



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6626
Facsimile: 651-228-3341

Date: January 18, 2019
To: Planning Commission
From: Menaka Mohan, Ford Site Planner at PED
Subject: Public Hearing on Ryan Companies Proposed Amendments to the *Ford Site Zoning and Public Realm Master Plan (MP)* and Ford Site related zoning code text amendments

BACKGROUND

On January 25, 2019 the Planning Commission will hold a public hearing on the Ryan Companies (Ryan) Proposed Amendments to the *Ford Site Zoning and Public Realm Master Plan (Ford MP)*, and on Ford Site related zoning code text amendments initiated by the Planning Commission.

In this packet, please find a timeline of actions to-date, expectations for January 25, 2019 public hearing; future action; and public comment received as of 4:00pm on 1/17/2019. Note dates highlighted in green represent meetings hosted by Ryan Companies.

July 28, 2017	Planning Commission recommended approval of the Ford MP
September 27, 2017	City Council approval of Ford MP
June 2018	Ryan announced as Master Developer of Ford Site
July 31, 2018*	Community listening session
August 16, 2018*	Review of traffic and environmental review process
September 21, 2018	Informational presentation to Planning Commission on adopted Ford MP
September 26, 2018*	Town hall style question and answer session
October 5, 2018	Ryan presentation on their proposed plan for the Ford Site (informational only)

October 10, 2018	Ryan submitted Master Plan Amendments ¹ to the City
October 10, 2018	Unveil of Ryan Master Plan
October 31, 2018	Comprehensive and Neighborhood Planning Committee (CNPC) considered the <i>proposed amendments</i> made by Ryan and corresponding staff response . ² The CNPC forwarded its recommendations to the Planning Commission to: 1) initiate a zoning study for Zoning Code amendments corresponding to proposed amendments to the <i>Ford Site Zoning and Public Realm Master Plan</i> ; 2) release the proposed amendments for public review; and 3) set a public hearing date of December 14, 2018.
November 16, 2018	Planning Commission took the following actions: <ol style="list-style-type: none"> 1. Initiated the zoning study to consider Zoning Code amendments to proposed amendments to the <i>Ford Site Zoning and Public Realm Master Plan</i>; 2. Released the MP and zoning text amendments for public review; 3. Set a public hearing for January 25, 2019 for proposed amendments to the <i>Ford Site Zoning and Public Realm Master Plan</i> and zoning text amendments.
January 10, 2019	Legal Ledger published
January 11, 2019	Postcards mailed to address of the taxpayers within 350 feet of the project site
January 19, 2019*	Citywide plan review and open format question and answer
January 25, 2019	Public hearing on proposed amendments
January 27, 2019	Public record will close at 4:30pm

PUBLIC HEARING ON JANUARY 25, 2019

¹ Ryan's proposed amendments can be found here:

https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/10.25.18_Ryan%20MP%20Amendments%20Combined_reduce%20size.pdf

² Staff Review of Ryan's Companies Proposed Amendments can be found here:

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/Updated-Staff-Review-Ryan-Proposed-Amendments-Ford.pdf>

*These are Ryan hosted meetings. Additionally, Ryan has met community groups such as Sustain Ward 3, Neighbors for Livable Saint Paul, and the Alliance as well as several times with the Highland District Council

The public hearing on January 25, 2019 on the proposed text amendments to the Ford MP and associated zoning amendments initiated by the Planning Commission will function like a typical zoning public hearing, even though the amendments were considered by the CNPC Committee. The order of the hearing is as follows:

1. Staff will provide a brief outline of actions to-date; along with a summary of staff recommendations on the proposed amendments to the Ford MP and zoning and text amendments initiated by the Planning Commission
2. Ryan will present their proposed amendments to the Ford MP and comment on zoning and text amendments initiated by the Planning Commission
3. The hearing will open; each speaker will be given 3 minutes and will give their name and address for the record
4. Testimony by people in favor of Ryan’s proposed amendments to the Ford MP and zoning code and text amendments initiated by the Planning Commission
5. Testimony by people opposed to Ryan’s proposed amendments to the Ford MP and zoning code and text amendments initiated by the Planning Commission
6. Ryan will be provided the opportunity to respond to comments and respond to any questions by Planning Commissioners
7. The public hearing will close; but staff requests that the public record be kept open until 4:30pm on Monday, January 27, 2019.

After the hearing concludes, the Chair of the PC will move to close the public hearing, keep the public record open until 4:30 p.m. on January 28, 2019, and refer the matter back to CNPC. The CNPC will review public testimony and staff responses to testimony, and make a final recommendation on proposed amendments at a February 2019 CNPC meeting.

FUTURE ACTIONS*

February 2019	The CNPC will consider the testimony and staff responses to testimony, and make a final recommendation for the Planning Commission’s consideration on the proposed Ford MP text amendments and associated zoning amendments.
Spring 2019	Planning Commission makes the final recommendation on the proposed Ford MP amendments and associated zoning amendments to the Mayor and City Council
Spring 2019	City Council considers the proposed Ford MP amendments and associated zoning amendments and holds a second public hearing.

*Note that these are tentative timelines and are subjective to change or could be continued at the direction of the CNPC Committee or Planning Commission.

Attachment:

Public comments received as of January 17, 2019 at 4:00pm. Please note several comments do not include a physical address but are included for the Planning Commission to consider but are not a part of the official record.



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
Phone: 651-695-4005
Email: info@highlanddistrictcouncil.org

Resolution on Ryan Companies Ford Site Master Plan Amendments

WHEREAS the City of St. Paul has held community meetings totaling hundreds of residents over multiple years to discuss future use of the Ford site, and

WHEREAS the Ford Task Force, which included Highland Park community members, has met publicly for nearly a decade to study the feasibility of various future uses on the site, and

WHEREAS the Highland District Council (HDC) has been engaged with both the city and Ford Task Force since the plant was decommissioned, has held numerous large community meetings with over hundreds of people in attendance at each, received ongoing feedback from the community, and spent significant time as a Board learning of the feasibility of options for development on the site, and

WHEREAS the HDC believes future use of the Ford site will have significant, large-scale impact to the surrounding neighborhood and must be completed in a manner that respects and enhances the surrounding area,

WHEREAS the HDC supported the city's proposed zoning and public realm plan for the Ford site released on March 7th, 2017,

WHEREAS Ryan Companies is working toward purchasing the property, and has engaged with the Highland District Council and neighborhood at public meetings on July 19th, August 16th, September 26th, and October 10th, November 13th and December 6th; and

WHEREAS neighbors have expressed a strong desire over the past 11 years to the City of Saint Paul and the HDC that single family homes be allowed on the property; and

WHEREAS the F3 zoning district allows rowhomes as a permitted use, but the minimum height requirements will make them taller than practical or have a façade on the front to meet the requirement; and

WHEREAS the Ryan's amendment reduces the amount of commercial use by half of what the City plan requires and an option to double the amount of commercial parking allowed, thereby being equal to the amount of commercial parking that was proposed in the City plan, and

WHEREAS Ryan Companies has proposed a north south street option in F5, with a continuation of Ranger Way from Bohland to Ford Parkway, to break up the "superblock"; and

Resolution 2018 – 24D

The Highland District Council's mission is to foster opportunities for the people that live, learn, work, and play in Highland Park to engage and connect with neighbors, businesses and local government and to help build a more vibrant, welcoming, and safe neighborhood.

