking of responsibility around the environmental policy objectives that the functional green roofs are intended to serve. Removing language is the exact method used to remove ethics for the sake of money. Power structures systemically remove language in order to remove responsibility, history, culture, nature and people.</p> <p>I consistently call the project "Highland Island," because moves like this one continue to prove that the project is not at all intended to benefit the community. Remove the language and you remove trust, integrity and community.</p> <p>Try, please just try, to do the work of maintaining truth and integrity. Really, it's not that hard.</p> <p>Robyn Mathews-Lingen</p>
45				

No	Date	Name	Address	Comment
46	7/23/2021	Margaret and Jon Isom	1477 Highland Parkway	<p>Dear Ms. Mohan and Planning Commissioners,</p> <p>I was unable to attend the hearing this morning, but understand you are taking comments through July 26. I am writing to express opposition to the proposed Ford Site Zoning Open Space Amendments.</p> <p>I am deeply troubled that the straightforward intent of open space has been dissected with what appears to be an easy bypass to increase lot coverage and floor area ratio (FAR). It feels inevitable the build will result in saturated blocks, distinctly different from a balanced environment that's been sought for years through community engagement with the city and Ryan.</p> <p>While green roofs offer powerful benefits, they've unfortunately been couched as a solution to provide an open air balance, far up on rooftops only the few living there can observe. Tying green roofs to increased lot coverage further chips away at open space. And with no guarantee that the repeated variance requests for increased height and lot coverage will stop, building mass only grows beyond what was before determined as the appropriate balance.</p> <p>Lastly, the public process has been stunted by lately received and not readily available materials to get informed and contribute to the conversation at both the district council and community level.</p> <p>As a result, I ask that you table this pivotal decision until</p>

No	Date	Name	Address	Comment
				<p>- more clarity is gained from the city to ensure a responsible balance between building mass and open space. Depictions of how the resolution would play out, via 3d graphics or models, would be invaluable.</p> <p>- the community is given a genuine opportunity to understand and weigh in on the proposal.</p> <p>- you can integrate the above information to come to an objective, well researched conclusion.</p> <p>Thank you for your thoughtful consideration,</p> <p>Margaret and Jon Isom</p> <p>1477 Highland Parkway</p>

No	Date	Name	Address	Comment
47	7/23/2021	Steve Sikora	173 Montrose Place	<p>Hello,</p> <p>As a 27 year resident of St. Paul I am writing to express my dismay, profound disappointment and anger that the City of St Paul and its developer of the Ford Site continues to practice deception when it comes to the negotiated description of “open space” in the new development. I am speaking specifically about this issue, but it seems to be a pattern practiced by developers and permitted by municipalities enthusiastic about increasing the tax base over creating a livable city. Open space must be by “undeveloped” and “open and available” to the community.</p> <p>Please stop playing games.</p> <p>Steve Sikora</p>

No	Date	Name	Address	Comment
48	7/23/2021	Maggie LaNasa	1752 Bohland Ave	<p>Hello-</p> <p>I understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan</p> <p>I urge the planning department and the city to clarify the definition of “open space” so that it is clear exactly how “open space” is distinct from “building lot coverage.” The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight."</p> <p>Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Maggie LaNasa , Saint Paul, 55116</p>

No	Date	Name	Address	Comment
49	7/23/2021	Edward Stephans	1865 Bayard Ave	Short and to the point, the developers look at the master plan and make their bid to Ford with those facts. At the early group meetings they divide the public into small groups to show the good things, you might call that divide and conquer. Now they want variances on open space, buildings, parking and anything to make more money. People are getting of their house now after the virus and traffic is backing up at Ford & Cleveland and others leading to the site. Quiet streets turn into busy streets and home prices ? Protect the neighborhood and the taxpayers. I watched Highland village grow for 80 years. Edward Stephens
50	7/23/2021	Carol Kist	1959 Palace Avenue	Hello, Menaka - Variants should not be a standard practice. They should have a positive impact for everyone involved. Open space of 25% should not include parking lots nor streets. We need green space to filter rainwater, which is going straight into the Mississippi River. Giving a large footprint building a green roof or deck does not benefit the entire community. It is only for the wealthiest people who live there or do business there. And I am hearing rumors of a 35 by 35 foot sign on top of one of the buildings?! This community does not want nor need a State Fair atmosphere. Thank you for your consideration. - Carol Kist

No	Date	Name	Address	Comment
51	7/23/2021	Anne Keenan	1972 Norfolk Ave	<p>Dear Menaka,</p> <p>I want to write to you about the important issue of open space in the master Ford plan.</p> <p>I understand the need to make adjustments to the Master Plan, but I oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>We have an opportunity to positively impact St. Paul and more specifically Highland Park for years down the road.</p>

No	Date	Name	Address	Comment
				<p>Thank you for your time, Anne Keenan</p>

No	Date	Name	Address	Comment
52	7/23/2021	Andrew Rose	2077 Scheffer Ave.	<p>Once again, the city is making extraordinarily short-sighted decisions/concessions to the development of our neighborhoods, with almost no consideration to the livability or drive-ability of the people who already live here. The latest egregious act, removing the term 'open space' from the master plan borders on fraud... this was the deal the city should honor as it was sold to the neighborhood, and at the very least be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>I strongly urge you to reconsider your position and help the city create vibrant neighborhoods for everyone, not just those who develop them.</p> <p>Andrew Rose</p>