The HDC is a registered 501(c)3 non-profit.



Highland District Council
1978 Ford Parkway Saint Paul, Minnesota 55116
Phone: 651-695-4005
Email: info@highlanddistrictcouncil.org

WHEREAS Ryan Companies has requested four modifications to the City approved site plan for this project to be feasible; therefore

BE IT RESOLVED that the HDC supports Ryan Companies request for four specific changes to the City's zoning and public realm plan.

- 1) The addition of single-family homes to the development options for the F1 River Residential Zoning district and the rezoning of Lot 11 from F2 Residential mixed low to F1 River Residential.
- 2) F3 Zoning adjustment with a reduction in minimum height to 30' and FAR to 1.0 in
- 3) An increase in the maximum required parking in non-residential districts. (from 1 space per 400 GFA up to 1 space per 200 GFA)
- 4) The removal of the proposed Hillcrest Avenue right of way between Cretin Avenue and Finn Street and supports breaking up a potential superblock condition with a north-south connection between Ford Parkway and Bohland via future Ranger Way right of way; and

BE IT FURTHER RESOLVED that the HDC also believes that Ryan Companies and the City of St Paul need to continue to work to address neighborhood concerns about development on the site, including:

- Maximize green space on the site as much as possible, including connecting the site to the Mississippi River and surrounding community.
- Address traffic concerns on all surrounding streets, as well as implement traffic calming measures where traffic will increase with the Ford site development.
- Work to ensure that the site is seamlessly integrated into the surrounding neighborhood with human scale and architectural features.
- Create design guidelines for the site to ensure high quality, sustainable, construction and design, following national standards.

Adopted on December 06, 2018

By the Highland District Council Board of Directors



HIGHLAND VILLAGE APARTMENTS

845 Cleveland Avenue South • St. Paul, Minnesota 55116 • (651) 698-3897

January 15, 2019

Ms. Elizabeth Reveal, Chair
Saint Paul Planning Commission
City of Saint Paul
1400 City Hall Annex
25 Fourth Street West
Saint Paul, Minnesota 55102

Re: Highland Village Apartments;
Ford Site Redevelopment

Dear Chair Reveal:

Highland Village St Paul LLC, the owner of Highland Village Apartments, 845 Cleveland Avenue South, Saint Paul, Minnesota, appreciates the opportunity to make comment to proposed amendments submitted by Ryan Companies on October 10, 2018 to the Ford Site Zoning and Public Realm Master Plan (“Public Realm Plan”).

We commend the City of Saint Paul for the years of extensive work that went into the development of the Public Realm Plan. We believe that the redevelopment of the Ford Site will be a vital positive addition to Highland Park and the City of Saint Paul as a whole. We strongly support the redevelopment.

We are also pleased that Ryan Companies is now the lead developer for the Ford Site redevelopment. We know that they are a strong and reputable company that will create a neighborhood that is an asset to all. We understand that modifications may need to be made to the Public Realm Plan to reflect economic feasibility and market demand.

While we do not have an opinion on most of the changes requested by Ryan Companies, we have comments on a couple of items that directly affect Highland Village Apartments.

BACKGROUND

Highland Village Apartments consists of 258 apartments in 17 buildings on 13.8 acres. It is home to approximately 400 people. The buildings were completed in 1939 by Butler Construction, a long established and respected builder in Saint Paul. The apartments are of a quality and design that cannot economically be reproduced. All of the apartments have hardwood floors, French-paned windows, and plaster walls. It is a green and park-like place for our residents. Highland Village Apartments is located just south of the intersection of Ford Parkway and Cleveland Avenue. Adjoining the site are the Highland Crossing Shopping Center (north), Cleveland Avenue (east), the Ford Site (west), and the Saint Paul Public Housing building at 899 Cleveland Avenue (south).

Vehicle access to our property is through either Inner Drive, our internal private road, or Village Lane, a private road along the southerly boundary of our property. Village Lane is only 30 feet wide. It provides access to three of our buildings and the garages and parking on the westerly side of our property.

Highland Village Apartments is locally owned and managed. It is majority owned by three local families that have been partners since 1986. A minority interest is owned by two California families that have been involved since 1943. We are long-term owners committed to the on-going operation and preservation of the property.

PROPOSED FORD SITE ITEMS THAT IMPACT HIGHLAND VILLAGE APARTMENTS

As long-term owners, we think that the Ford Site redevelopment will improve the neighborhood and provide access to enhanced amenities for the residents of Highland Village Apartments. However, we have the following concerns about proposed changes to the City-approved Public Realm Plan:

Public Realm Plan; Finn Street. The transportation design in the Public Realm Plan focused on integrating the road network within the Ford Site with the existing roadway layout in the surrounding neighborhood. This road network plan included construction of a Finn Street connection south from Ford Parkway to new east-west connections into the Ford Site. We support the construction of Finn Street along the western boundary of the Highland Village Apartments property, in accordance with the current Public Realm Plan. The construction of Finn Street will serve to tie the existing neighborhood and the new development together. Without Finn Street being constructed, access to the northeast corner of the Ford Site will be difficult for both pedestrians and vehicles. We appreciate that a Finn Street connection to Ford Parkway requires careful planning. Time is needed to successfully reposition the existing commercial properties there and to reorient the design in a manner that works for cars, pedestrians and bicyclists. Therefore, although a Finn Street connection is not needed immediately, it is essential to the long-term success of integrating the Ford Site into the existing commercial village, providing convenient access and design improvements that will increase the

usability and value of the area for the long term. Finn Street construction is appropriate at the time development of the northeast corner of the Ford Site commences.

Village Lane. We understand that Ryan Companies has proposed Village Lane, our private road, as an additional east-west public road between the Ford Site and Cleveland Avenue. As noted above, Village Lane is only 30 feet wide, which is insufficient for a public road right-of-way. As presently aligned, the northerly curb of Village Lane runs only 20 feet from our apartments. As a private road, the nearness of the road to the residential buildings is not an issue because the volume of traffic is very low. If an east-west public road were ever to be considered in this general location, an alignment would not be appropriate along the current location of Village Lane.