No	Date	Name	Address	Comment
53	7/23/2021	Yvonne and Roger Leick	2161 Niles Ave	<p>My husband and I are worried about what is happening with the planning. We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Thank you for all your work and please honor these requests. Yvonne and Roger Leick</p>

No	Date	Name	Address	Comment
54	7/23/2021	Jesse Onkka	591 Cretin Ave	<p>Dear Sir/ma'am</p> <p>I understand the need to make adjustments to the Master Plan. It is always unpleasant to realize something you put together is completely unworkable, but the removal of "open space", as defined in the plan, from the Highland Bridge Master Plan is a slap in the face to those who have steadfastly opposed the slum like density desired by the city. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>I urge the planning department, and the city, to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck. I can't write off a swimming pool in my backyard and a community pool, nor should a private garden qualify for a space requirement intended as public parks.</p> <p>The planning department should not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>If the City's intent is to cater to a contractor to maximize its profits at the expense of the environment and the quality of life for those that live there</p>

No	Date	Name	Address	Comment
				<p>at least have the decency to admit it.</p> <p>Jesse Onkka</p>

No	Date	Name	Address	Comment
55	7/24/2021	Kate Hunt	2081 Highland Parkway,	<p>Ms. Mohan, The following is submitted as my public comment as an individual resident of Highland Park. Kate Hunt St. Paul, MN 66116</p> <hr/> <p>I ask the Planning Commission to reject the proposed resolution amending definitions of open space and building lot coverage at Highland Bridge. How does a resident of Highland Park benefit from approving this resolution? And how do St. Paul taxpayers who are subsidizing \$275 million to Ryan Companies, the developer, benefit from this resolution? The answers are as clear as the 32 pages of baffling justification for this zoning resolution. It seems that benefits to other parties are clearer. The resolution pushed by the city, which counts private property like rooftop gardens, patios, and balconies as open space and changes the definition of building lot coverage, benefits Ryan. How? It helps Ryan meet its open space requirement while boosting building density. Why is the city aggressively driving this resolution? Because it benefits too. The resolution is a blunt maneuver to squeeze even more density from the 2017 Master Plan without the city and Ryan getting involved in inconvenient public zoning debates and being subjected to public scrutiny. By changing the definitions of “open space” and building lot coverage, no taxpayer guardrails will be left to hold back unfettered development. This resolution comes right out of Alice in Wonderland where reality is warped. In this case, private property is called open but not to the public; it takes 32 pages to reinvent the commonsense understanding of open space and even the city’s own open space guidelines in unimagined ways. So now, a concrete patio with a small potted plant would apparently be open space.</p>

No	Date	Name	Address	Comment
				Here's a simple idea: Shouldn't "open space" just be the lot space where the building isn't and public is?

No	Date	Name	Address	Comment
56	7/24/2021	Deborah Patterson	2126 Jefferson Ave	<p>I agree with the following statements made by Neighbors for a Livable Saint Paul:</p> <ul style="list-style-type: none"> - We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan. - We urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck. - We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. <p>"Functional Green Roof Area shall be defined as the area on the top surface of a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>-- DFP dfpatter@gmail.com</p>

No	Date	Name	Address	Comment
57	7/24/2021	Steve Mann	704 Roy Street south	<p>I wanted to convey my concern,</p> <p>We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- We urge the planning department and the city to clarify the definition of “open space” so that it is clear exactly how “open space” is distinct from “building lot coverage.” The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>- We understand the need to make adjustments to the Master Plan, but we oppose the removal of the concept and defined term “open space” from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>- We urge the planning department and the city to clarify the definition of “open space” so that it is clear exactly how “open space” is distinct from</p>

No	Date	Name	Address	Comment
				<p>"building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>- We urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p>

No	Date	Name	Address	Comment
58	7/24/2021	Lori Brostrom	710 Summit Avenue	<p>I continue to be disappointed with the manner and frequency with which the City of St. Paul is undermining the Highland Bridge Master Plan. The current efforts to evade the meaning and intent around open space is especially disheartening and disingenuous, given the negative and permanent impact this will have on the livability of a new community which is already too dense. I agree with Neighbors for a Livable St. Paul with respect to the following points:</p> <p>* I oppose the removal of the concept and defined term "open space" from the Highland Bridge Master Plan. The developer and the city should be held accountable to provide the defined percentage of open space for each parcel, as outlined in the Ford Master Plan.</p> <p>* I urge the planning department and the city to clarify the definition of "open space" so that it is clear exactly how "open space" is distinct from "building lot coverage." The aesthetic benefits of open space for each building parcel should positively impact the entire community and not just those who use a balcony or a roof-top deck.</p> <p>* I urge the planning department not to remove the words "which is surfaced" from the definition of functional Green Roof Area. "Functional Green Roof Area shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight." Removing these words would undermine the environmental policy objectives that these Functional Green Roofs are intended to serve. Under the city's proposed revision, a concrete patio with a small potted plant would apparently satisfy the definition.</p> <p>Thank you for your consideration.</p>

No	Date	Name	Address	Comment
				Lori Brostrom

No	Date	Name	Address	Comment
59	7/25/2021	Elisa Hayday	2112 Berkeley Avenue	<p>When I first learned that the Ford site would be redeveloped, I envisioned expanded natural green space next to the Mississippi River. The river is a national treasure, designated a national park. What a rare opportunity we had, to protect plant and animal life and to maintain the quality of life for humans who could value and share the space.</p> <p>Despite the City's need for revenue, I never imagined that several thousand people would be invited to move next to our national park, and that the very definition of open space would be in question. Anyone who drives down an interstate recognizes the difference between passing by strip malls and big-box stores and passing by green fields, wetlands, and trees. Excessive concrete, crowding, and traffic degrade our quality of life, property values, and public health. A balance must be maintained. If the City does not value public and natural open space---if it cannot recognize the importance of trees and wildlife to us and to future generations---the City will lose its residents to more soul-satisfying environments.</p> <p>Elisa Hayday 2112 Berkeley Avenue</p>