We look forward to future discussions with the City of Saint Paul and Ryan Companies regarding the placement and timing of Finn Street. Please contact us at (651) 698-3897 or info@highlandvillagestpaul.com if you have any questions or need any further information.

Highland Village St Paul LLC


James J. Phelps
Member


Jack Rice
Member


Mark A. Otness
Member

cc: Mayor Melvin Carter
Councilmember Chris Tolbert
Menaka Mohan, PED ✓
Mike Richardson, PED
Brian Alton



January 4, 2019

Saint Paul Planning Commission
25 West Fourth Street, Suite 1400
Saint Paul, MN 55102

RE: Proposed Amendments to the Ford Site Zoning and Public Realm Master Plan

Dear Saint Paul Planning Commission:

Please accept these comments in response to the proposed amendments to the Ford Site Zoning and Public Realm Master Plan (amendments proposed by Ryan Companies, Zoning File # 18-117-067). The Planning Commission has a public hearing scheduled for Friday, January 25, 2019 at 8:30 a.m.

First, it is important to note that the Public Housing Agency of the City of Saint Paul (PHA) is public body, corporate and politic, created by the Minnesota Legislature in 1977. It exists separate and apart from the City of Saint Paul. It is governed by a seven-member Board of Commissioners, two of whom are public housing residents. The PHA is funded primarily by the Federal Government through annual budget appropriations to the Department of Housing and Urban Development. The PHA does not receive any funding from the City yet helps house over 21,000 of the City's low-income residents, many of whom are elderly and disabled. The residents placed in Public Housing meet income requirements set by HUD and do not pay more than 30% of their income (if any) to the PHA for rent.

The PHA did not receive any formal notice of the proposed Ford Site Zoning and Master Plan Amendments, or the scheduled public hearing. This is significant because the PHA owns and manages Cleveland Hi-Rise, with 144 low income apartments, adjacent to the property that Ryan Companies seeks to change. We are sure that the Commission can agree that the PHA, which abuts property that Ryan Companies proposes to significantly alter, should receive formal notice of such proposal under the City's Zoning Code. We expect that such notice is forthcoming from the Planning Commission and that the PHA will be notified of all future developments that may affect its residents. Furthermore, the residents and the residents' governing body did not receive notice of the amendments or public hearing. The residents are an integral part of this discussion and must be included at every stage.

In any event, the PHA objects to the proposed amendments listed on the City's Webpage at "Ford Site: A 21st Century Community." The October 26, 2018, staff review of (Ryan's) proposed amendments state at page 19:

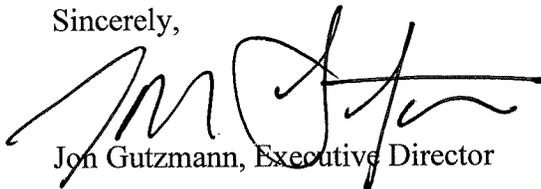
Removal of Saunders Avenue connection to Cleveland Avenue. To keep the ballfields, Ryan cannot make Saunders a through-street to Cleveland Avenue. Instead, Ryan is proposing an east/west connection through Village Way. Staff is amenable to this proposal; however, Village Way is a private road. Ryan has indicated that they will start conversations with the adjacent landowner so that the connection to Cleveland can be realized in the future. However, if the AUAR (environmental review) demonstrates that an east/west connection to the site is needed and Village Way is no longer an option, staff will need to explore alternate east/west connections to the site. Street connections to the neighborhood to the east is critical to physically integrate the Ford site into the rest of the community.

This amendment completely abandons the Saunders Avenue connection without any explanation or support. The last time the City discussed the proposed Ryan development with residents, the Saunders Avenue connection was part of the plan. The PHA opposes a plan wherein Village Way, which is currently a private road abutting the PHA property, becomes an east/west thoroughfare. Village Way is directly next to a newly developed parking lot that is owned by the PHA and used by the residents of Cleveland Hi-Rise. The PHA developed this nearby parking lot on its property specifically to meet its residents' needs. Having nearby access to their vehicles or the vehicles of their caregivers is important to Cleveland residents, many of whom are disabled and elderly. The private road also runs along PHA property that is used by residents for gardening space. Providing residents with access to outdoor space owned and managed by the PHA on which their hi-rise sits, increases the satisfaction and value of our residents living opportunities.

Upon review of the proposed Ryan amendments, it appears that Ryan is proposing to expand the width of the private road and have the City recognize it as a public road. Currently, it is approximately 30 feet wide. This 30-foot-wide private drive would have to be significantly widened to be a public road. As it abuts the Highland Village Apartments on one side and the PHA property discussed above on the other, there is no way to expand the width without taking property from the PHA. The PHA opposes any alteration to the private road; any changes to the property that is abutting PHA property, and anything that may negatively impact the lives of Cleveland Hi-Rise residents.

We certainly look forward to being part of the discussion on this proposed development plan. We will not, however, be able to support any plan that has a negative impact on the residents of the PHA. The PHA will stand with the Cleveland Hi-Rise residents to ensure that their living is not negatively impacted by any development.

Sincerely,



Jon Gutzmann, Executive Director

Attachment: Photo of Village Way and Cleveland Hi-Rise

cc: Mayor Carter, Chair of the HRA Chris Tolbert, Dr. Bruce Corrie, PHA Board of Commissioners



Village Way looking east. Cleveland Hi-Rise to the right.



Building and Construction Trades Council

Affiliated with BUILDING AND CONSTRUCTION TRADES DEPARTMENT, AFL-CIO



January 15, 2019

To: City of Saint Paul Planning Commission
Re: Amendment Requests – Ford Site Plan

Dear St. Paul Planning Commission,

The purpose of this letter is to advise you of our strong support of Ryan Companies plans for the Ford site and to encourage your consideration of the few reasonable amendments that Ryan has proposed to the Master Plan. The four amendments we support are as follows:

- 1) Lot 11 Rezoning –Rezoning from F2 to F1
 - This allows Single-Family, Duplexes, and Rowhomes to be placed on Lot 11, all of which are allowed on other parts of the site, just not on this lot
- 2) F3 Zoning Adjustments –Reduction in minimum height to 30’ and FAR to 1.0
 - This allows Rowhomes to be placed in F3 zoned areas which are already allowed on nearby blocks – primary amendment is to build 10’ shorter than the zone allows
- 3) Parking Adjustment - Change commercial parking maximum from 1 space per 400 square feet (1:400) to one space per 200 square feet (1:200)
 - This allows for adequate parking in the mixed-use district.
- 4) Roadway Adjustment at Hillcrest Ave.
 - Ryan is proposing to use the Ranger Way extension to split the potential Superblock (N/S) as opposed to Hillcrest (E/W).

The City planning effort the last decade has provided a great roadmap, and it has been rewarding to see Ryan embrace this roadmap and still actively engage in public outreach. We trust that their community and market knowledge will add the final positive touches to the City’s grand vision.

This development, which represents the prospect of over 13,000 jobs for trades workers, a number who live in Saint Paul, is one of the most compelling in the region and we urge your support of Ryan and their proposed project plans.

In sincerity,

President, Minnesota Building & Construction Trades Council

cc:
Mayor Melvin Carter
Councilman Chris Tolbert
St. Paul City Council
Don Mullin, St. Paul Building Trades

Hi Kathy,

I have been studying the planning and attending meetings regarding development of the Ford site as a concerned Highland neighbor for years. I am pleased with the progress made to date, and especially thrilled that Ryan Companies (as buyer/developer) is locally owned. I am encouraged by their taking into account the changes desired and concerns of neighbors. I am hopeful that the amendments made by the Highland District Council will be approved. The work of the HDC is most appreciated. The time spent by volunteers to make sure the development is well-suited to our neighborhood is noticed and appreciated. I believe it's been a thoughtful process and every possibility considered. Thank you for your work on this too!

Sincerely,

Jane Christensen
1876 Eleanor Ave

Public Comment Received as of 1/17/19 at 4:00pm

	Date	Name	Subject	Address	Comment on Ford Plan
1	12/13/2018	Linda Abbott	Ford Plant	669 So Howell St. St.Paul, MN	<p>To Whom it mat concern, Just wanted to let you know that I'm in favor of the 4 Proposed changes to the property and still would love to have Ryan Companies be the developer on this wonderful new development!!!</p> <p>Thanks!! Linda Abbott 669 So Howell St. St.Paul, MN</p>
2	12/13/2018	Jeanne White	Input to Ryan Cos proposed changes	1937 Hillcrest Ave St Paul, Mn 55116	<p>Dear Planning Commission, I support having Ryan Co. as the developer of the Ford Site. I also agree with the 4 must-have changes to the site plan. I have lived in Highland Park for 30 years on Beechwood Av and Hillcrest Av, and intend to stay in this wonderful community. Sincerely, Jeanne White 1937 Hillcrest Ave St Paul, Mn 55116</p>
3	12/14/2018	Becky Kerkow	Highland Business Association Support for Ryan Company Proposed Changes	2024 Ford Parkway	<p>Dear Interested Parties,</p> <p>I'm informing you on behalf of the Highland Business Association we support Ryan's purposed amendments to the Ford site zoning and public realm master plan requested on October 10th 2018.</p> <p>We support Ryan's vision for the development of the Ford site. Ryan Companies has supported the Highland Business Association and neighborhood for many years. We trust in their expertise and their vision that these changes are required to make the project successful.</p> <p>We would like to specifically comment on the changes to the floor area ratio, required land use mix requirement's, and parking requirements. Because of our knowledge and</p>

years of business and customer experience we understand the importance of safe and sufficient amount of parking for businesses to be successful. As a result we would like to highlight our support to the zoning changings.

Best Regards,

Becky Kerkow
Preisident of The Highland Business Association.

PEARLE VISION
Highland Park
2024 Ford Parkway
St Paul, Mn 55116
651-698-2020

Pearlevisionhighland.com
Dear Interested Parties,

I'm informing you on behalf of the Highland Business Association we support Ryan's purposed amendments to the Ford site zoning and public realm master plan requested on October 10th 2018.

We support Ryan's vision for the development of the Ford site. Ryan Companies has supported the Highland Business Association and neighborhood for many years. We trust in their expertise and their vision that these changes are required to make the project successful.

We would like to specifically comment on the changes to the floor area ratio, required land use mix requirement's, and parking requirements. Because of our knowledge and years of business and customer experience we understand the importance of safe and sufficient amount of parking for businesses to be successful. As a result we would like to highlight our support to the zoning changings.

Best Regards,

Becky Kerkow
Preisident of The Highland Business Association.

Public Comment Received as of 1/17/19 at 4:00pm

					<p>PEARLE VISION Highland Park 2024 Ford Parkway St Paul, Mn 55116 651-698-2020</p> <p>Pearlevisionhighland.com</p>
4	12/14/2018	Beth Friend	Concerns about the current plan for the Ford site	15 Orme Court	<p>Dear Commission members.</p> <p>I am a Highland Park resident writing to say that many more revisions are needed to make a Ford site plan that is healthy and truly viable for the Highland community. I urge the following:</p> <ul style="list-style-type: none"> • Further reduction in density • Further reduction in building heights • Pursuit of an independent and thorough traffic study that takes into consideration existing traffic problems in Highland and surrounding neighborhoods • Pursuit of a thorough study of stress on local infrastructure and services including fire protection, police, schools, trash collection, deliveries, maintenance, etc. • Increase in provision for open recreational fields. City documents reveal that Highland already has a desperate shortage of recreational fields and green space which will be magnified by the addition of thousands of new residents. • Complete clean up of pollution at Area C and CP Rail properties. <p>What happens at the Ford site will impact Highland neighborhoods for generations to come. Please revise the plan to preserve a safe and viable community for all of us.</p> <p>Sincerely,</p> <p>Beth Friend 15 Orme Court St. Paul, MN 55116</p>
5	12/14/2018	Judith Connell	Density		<p>Dear City Council Members,</p> <p>I support the Ryan Companies efforts to make the Ford Site Development better suited to the needs of my community. Many of us feel you have not considered our concerns about the problems in infrastructure and traffic density which will result from this "city" in the Highland Park area. I support public transportation and affordable housing, however, the planned density will make the area unlivable for the new residents, too. We will be hemmed in here by the river and the lack of public transit options other than</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>buses.</p> <p>Ideas that look good on paper don't always translate well into practice. This is not Europe and we do not have their great infrastructure support. People will want places to park their electric cars and charging stations. In this climate, you can not put 10,000 new residents on bikes. The resources in Highland are already stretched thin. People can't walk to everything, either. Consider how you will attract these new residents when they face the reality of what this new development will require of them. Hope you are not building something unsustainable.</p> <p>Sincerely, Judith Connell Highland Park resident</p>
6	12/14/2018	Susan Crosby	Ford Plant development input	575 Montrose Lane St. Paul, MN 55116	<p>Dear Ford Plant Planning Commission,</p> <p>I have heard that you are welcoming community input on the Ryan Companies Proposal, so I would like to share mine.</p> <p>As a community member and homeowner who lives about 7 blocks North of the Ford Plant, on Montrose Lane, I strongly urge you to consider the following:</p> <ul style="list-style-type: none"> • A greater reduction in density, with a maximum of 2,000 housing units. • Making sure than a far more thorough and complete independent traffic study is done that looks at traffic impact going all the way to where Cretin Ave. exits off of I-94. That exit is already very congesting at rush hour and will certainly be impacted by development at the Ford Plant site. • Further reduction in building height maximum to 4 stories. • Commissioning a thorough independent study of stress of local infrastructure includes fire, police, schools, trash, deliveries, maintenance, etc. • Increase the allotment of local open recreation areas and greenspace within Highland. Why does Minneapolis have so much more land dedicated to this than St. Paul? • Complete clean up of pollution at Area C and CP Rail properties. • Making sure that construction pollution is continuously monitored by the city or state during all stages of construction. <p>I like many of Ryan's ideas, and as they are market driven I assume they are the experts on what the market wants. I hope this Planning Commission takes their market-based input very seriously.</p> <p>Sincerely,</p>