No	Date	Name	Address	Comment
60	7/25/2021	Kurt and Barb Klussendorf	699 Woodlawn Avenue	<p>We need open space at the Highland Bridge development. The need to plan for and manage that resource requires a definition of “open space” and a requirement for it. Ten years was spent planning for the site, it’s look and feel and livability. We should continue to prioritize those aspects partially by managing open space.</p> <p>Open space should include areas physically accessible to the community or part of the continuous viewscape. Open space is not balconies and it is not rooftops. Those are amenities only available to the residents of those building and not to the community.</p> <p>Thank you,</p> <p>Kurt and Barb Klussendorf</p> <p>699 Woodlawn Avenue</p>

No	Date	Name	Address	Comment
61	7/26/2021	David Elvin	1505 Eleanor Ave	<p>July 26, 2021</p> <p>St. Paul Planning Commission City Hall Annex, 25 West 4th Street, Suite 1300 Saint Paul, MN 55102</p> <p>SUBJECT: Proposed Amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan</p> <p>Dear Members of the St. Paul Planning Commission:</p> <p>Thank you for the opportunity to comment on the above referenced proposed zoning amendment. I am writing to ask that the Commission slow down and table this proposed amendment so that it can be reviewed more carefully. It is important to clearly understand the changes it could make at the Ford Site so that the Commission can decide if these are consistent with the Commission's and the community's intent regarding open space.</p> <p>I attended the June presentation to the Highland District Council at which this topic was discussed. At that meeting, the open space reduction incentive for green roof area was not discussed (or at least it was not presented clearly). Staff said the proposal would have no practical effect on open space at the site; they said that open space would continue to be subject to other regulations and that the existing zoning language was duplicative.</p> <p>So I was surprised to see at the July 20 HDC meeting the new proposal, which would apparently allow more lot coverage and reduced open space in exchange for green roofs. Green roofs are important for environmental and energy conservation reasons but do not contribute meaningfully to open space at street level. Defining a green roof is also difficult.</p> <p>The proposed amendment would appear to allow more lot coverage than the Commission and the community originally agreed upon or intend. This is critical, as the amendment could set a precedent for how open space is regarded and regulated in other areas of the city outside the Ford Site Master Plan.</p> <p>I ask that you ask staff to produce clear illustrations of the visual impacts</p>

No	Date	Name	Address	Comment
				<p>that the proposed amendment could have on ground level pedestrian perceptions of open space. Please give HDC and the community the opportunity and time to understand and comment on the illustrations.</p> <p>Best regards, David Elvin</p>

No	Date	Name	Address	Comment
62	7/26/2021	Tim Condon	1840 Montreal Avenue	<p>A couple of questions:</p> <ul style="list-style-type: none"> -does affordable housing mean you need to create ghetto-like conditions? how well did that work out in New York City? -do ghettos start as run-down, crime-laden areas of the community? Or, are they destined to devolve that way with limited opportunities for renewal? -will Highland Park lift up a Ford ghetto-like development with no open space? Or, bring it down? -is Saint Paul simply about revenues and low cost housing? What about the quality of life of those living there? Does that matter? -do we want the Ford ghetto-like development with no open space to be a place where even lower income people go as a last resort? -if you have a choice between less crowded living conditions and more, where do you go? <p>I realize it likely that a deal between the developer and St. Paul leadership has already been made. And, that these hearings a sham to let citizens vent and give the illusion of actual influence over what happens in their communities. What about the original plan? What was wrong with it? Does democracy matter? Or, is it simply about money.</p> <p>Please do NOT remove the definition of open space. We in the community value open space. And, we ultimately pay the price of the over-crowding that ensues without it.</p> <p>Thank you.</p>

No	Date	Name	Address	Comment
				Tim Condon 1840 Montreal Avenue

No	Date	Name	Address	Comment
63	7/26/2021	Renate	2231 Scheffer Ave,	<p>Dear Menaka,</p> <p>I'm deeply concerned about the proposed changes in the Open Space provisions of the development. I am a resident of Highland Park, 2231 Scheffer Ave, St. Paul, and I'm watching the development with great interest and hope for a safe future for our community.</p> <p>Looking at all the natural catastrophes the world experiences lately, I'm counting on the wise decision makers of the city of St.Paul regarding plenty of green space for many reasons just to name a few:</p> <p>Residents need to keep a distance outside in the park regarding the spread of viruses etc .</p> <p>Looking with horror at the disaster of flooding in Europe, it is crucial to have extrem amounts of green space for water to be absorbed. Learning from them shows how losses could have been avoided with less density. The extrem heat shows the importance of providing natural shade with trees, shrubs etc</p> <p>Thanks for using this opportunity and weighing a healthy lifestyle over financial gain</p> <p>Renate</p>