Public Comment Received as of 1/17/19 at 4:00pm

				<p>Susan Crosby</p> <p>575 Montrose Lane St. Paul, MN 55116</p> <p>--</p> <p>Susan Libbey Crosby, MEd., LPC Executive VP, PainCare, LLC, Navio Health</p>
7	12/14/2018	Peter D. Engel	Ford Plant Plan	<p>To The Commission</p> <p>I am in full support of the changes proposed by the Ryan Companies for the Ford site. Reduced density is a must for this already high density location. There simply isn't enough transportation capacity (main arterial roads) to handle the density the City proposes. Furthermore the additional parking proposed by Ryan is a necessity for successful retail and office space. Ryan knows better than the City planners the parking requirements to make retail work. One only need look at the problems on University Avenue with the elimination of street parking for light rail. The City's actions to allow parking for limited hours after the fact speaks to this point. The coming parking debacle for the Allianz Soccer site will further reinforce the lack of reality planning by the City. People drive cars. Biking isn't an option.</p> <p>Finally Ryan's plan includes maintaining two of the three Highland Little League fields is a no-brainer. The City's Park and Receptions long term plans site the need for more athletic fields throughout the City. The City's original plan for the Ford site elimination of the three fields was mis-directed. Please correct this oversight.</p> <p>Please listen to the developer and the neighborhood and grant Ryan's requests.</p> <p>--</p> <p>Peter D. Engel</p>
8	12/14/2018	Barb Fleig	Ford site plans	<p>Members of the planning team:</p> <p>I am writing to express my support for LESS density and lower building heights for the proposed Ford development As a home owner and tax payer for 35 years I DO NOT want the neighborhood ruined with density likened to Manhattan. The traffic is already challenging. High rises belong in the city, NOT the neighborhoods especially along the river. Before he was mayor, Mr Carter didn't think it was a good idea for his neighborhood either.</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>Using any TIF money for this development of prime real estate is unacceptable. My taxes just went up 9.5%. My pension went up zero percent.</p> <p>I'm all for affordable housing and I don't care if our new neighbors are pink purple or green. They deserve less density too. Ryan's proposed changes are in the right direction. Please lower the density and raise the green space.</p> <p>Barb Fleig</p> <p>Sent from my iPhone</p>
9	12/14/2018	Jerry Blume	Ford site		<p>I am very impressed that Ryan company Has a much more commonsense approach than Ford and the city of Saint Paul. It is not just about taxes but making the area very livable. Again I am proud of you. Jeremiah ofs</p>
10	12/14/2018	Char Mason	Please approve the Ryan amendments to the Ford Master Plan		<p>Dear Planning Commission,</p> <p>Please approve the sensible amendments being suggested by Ryan Companies for the Ford Master Plan. Ryan's slight modifications are based on:</p> <ul style="list-style-type: none"> • More current market conditions • What lenders will be asking for • What they know will work based on their vast experience in development • What people (including neighbors) and buyers want <p>Ryan has clearly said that they need these changes to move forward as the buyer for the site and they will back out if not approved. It would be foolish to risk losing this reputable, local partner in this project by not approving these reasonable amendments. Waiting for another buyer could risk years of stagnation. The Highland District Council has already voted to approve the amendments. Please do the right thing and vote to approve as well.</p> <p>Thank you, Char Mason</p>
11	12/14/2018	Jane Burd	Ryan Companies	740 Mississippi River Blvd. Apt.21D St.Paul, MN 55116	<p>I have read the four amendments that the Ryan Companies is proposing and am in full agreement with them. I have lived in Highland Park for thirty years, sent three children to neighborhood schools and would like to buy a town home at some point at the Ford plant. Ryan Companies has a stellar reputation and has worked diligently to listen to different viewpoints and needs. I would like to stay in Highland Park but what happens at the Ford plant, and the company that develops it, will be crucial in that decision, please support these amendments. Thank-you for your time and consideration. Jane</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>Burd 740 Mississippi River Blvd. Apt.21D St.Paul, MN 55116</p>
12	12/14/2018	Richard A Fahel	Ryan Properties Proposal	1071 Cleveland Ave S	<p>I am writing to express my solidarity with NEIGHBORS FOR A LIVABLE SAINT PAUL regarding Ryan Company’s proposals for the Ford Site</p> <p>I believe that many more revisions are needed to create a plan that is compatible with the following:</p> <ul style="list-style-type: none"> • Further reduction in density • Further reduction in building heights • Pursuit of an independent and thorough traffic study that takes into consideration existing traffic problems in Highland and surrounding neighborhoods • Pursuit of a thorough study of stress on local infrastructure and services including fire protection, police, schools, trash collection, deliveries, maintenance, etc. • Increase in provision for open recreational fields. City documents reveal that Highland already has a desperate shortage of recreational fields and green space which will be magnified by the addition of thousands of new residents. <p>Richard Fahel 1071 Cleveland Ave S St Paul, 55116</p>
13	12/14/2018	Thomas Romens	Ryan's Ford site plan	670 Mississippi River Blvd. South	<p>I have been to at least a half dozen meetings regarding the Ford site plan over the past two years, including 4 meetings held by Ryan. The plan they proposed to the Highland Council was an excellent compromise plan, one I fully support. Members of the Planning Commission should take into account that the positives that will come with the plan will benefit all of St. Paul. The negatives impacts of the plan, increased density and traffic, will only be felt by those who live nearby. Ryan has done a good job listening to the concerns of Highland Park residents - those most affected by the plan.</p> <p>I live on Mississippi River Blvd., two blocks north of the Ford site. I will definitely feel some of the negative impacts of the development as some southbound Cretin traffic will bail to Mississippi River Blvd. with the stops light and narrowing of Cretin south of Grand Ave.</p> <p>Thomas Romens 670 Mississippi River Blvd. South</p>