No	Date	Name	Address	Comment
64	7/26/2021	Kari Roberts	2450 Riverside Ave, MB 636	<p>Dear Ms Mohan-</p> <p>I am writing to express my deep concern and frustration with the continual revisions of the Ford Master Plan. In the initial 10 years of planning and soliciting input from the community, the tone of the City and Developers was a commitment to creating an area that enhanced new growth while maintaining or enhancing the quality of life for the existing community. However, the tone has now dramatically changed to increasing tax revenue with little regard to maintaining the commitment to the community.</p> <p>Green space vital to physical and mental health. It is shocking to me that there is even a discussion if balconies and rooftops count as green/open space. "Green space" and "open space" should be green, open and accessible to all.</p> <p>Please do what is best for people, rather than what is best for profit.</p> <p>-Kari Roberts</p>

Attachment B Proposed amendments to Section Table 66.931. Ford District Dimensional Standards in the Saint Paul Zoning Code

Chapter 66. Zoning Code – Zoning District Uses, Density and Dimensional Standards

ARTICLE IX. 66.900. FORD DISTRICTS

Table 66.931. Ford District Dimensional Standards

<i>Building Type by Zoning District (a)</i>	<i>Floor Area Ratio</i>	<i>Lot Width</i>	<i>Building Width</i>	<i>Building Height (feet)</i>		<i>Lot Coverage</i>	<i>Building Setback (feet) (g)</i>	
	<i>(Min.- Max.)</i>	<i>Min. (feet)</i>	<i>Max. (feet)</i>	<i>Min.</i>	<i>Max.</i>	<i>Max. by Buildings</i>	<i>ROW (h) (Min.- Max.)</i>	<i>Interior Min.</i>
F1 river residential								
One-family dwelling	0.25 - 1.5	60	60	20	48	40%	10 - 40	10
Multi-unit home	0.25 - 1.5	80	60	20	48	40%	10 - 40	10
Townhouse, rowhouse	0.25 - 1.5 (b)	20 (b)	150	20	48	50% (b)	10 - 20	6 (i)
Carriage house	0.25 - 1.5	n/a	60	n/a	30	40%	10 - 20	6 (i)
F2 residential mixed low								
Townhouse, rowhouse	1.0 - 2.0	20(b)	350	30	55	50% (b)	10 - 20	6 (i)
Multifamily	1.0 - 2.0	n/a	n/a	30	55	70%	10 - 20	6 (i)
Carriage house	1.0 - 2.0	n/a	60	n/a	30	per main building	10 - 20	6 (i)
Live/work	1.0 - 2.0	30	150	30	55	70%	5 - 20	6 (i)
Nonresidential or mixed	1.0 - 2.0	n/a	500	30	55	70%	5 - 15	6 (i)
F3 residential mixed mid								
Townhouse, rowhouse	1.0 - 4.0	20 (b)	350	30	65 (c)	50% (b)	10 - 20	6 (i)
Multifamily	2.0 - 4.0	n/a	n/a	40	65 (c)	70%	10 - 20	6 (i)
Live/work	2.0 - 4.0	30	150	40	65 (c)	70%	5 - 20	6 (i)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 (c)	70%	5 - 15	6 (i)
F4 residential mixed high								
Townhouse, rowhouse	3.0 - 6.0	20 (b)	350	48	75 (d)	50% (b)	10 - 20	6 (i)
Multifamily	3.0 - 6.0	n/a	n/a	48	75 (d)	70%	10 - 20	6 (i)
Live/work	3.0 - 6.0	30	150	48	75 (d)	70%	5 - 20	6 (i)
Nonresidential or mixed	3.0 - 6.0	n/a	500	48	75 (d)	70%	5 - 15	6 (i)
F5 business mixed								
Multifamily	2.0 - 4.0	n/a	n/a	40	65 (e)	70%	5 - 15	6 (i)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 (e)	70%	5 - 15	6 (i)
F6 gateway								
Nonresidential or mixed	1.0 - 3.0	n/a	500	30	65	70%	5 - 15	6 (h)(i)
Min. - Minimum Max. - Maximum ROW - Public Right-of-Way n/a - not applicable								

Notes to table 66.931, Ford district dimensional standards:

Attachment B Proposed amendments to Section Table 66.931. Ford District Dimensional Standards in the Saint Paul Zoning Code

- (a) Building types are described and defined in Chapter 6 of the Ford Site Zoning and Public Realm Master Plan.
- (b) The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking and access constitutes “common” properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.
- (c) A maximum building height of seventy-five (75) feet may be permitted with a minimum ten (10) foot stepback from all minimum setback lines for all portions of the building above a height of twenty-five (25) feet.
- (d) All portions of a building above a height of twenty-five (25) feet shall be stepped back a minimum of ten (10) feet from all minimum setback lines. The maximum building height may exceed seventy-five (75) feet, to a maximum of one hundred ten (110) feet, subject to the following conditions:
 - (1) A minimum of one (1) acre of buildable land in the F1, F2, F3, and/or F4 districts shall have been dedicated or conveyed to the city for public use for parks, playgrounds, recreation facilities, trails, or open space, in excess of the amount of land required to be dedicated for parkland at the time of platting. Such dedication of the additional parkland must be consistent with the criteria for parkland dedication in section 69.511, and is subject to city council approval.
 - (2) Maximum developable gross floor area of dedicated land from (c)(1), based on its underlying zoning, may be transferred and added to development allowed in an F4-zoned area, in compliance with other applicable requirements for the district or building, such as FAR, setbacks and open space coverage.
- (e) Building height may exceed sixty-five (65) feet, to a maximum of seventy-five (75) feet, with a minimum ten (10) foot stepback from all minimum setback lines for all portions of the building above a height of thirty (30) feet, except for corner elements and portions of the building facing the civic square identified in the Ford Site Zoning and Public Realm Master Plan, Chapter 8.
- (f) Portions of a parking structure that are less than one story above grade, as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations. A building that provides Functional Green Roof Area that faces the right of way, civic areas, central stormwater feature, and/or city parks as specified in the Ford Site Zoning and Public Realm Master Plan, can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus.
- (g) Building setback is the horizontal distance between a lot line and the nearest above-grade point of a building. An interior setback is measured from an interior lot line, which is a lot line separating a lot from another lot or lots. A public right-of-way (ROW) setback is measured from a lot line that is not an interior lot line: a lot line separating a lot from a street, alley, or public way.
- (h) Maximum building setback shall apply to at least sixty (60) percent of the building facade along the right-of-way. Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard.