Public Comment Received as of 1/17/19 at 4:00pm

14	12/17/2018	Pamela Nielsen	Ryan Company Plan	2265 Youngman Avenue	<p>I am in favor of what the Ryan Company has proposed, not the City plan. The City plan has too much density, not enough provisions for vehicle parking for homeowners, their guests, or visitors to whatever business wind up being located in that proposed neighborhood, among other equally important issues. Furthermore, the height of most high-rise buildings is too high and the number of units per building too high. There needs to be more open space for homeowners, visitors, and the neighborhood in general. That being said, any affordable housing built should be constructed right along the high and mid-range properties, not segregated in separate areas. One of the problems with the real estate industry, city and county planners, and others involved in this has been, and continues to be, is the development of all neighborhoods segregated by education and income. It was a horrid idea and continues to be a horrid idea.</p> <p>As you can see, I am not in favor of the City of Saint Paul's plan for the Ford property. I have a deep connection to that place as my Grandfather worked for Ford at that location from its opening in 1924 until he retired in 1960. I still grieve the loss of that plant and the many jobs it provided to so many families. You would do well to listen better to the neighbors telling you of their opposition to your plan and accept the Ryan Company's plan.</p> <p>Pamela Nielsen 2265 Youngman Avenue St. Paul, MN 55116 651-738-0272</p>
15	12/26/2018	Paul Mason	Re: Support for Ryan Companies Proposed Amendments for the Ford Site	695 Mount Curve Blvd.	<p>To the St. Paul Planning Commission,</p> <p>Please approve the Ryan Companies proposed amendments for the Ford Site project. The amendments make a great deal of sense seeing as they are based on:</p> <ol style="list-style-type: none"> 1. Current and projected real estate market conditions for both retail and residential 2. Amendments allow Ryan to obtain the bank financing to initiate the project; all developers would face similar financing obstacles 3. Amendments reflect what retailers, buyers and renters want and will be looking for in a large development such as the Ford Site 4. Amendments will ensure the project is successful for the City of St. Paul, the residences and retailers in the Ford Site development and Ryan Companies as well

It is important for the Commission to trust Ryan Companies, a very well respected and local developer, to know what they are talking about and allow them to proceed with the project with these slight plan modifications. As a local developer, with many family members living in the 55116 and 55105 zip codes, Ryan will be invested in making sure the project is wildly successful.

Should the amendments not be approved, Ryan has made it clear the project is no longer viable and they will pull out of the project altogether. This would be a mistake for three reasons:

1. The entire project would be unnecessarily delayed further due to Ford needing to locate a new buyer/developer who would then need to go through the same site assessment work already completed by Ryan Companies
2. The new buyer/developer may not be local and therefore not genuinely invested in the city and the community well-being
3. The new buyer/developer will face the same financing hurdles from lenders if they don't allow for necessities like enough parking for business and retail as one example, and the Commission will likely see similar amendments proposals all over again

Know that I am a Mount Curve resident and can literally see the Ford Site from my house. While initially opposed to the original Ford Site plan, Ryan has done a tremendous job of listening to resident concerns and has worked extremely hard to come up with ways of staying true to the original site concept while making modifications that will allow this project to be something the City of St. Paul can truly be proud of going forward.

Please approve the proposed amendments put forth by Ryan Companies. It is time for this project to begin.