Attachment B Proposed amendments to Section Table 66.931. Ford District Dimensional Standards in the Saint Paul Zoning Code

- (i) No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.
- (j) bonus.

Section 2.

These amendments shall take effect and be in force thirty (30) days from and after its passage, approval and publication.

Attachment C



Vegetation & Landscaping

Purpose: To maximize ecosystem restoration, preservation and stability to the greatest extent practical is critical to economic, social, biological, and aesthetic value and sustainability of the site. The flora and fauna on the site will provide aesthetic and health benefits for all inhabitants and visitors to the site.



The previous state of the site was largely developed with little vegetative and habitat layer. Reintroducing a strong system of plants will increase the site's value economically, socially and environmentally. Planting and vegetation across the site and in smaller areas should focus on visual interest through all seasons and be attractive to wildlife, especially birds and pollinators. The intent of these standards is to:

- Maximize biodiversity of the site and provide maximum possible contribution to local landscape ecology
- Reduce removal of significant existing vegetation
- Re-establish habitat and extensive vegetation on site with new plantings
- Create visual interest
- Provide wildlife habitat
- Maximize ecological services

The following standards are to be used in place of standards in Saint Paul Zoning Code Section 63.115. Landscaping and plant materials.

~~Open Space Coverage~~

~~Required open space coverage for lots is addressed in Chapter 5 Building Types. Open space is defined as areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas.~~



Green Roofs

Functional Green Roof Area shall be defined as area atop a roof ~~surface~~ on a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area.

Roof Design Exemptions for Functional Green Roof Area

Functional Green Roof Areas shall be exempt from the rooftop design standards identified in “Pitch, Orientation, Materials and Reflectivity”.

~~**Green Roof Areas as Open Space**~~

~~Where a rooftop surface includes Functional Green Roof Area, visible from the public right of way if below the third floor, adjacent open air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least one (1) foot from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses.~~

Lot Coverage Bonus for Green Roof Areas

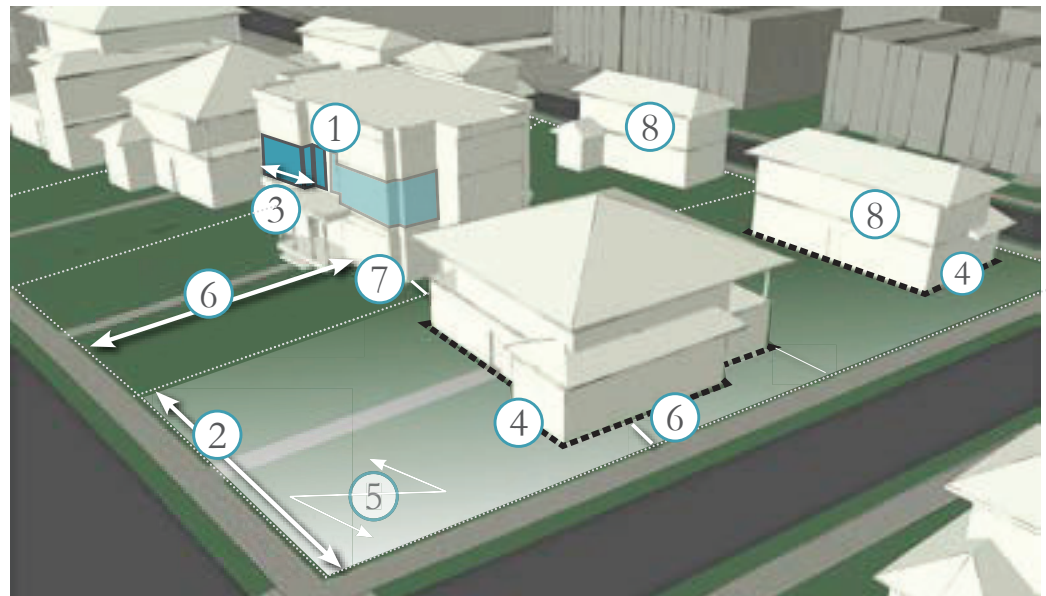
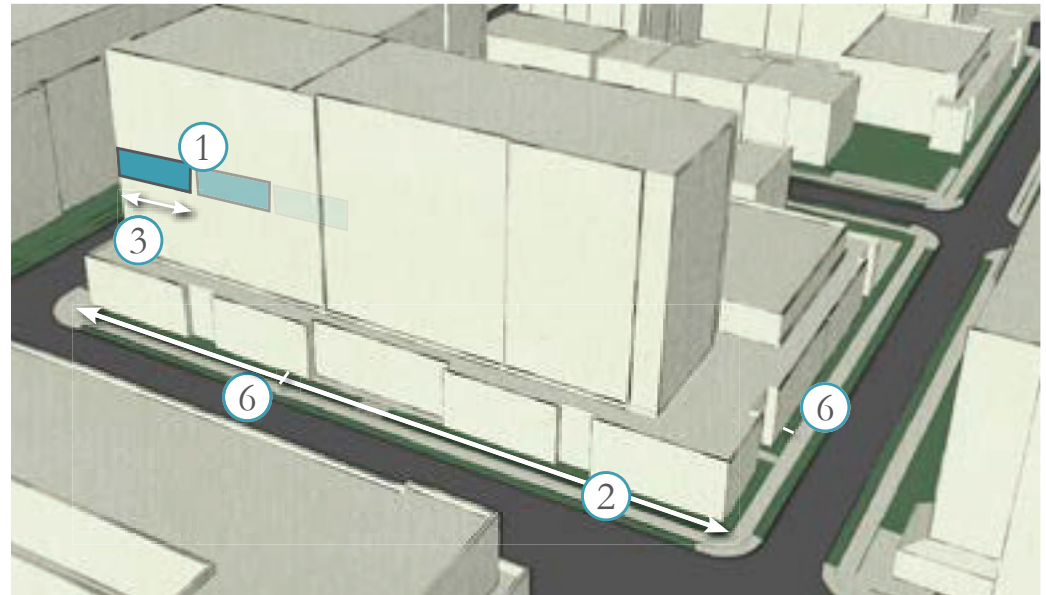
Projects that provide Functional Green Roof can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus

Building and Lot Terminology

The same zoning concepts and regulations can apply to multiple building and lot types. The concepts as they apply to two example situations are shown here.

- ① Dwelling Unit Counts
- ② Lot Width
- ③ Dwelling Unit Width
- ④ ÷ ⑤ Lot Coverage*
- ⑥ Right-of-Way Setback
- ⑦ Interior Lot Line Setback
- ⑧ Accessory Structures

*Lot Coverage is defined as the part or percent of the lot occupied by the above-grade portion of buildings



6.3 Building Type Standards

Zoning standards related to each building type are summarized in the table below. These standards are in addition to those related to the underlying zoning district. Subsequent pages address each building type individually, identifying their specific zoning standards and characteristics.

Table 6.2 Building Type Standards Summary Table

			BUILDING TYPE							
STANDARD	Single-Family Home	Multi-Unit Home	Carriage House	Townhouse / Rowhouse	Multi-Family	Live/Work	Mixed Residential & Commercial	Civic & Institutional	Commercial & Employment	Parking Structure
Units per Bldg	1	2-6	1-2	3-16	6+	2-8	n/a			
Building Width, maximum	60'			350'(e)	n/a	150'	500'			
Lot Width, minimum	60'	80'	Per requirement of primary structure	20'(b)	n/a	30'	n/a			
Lot Coverage by Bldgs, maximum	40%		Included in coverage with primary structure	50%	70% (d)					
Lot Coverage for Open Space, minimum	40%		Included in coverage with primary structure	25%						
Building Height	Determined by Zoning District		30' maximum	Determined by Zoning District						
Public Right-of-Way Setback (a)	Min. = 10' Max. = 40'		Min. = 10' Max. = 20'			Min. = 5' Max. = 20'	Min. = 5' Max. = 15'			
Interior Lot Line Setback	Min. = 10' Max. = n/a		Min. = 6' (c) Max. = n/a							
Parking	Min. = 0.75 space per dwelling unit and Max. = 2.0 spaces per dwelling unit; Min. = 0.25 space per bedroom and Max. = 1.0 space per bedroom for congregate living					Use combined standards for residential and non-residential uses		Min. = 1.0 space per 600 square feet gross floor area Max. = 1.0 space per 200 square feet gross floor area		
Accessory Structures	up to 3 including carriage house	Up to 1 per dwelling unit			Up to 2 per structure	Up to 1 per dwelling unit	Up to 2 per structure			

(a) Maximum building setback limit shall apply to at least 60% of the building façade along the right-of-way. Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard. The minimum setback for a townhouse from a lot line along Beechwood, Saunders and Yorkshire Avenues shall be four (4) feet.

(b) The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking and access constitutes "common" properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.

(c) No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.

(d) Portions of a parking structure that are less than one story above grade as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations.

(e) Maximum building width for townhouses on Mississippi River Boulevard is 150'

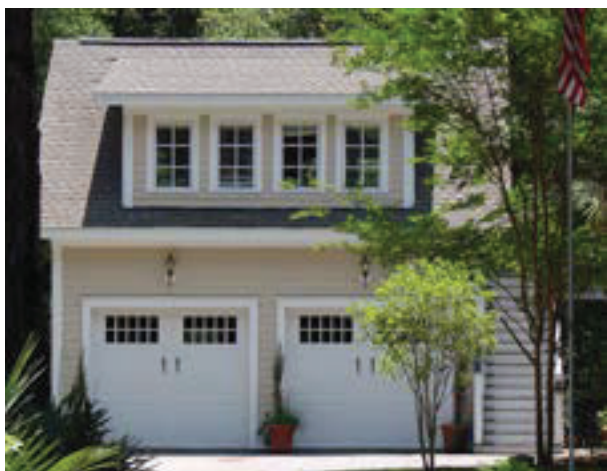
Multi-Unit Home

Dwelling units	2-6 units per building
Lot width, minimum	80 feet
Building width, maximum	60 feet
Lot coverage by buildings, maximum	30% (includes coverage by secondary building - Carriage House, and by other accessory buildings)
Lot coverage by open space, minimum	50%
Building height	Minimum 20 feet; maximum 48 feet
Setbacks	
Public Right-of-Way	Minimum 30 feet from Mississippi River Boulevard and minimum 10 feet from other rights-of-way; maximum 40 feet
Interior Lot Line	10 feet minimum
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 3 including the Carriage House building

Definition: The Multi-Unit Home building type is a small- to medium-sized building that consists of side-by-side or stacked dwelling units.