Paul Mason
695 Mount Curve Blvd.
St. Paul, MN 55116
pmason695@gmail.com

Paul Mason
The Sherwin-Williams Company

Public Comment Received as of 1/17/19 at 4:00pm

					HR Director, Global Coil Coatings & Minneapolis Campus 1101 South 3rd Street Minneapolis, MN 55415
16	12/28/2018	Tony Giuliani	Fwd: Community Feedback Prior to Planning Commission Vote	2154 Pinehurst Ave St. Paul, MN. 55116	<p>St. Paul Planning Commission, As you prepare for your Ryan Companies Amendment Vote in January, I thought you might want to hear from a life long resident (over 40 years) Highland Park. We appreciate the hard work and effort of the Ryan Companies to work with the community through multiple open forum sessions to come up with a plan that is balanced. While no one will get everything they want, Ryan has done a tremendous job ensuring all those within the community get something they like.....higher density but not too high, multiple types of housing options, a good use of retail space and keeping some of the ball fields. It would be a shame to let all this hard work and dedication go to waste to start this process over with a company that doesn't "get it." 15 years of waiting and debating has been long enough; Lets turn the page on the debate and move this balanced plan forward so we can start to see Ryan's vision come to shape.</p> <p>Tony Giuliani 2154 Pinehurst Ave St. Paul, MN. 55116</p>
17	12/29/2018	Andy, Kate, Hugh & Amelia Burda	Ford Site - Support the Baseball Fields!	2196 Berkeley Ave Saint Paul, MN 55105 651-308-6040	<p>Hello-</p> <p>We wanted to voice our support and gratitude related to the approach Ryan Companies is taking with the development of the Ford site. Specifically, related to the vote coming up in 1/25 on the proposed amendments to the site plan, and retaining two out of the three Highland Ball baseball fields.</p> <p>We are long time Saint Paul residents, in addition to having a family legacy that spans several generations of Saint Paul proper residents. We have voiced extreme concern over the development. On several occasions we have had people say the development plan does not matter because many of the changes won't happen for years and most of us won't be here anymore. That mind set leaves us speechless. We care what happens in the city now and well into the future. Our own children have voiced their own concerns around the idea that if they live here when they grow up they want the city to offer their kids what they were able to experience.</p> <p>The ball fields have been a fabric of our community for a long time and we believe it is imperative to continue that legacy. Our family and many others would be devastated to</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>lose those baseball fields. We support the approach Ryan Companies has taken on the redevelopment. Specifically, their collaboration and thoughtfulness in including preservation of two of the ball fields in their plan.</p> <p>Thank you!</p> <p>Andy, Kate, Hugh & Amelia Burda 2196 Berkeley Ave Saint Paul, MN 55105 651-308-6040</p>
18	12/30/2018	Christine Walsh	comments on Ford Site development	1575 Edgcumbe Rd	<p>Dear Ryan Companies,</p> <p>I have peripherally watched the events to this point. The neighbors I speak with are concerned about high density, building height and congestion. There is diminishing trust with the City Council and Highland District Council but a cautious optimism about Ryan Companies and decisions that will be made.</p> <p>My hope is that the area can be developed in a way that keeps our Village special with local businesses and housing for a variety of price points. Recreation and green space are important for a calm feeling too.</p> <p>I am concerned about the pollution that remains, especially in area C.</p> <p>Thank you for considering.</p> <p>Sincerely,</p> <p>Christine Walsh 1575 Edgcumbe Rd</p>
19	12/31/2018	Andrew Tessier	Support for Ryan Companies' proposed amendments to the Ford site plan	1004 Saint Paul Avenue, Saint Paul, MN, 55116	<p>Seasons Greetings,</p> <p>Please consider this email a show of support for Ryan Companies' proposed amendments to the Ford site plan. In particular, their collaboration and thoughtfulness in including preservation of two of the three Highland Ball baseball fields in their plan. Our family strongly believes Ryan Companies' plans are well considered and in the best interest of our community.</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>We have lived up the street from the Highland Ball (Ford Field) fields for 20 years. We value the energy the fields bring to our neighborhood, the opportunity for children in our community to continue to play baseball in Saint Paul, and the opportunity for our son Gabe to continue to play Highland Ball at the field making friends and memories each Summer in Highland Park.</p> <p>Thank you for your consideration and Happy New Year.</p> <p>Meredith and Andrew Tessier 1004 Saint Paul Avenue, Saint Paul, MN, 55116</p>
20	1/1/2019	Christiaan & Nicole Engstrom	Ford Development: Highland Ball	745 Victoria St S St. Paul, MN 55102	<p>I am sending this email to support the approach Ryan Companies has taken on the redevelopment of the Ford site. Specifically, I've been impressed with their collaboration and thoughtfulness in including the preservation of two of the Highland Ball fields in their plan.</p> <p>This is a beautiful build site with incredible potential. My wife and I are business owners in Highland Park, and plan to continue to build our family in this community. We have two sons (14 & 11) with another on the way any day. The older two have had an amazing time at these fields. We can't wait for our third son to experience the summer in St. Paul the same way.</p> <p>Thank you for listening to my comments.</p> <p>Christiaan & Nicole Engstrom 745 Victoria St S St. Paul, MN 55102 (651) 329-7747 mobile</p>
21	1/2/2019	Tim & Judy Giulian	comments on Ford Site redevelopment plan	2087 Pinehurst ave. ,St.Paul.	<p>To Whom it may concern: As life long residents (71 years) of Highland Park we would like to add our voices to those who firmly believe that the Ryan Companies (Ryan) is the best developer the City of St.Paul could have chosen to work with on the redevelopment of the Ford here in Highland Park.They have demonstrated through various neighborhood meetings where Ryan solicited input & feedback from the neighbors & businesses alike to come up with a excellent plan for the site.Ryan is experienced in this area & are very knowledgeable regarding the local real estate markets (both residential</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>& commercial) which in our opinion is paramount in designing a successful project. Ryan is a proven developer with a long list of successes . Any recommendations for changes to the City’s preliminary plan made by Ryan should be carefully & seriously considered.In the long run it is our belief that Ryan will be there through the ups & downs that will surely come with a project of this size & will realize a project that will result in a terrific neighborhood both for it’s residents & businesses & be a very desirable place to live & work. It is also our belief that the preservation of the Little League fields is a critical element to the livability & desirability of this community now & in the future. We are looking forward to learning more about the on-going redevelopment plan and it’s final conclusion . Good luck & Happy New Year! Respectfully,Tim & Judy Giuliani, 2087 Pinehurst ave. ,St.Paul. Phone : 651-690-3646</p>
22	1/2/2019	Scott and Rachel Andrese n	Ford Site Development - Support for Ryan Plan	1737 Bayard Avenue St. Paul, MN 55116	<p>St. Paul Planning Commission,</p> <p>We are writing to ask you to support Ryan Companies’ plan for development of the Ford Site, including its proposed amendments to the Master Plan. Our family has lived in the St. Paul Highland Park neighborhood since 2005. Our children attend school and Rachel works at Highland Catholic; we play sports on our local fields; and we shop at our local stores, so we are in the area impacted by the development nearly every day.</p> <p>As a family who lives, works, and plays in the Highland neighborhood, we believe that Ryan’s vision for the Ford Site has the perfect mix of housing, commercial space, and recreational land that will blend into the existing neighborhood and, at the same time, create a new vibrancy that enhances St. Paul’s standing as one of the most livable cities in the country. City planners did a tremendous job of listening to residents and employing their own visionary resources to create the Master Plan. Likewise, Ryan has done an excellent job of seeking feedback from residents and conducting its own due diligence to determine the best course for development within the parameters of the Master Plan. Ryan’s request for a few minor amendments to the Master Plan should not be cause for concern. In fact, it shows Ryan’s commitment to the success of the project.</p> <p>Ryan’s proposed amendments are reasonable. Ryan has created successful developments all across the country. If Ryan suggests that adjusting housing types in a couple locations will help kick-start the development, or that more parking is essential to build a thriving commercial district within the Ford Site, the City should trust that Ryan has the best interests of its home-town community at heart and approve these minor amendments. Likewise, the City should accept Ryan’s judgment that removal of</p>

Public Comment Received as of 1/17/19 at 4:00pm

				<p>the Hillcrest right-of-way is necessary to preserve existing businesses and support the new development.</p> <p>Redevelopment of the Ford Site presents a dream opportunity for the City of St. Paul and the Highland neighborhood. From our perspective, the City could not find a better partner in that endeavor than Ryan, a local company with a national reputation for building strong communities. Rejecting Ryan’s proposed amendments to the Master Plan would be a huge step backwards, as it would no doubt end that partnership and require the City, and the neighborhood, to start over with a new developer (who would likely request all of the same amendments). We urge you to move the project forward and approve Ryan’s reasonable adjustments to the Master Plan. It’s time to make this dream a reality.</p> <p>Thank you for all of your hard work, and for your consideration.</p> <p>Sincerely,</p> <p>Scott and Rachel Andresen 1737 Bayard Avenue St. Paul, MN 55116</p>
23	1/2/2019	Amy Murphy	Ford Site Development Update - Ryan Companies is doing everything RIGHT	<p>Ford Site Planning Commission, Ryan Companies is doing everything right. They are a local company with employees living and vested in the Highland Community.</p> <p>Ryan has thoughtfully presented at public forums. These well attended meetings were clearly communicated to the public. The turnout was impressive!</p> <p>Ryan recognizes the unique needs of Highland. Highland is a long standing, and highly engaged, community that has shown overwhelming support to Ryan Construction. And, this is why:</p> <ol style="list-style-type: none"> 1. Ryan has done extensive research on traffic patterns. 2. Ryan isn't going to over populate, or over build, on the development site. 3. Ryan supports building design that aligns with other homes/buildings in the community. 4. Ryan actively seeks public opinion. 5. Ryan knows that people, families, 1st, 2nd, 3rd, 4th and 5th generation St. Paulites love this community and want to stay in Highland.