Access: Each unit will have a private interior entrance, but may share front and rear ingress/egress with other units. Building exteriors shall be accessed from the front street.





Carriage House

Dwelling units	1-2 units per building
Lot width, minimum	Per requirement for primary structure.
Building width, maximum	60 feet
Lot coverage by buildings, maximum	30% (includes coverage by primary building and other accessory buildings)
Lot coverage by open space, minimum	50%
Building height	Maximum 30 feet
Setbacks	
Public Right-of-Way	Minimum 10 feet; maximum 20 feet
Interior Lot Line	Minimum 6 feet
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 1 per dwelling unit

Definition: A combined residential and garage building, with small accessory dwelling unit(s) located above and/or adjacent to the garage.

Access: Vehicles shall access this building type from alley or service streets. Pedestrians may access carriage houses from alleys, directly from the primary structure or from front streets.

Live/Work

Dwelling units	2-8 units per building
Lot width, minimum	30 feet
Building width, maximum	150 feet
Lot coverage by buildings, maximum	70%
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 5 feet; maximum 20 feet
Interior Lot Line	At least 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 1 per dwelling unit

Use: A building that consists of two to eight dwelling units above and/or behind a flexible ground floor space that can be used for offices, small service establishments, homecrafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. The non-residential component of the unit shall not exceed 50% of the total gross floor area of the unit. Both the ground-floor flex space and the unit(s) directly above it are owned by one entity. This building type is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

Access: Upper floor units, both residential and office, share common exterior entries. Ground floor units will have individual store fronts and exterior access. Vehicular access shall be confined to side and rear streets.





Townhouse / Rowhouse

Dwelling units	3-16 units per building
Lot width, minimum	20 feet
Building width, maximum	350 feet, except on Mississippi River Boulevard, where the maximum is 150 feet
Lot coverage by buildings, maximum	50%
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Front	Minimum 10 feet; maximum 20 feet
Interior Lot Line	Minimum 6 feet, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (c)
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 1 per dwelling unit

Definition: A residential building consisting of three or more dwelling units attached horizontally in a linear arrangement, with each unit having a private entrance and having totally exposed front and rear walls to be used for access, light, and ventilation.

Access: Each unit has independent front and rear egress, and may have private space in the front and/or rear of the unit. If stairs are needed, they will directly connect the sidewalk to the front door.

Multi-Family

Dwelling units	6 or more
Lot width, minimum	n/a
Building width, maximum	n/a
Lot coverage by buildings, maximum	70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d)
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 10 feet; maximum 20 feet
Interior Lot line	Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	Minimum .75 spaces per dwelling unit, maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 2 per main (principal) building

Definition: A building with multiple dwelling units. The dwelling units may be of mixed sizes (number of bedrooms) and styles to encourage mixed-income development and to meet the needs of families of all sizes. This building type allows for different types of housing arrangements besides single family, such as senior housing or congregate living. The building may include other uses, such as local office and commercial.

Access: Entry to individual units on the ground floor may be shared through one exterior entry, or units may have individual entries along the front facades. Ground level non-residential units may have individual access on front facades. Upper floor units may be accessed through common exterior entries. Vehicular access shall be confined to side and rear streets.



Mixed Residential & Commercial

Dwelling units	n/a
Lot width, minimum	n/a
Building width, maximum	500 feet
Lot coverage by buildings, maximum	70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d)
Lot coverage for open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 5 feet; maximum 15 feet
Interior Lot Line	Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	Residential: minimum .75 spaces per unit; maximum 2 spaces per unit, except as noted in Chapter 4, Parking. Commercial: minimum 1 space per 600 square feet gross floor area; maximum 1 space per 200 square feet gross floor area
Accessory buildings allowed	Up to 2 per main (principal) building

Use: A building type intended to provide a vertical mix of uses with ground-floor retail, office or service uses; and upper-floor office or residential uses. The commercial uses should include a range of business sizes, from small neighborhood services to large office spaces.

Access: Upper floor units, both residential and office, share common exterior entries. Ground floor units will have individual store fronts and exterior access. Vehicular access shall be confined to side and rear streets.





Commercial & Employment

Dwelling units	n/a
Lot width, minimum	n/a
Building width, maximum	500 feet
Lot coverage by buildings, maximum	70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d)
Lot coverage for open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 5 feet; maximum 15 feet
Interior Lot Line	Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	1 space per 600 square feet gross floor area, minimum; 1 space per 200 square feet gross floor area, maximum
Accessory buildings allowed	Up to 2 per main (principal) building

Use: A building that contains primarily commercial uses. The ground floor shall primarily contain retail, restaurants, professional services and offices; the upper floors shall contain primarily offices and support spaces for the ground floor businesses. These commercial uses should include a range of business and retail sizes, from small neighborhood services to large office spaces, to serve a variety of local, neighborhood, and city needs.

Access: Upper floor units will share common exterior entries. Ground floor units will have individual exterior store fronts. Vehicular access shall be confined to side and rear streets.

Civic & Institutional

Units per building	n/a
Lot width, minimum	n/a
Building width, maximum	500 feet
Lot coverage by buildings, maximum	70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d)
Lot coverage for open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 30 feet from Mississippi River Boulevard and minimum 5 feet from other rights-of-way; maximum 15 feet
Interior Lot Line	Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	1 space per 600 square feet gross floor area, minimum; 1 space per 200 square feet gross floor area, maximum
Accessory buildings allowed	Up to 2 per main (principal) building

Use: Civic Buildings should be provided as locations that reinforce community identity and support self-government.

Access: Building design should reinforce accessibility for all members of the community, and entrances should be clearly discernable from the public realm. Vehicular access shall be confined to side and rear streets.



city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Zoning Code § 61.801(b), based on Minnesota Statutes § 462.357, Subd. 4, provides that amendments to the Zoning Code may be initiated by the Planning Commission; and

WHEREAS, on September 17, 2017 the City Council commenced the redevelopment phase of Ford Motor Company's former Twin City Assembly Plant ("Ford Site") by adopting the Ford Site Zoning and Public Realm Master Plan ("Master Plan") and adding new ordinances to the zoning code under Leg. Code §§ 66.900 to 66.950 ("Ford Ordinances") which, under Leg. Code § 66.911, are "designed specifically for the Ford site for use with the Ford Site Zoning and Public Realm Master Plan, which provides additional standards for specific building types and standards to address sustainability objectives"; and

WHEREAS, the Ford Ordinances and the Master Plan established various standards for each zoning district within the Ford Site, now branded as "Highland Bridge," to facilitate, with other policy objectives, a balance in building mass and transition space to public rights-of way through the application of so-called "area" standards, which include building setbacks, building lot coverage and open space lot coverage, building mass, density and floor area ratio standards for each Ford Site zoning district; and

WHEREAS, following the adoption of the Master Plan and the Ford Ordinances, as permitted under Leg. Code § 66.952, the documents have been thrice amended; first on April 10, 2019, second on September 19, 2019, and again on May 6, 2020; and

WHEREAS, pursuant to Leg. Code § 66.952, the Ford Site "master developer" was also required to prepare a plat of the Ford Site which was subsequently submitted and approved by the City on November 20, 2019; and

WHEREAS, the Ford Site plat effectively divided the Ford Site into 36 development parcels and also dedicated to the public various land parcels deemed necessary for public rights-of-way and park and open space areas within the Ford Site as envisioned under the Master Plan; and

WHEREAS, with the adoption of the Master Plan, Ford District ordinances and Ford Site plat, the Ford Site master developer, together with its sub-developers, have begun to submit Ford Site development proposals which were reviewed by City planning and zoning staff against the Master Plan standards and the Ford District ordinances; and

WHEREAS, City planning staff review of the initial development applications caused them to determine that the regulations of Lot Coverage by Open Space and Green Roof Areas as Open Space, envisioned under present Master Plan standards and their associated Ford Site ordinances, presented difficulties in evaluating and applying them to development applications and, with the certain knowledge that future development applications will be forthcoming,

planning staff recommend that amendments to these standards be considered in light of these difficulties; and

WHEREAS, for example, City planning staff note that it is difficult to implement the Lot Coverage by Open Space and Green Roof Areas as Open Space concepts under the Master Plan with other Master Plan area regulations which are applicable to building setbacks, floor area ratios, lot coverage by buildings, and design standards intended to set a “soft edge” between private buildings and public sidewalks in order to create a comfortable and attractive pedestrian environment within the Ford Site as envisioned under the Master Plan, with actual site-specific conditions like parcel size or topography; and

WHEREAS, City planning staff further advise that the Master Plan’s vision for Functional Green Roofs as a means to improve stormwater management, reduce greenhouse gases, reduce urban heat island effect, and promote sustainable and efficient energy use is compromised by a lack of specificity in the language of the Master Plan for calculating bonuses; and

WHEREAS, on May 5, 2021 the City Council passed RES-21-686 asking Planning Commission to initiate a study of amending the Ford Site Master Plan as it relates to Open Space Lot Specific Standards

WHEREAS, City planning staff propose the following amendments to the Master Plan and the Ford Site zoning ordinances to address these present difficulties when future development applications are received by staff for review:

1. Remove the term “Open Space” from the Master Plan as it pertains to privately owned development parcels and lots and remove the definition of Green Roof Areas as Open Space. This amendment would not impact publicly owned park and open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat.
2. Add the definition for “*lot coverage*” from the Zoning Code to Master Plan Chapter 5 entitled “Building and Lot Terminology.”
3. Amend the Master Plan’s current incentive language for Green Roofs in Chapter 4: Zoning - Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas

Projects that provide Functional Green Roof can receive a 1% lot coverage by buildings bonus for every 1% of Functional Green Roof provided by the project, up to a maximum 10% lot coverage by buildings bonus.; and amend the definition of Functional Green Roof as follows:

Functional Green Roof Area shall be defined as area atop ~~surface on~~ a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on June 2, 2021, forwarded its recommendation to the Planning Commission for initiation of a zoning study for Zoning Code amendments corresponding to proposed amendments to the Ford Site Zoning and Public Realm Master Plan;

WHEREAS, the Planning Commission held a duly noticed public hearing on July 23, 2021 and the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission, having reviewed the public hearing testimony and a memorandum containing analysis provided by staff, provided a recommendation for consideration by the Saint Paul Planning Commission; and

WHEREAS, the Saint Paul Planning Commission, having reviewed the public hearing testimony and the Comprehensive and Neighborhood Planning Committee's recommendation, finds the proposed text amendments to be supported by the policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the proposed amendments to the Legislative Code and to the Master Plan are recommended for approval by the Mayor and Council of the City of Saint Paul.