Public Comment Received as of 1/17/19 at 4:00pm

					<p>6. Ryan's plan factors housing and recreational needs for all generations. This includes ball fields.</p> <p>7. Multi-generational living makes for a richer culture. Sports, including baseball and softball, are deeply loved in our community.</p> <p>Thank you for your consideration. I support Ryan Construction. I support Highland Ball. Let's keep the ball fields in Highland!</p> <p>Amy Murphy</p>
24	1/6/2019	Erick Mortenson	Ford Plan / Ford baseball fields support	1959 Norfolk Ave, St Paul, MN 55116	<p>I wanted to take a moment to support the approach that the Ryan companies have taken regarding the redevelopment of the Ford site, and specifically the preservation of the 2 baseball fields on Cleveland and Montreal.</p> <p>I live in the neighborhood and have a 10-year-old son who plays at the Ford fields, and can verify that the baseball fields bring a lot of joy and a strong sense of community to the area. This impacts a lot of people in a positive way.</p> <p>Thank you, Erick Mortenson 1959 Norfolk Ave, St Paul, MN 55116</p>
25	1/7/2019	Jim Jeffery	baseball		<p>Please include baseball in the Ford site plan. Thanks. Jim Jeffery. I live close to the development.</p>
26	1/7/2019	Brigid and Jeremy Ling	Ford Fields		<p>Hello-</p> <p>Thanks for the opportunity to show our support for the plan that Ryan Companies has shown for redeveloping the Ford Fields. Our three sons have enjoyed/are currently enjoying playing Little League at these fields. These fields are a place for teamwork, sportsmanship, and leadership, as well as a home for lessons on winning and learning, lessons on watching for cars in a parking lot, lessons on and budgeting a summer allowance for treats at concession stands. It's a safe meeting place for baseball players, younger and older siblings, parents, grandparents, aunts, uncles, and friends who want to cheer on their little and not-so-little baseballers. Please do continue to collaborate with your neighbors and stakeholders at this field as you continue to make plans for redevelopment.</p> <p>Thank you! Brigid and Jeremy Ling</p>

Public Comment Received as of 1/17/19 at 4:00pm

27	1/7/2019	Sarah Aamodt	Ford Fields		<p>To Whom It May Concern,</p> <p>My understanding is that there will be consideration made for the Highland Little League Fields. I want to applaud those involved in this decision and plead that space be made available for this St. Paul institution. My son has played ball there for years and It's a slice of Americana being at those ball fields. The families all get to know each other during the season and those friendships build a stronger community. There is no other place like it in the twin cities and it would be a grave mistake to bring a close to this valuable part of our community. Please make sure to save some space for the Highland Little Fields in the new Ford Plan!</p> <p>My sincere thanks! ~ Sarah Aamodt St. Paul Resident</p>
28	1/7/2019	Paul Middleton	Ford Site Development - Saint Paul, MN	1971 Palace Avenue St. Paul, MN 55105 651-690-9583	<p>To Ford Site Planning, I would like to convey my support of the approach that Ryan Companies has taken on the redevelopment of the Ford Site. Specifically, their collaboration and thoughtfulness in including preservation of two of the ball fields in their plan.</p> <p>As a citizen of St. Paul and a longtime volunteer at the Ford Ballfields I think the fields provide an invaluable resource for our city. From young kids playing on the fields to the fans (young and old) coming together to watch youth sports. To eliminate the fields would be a tremendous mistake. Again, I am very pleased in Ryan Companies approach and efforts with the Ford Site.</p> <p>Respectfully, Paul Middleton 1971 Palace Avenue St. Paul, MN 55105 651-690-9583</p>
29	1/7/2019	Tom Rosenberg	highland baseball fields		<p>To Whom it concerns:</p> <p>The Highland Ball baseball fields used by thousand of kids over the decades are and have been an important part of life for so many in this area of Saint Paul. Preserving them as part of the redevelopment of the former Ford Plant site is important to the community.</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>I support any efforts and plans to do so. Sincerely,</p> <p>Tom Rosenberg</p>
30	1/7/2019	Sarah Aamodt	Highland Little League - Ford Fields		<p>To Whom It May Concern,</p> <p>My understanding is that there will be consideration made for the Highland Little League Fields with the new Ford Site Plan. I want to applaud those involved in this decision and plead that space be made available for this St. Paul institution. My son has played ball there for years and It's a slice of Americana being at those ball fields. The families all get to know each other during the season and those friendships build a stronger community. There is no other place like it in the Twin cTies and it would be a grave mistake to bring a close to this valuable part of our community. Please make sure to save some space for the Highland Little Fields in the new Ford Plan!</p> <p>My sincere thanks! ~ Sarah Aamodt St. Paul Resident</p>
31	1/7/2019	Jolie Beckey	Support for Ryan Companies' plan to save Highland Ball fields		<p>I am writing to express support for the Ryan Companies' plan to save Highland Ball fields. These fields have a long history with the neighborhood and with the history of the Ford Company. Saving them not only provides support to a great neighborhood organization but can also reflect some of the long history of Ford and its relationship to Saint Paul. And I can't imagine summer without ballgames bringing the neighborhood together.</p> <p>Thank you, Jolie Beckey Saint Paul resident and parent of a Highland Ball player</p>
32	1/7/2019	David Peterson	We support the Ryan Companies proposal that includes 2 baseball fields	1844 Eleanor Ave St Paul, MN 55116	<p>With a family of 4 kids we dearly enjoy the summer nights spent watching city kids get to play baseball in there own neighborhood. Their is a reason Major League Baseball donates so much to inner city baseball and its because so many cities have done what you are considering and allowed safe spaces like this to disappear.</p> <p>We pay a large premium in taxes for things such as this and have considered moving out of St Paul to Mendota Heights as we no longer feel represented. Please help us feel like our kids matter and that our government stills works for us the people in the neighborhood.</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>We support the Ryan Companies proposal. Sincerely</p> <p>David Peterson 1844 Eleanor Ave St Paul, MN 55116</p>
33	1/8/2019	Amy & Jeffrey Sieben	Ford Site	Amy & Jeffrey Sieben 1736 Juliet Ave St. Paul, MN 55105	<p>Dear Sir or Madam:</p> <p>Our son, Benjamin, plays Highland Ball in St. Paul.</p> <p>We are writing to show our support for the approach Ryan Companies has taken with regard to the redevelopment of the Ford Site. Ryan Companies' approach has been to listen to and collaborate with the community. We personally applaud Ryan Companies for their thoughtfulness and plan to preserve the baseball fields – something that is not only very important to our son, but also the community.</p> <p>Thank you.</p> <p>Amy & Jeffrey Sieben 1736 Juliet Ave St. Paul, MN 55105</p>
34	1/8/2019	Carl and Melissa Wangberg	Ford Site Development - Highland Ball Fields	Carl and Melissa Wangberg 1847 Wellesley Ave Saint Paul, MN 55105	<p>I just want to lend my support to the Ryan Companies plan that includes keeping the Highland Ball Fields. As a St. Paul Resident, we need more facilities like this and need to make sure they are a part of our plans looking forward.</p> <p>If you look at surrounding cities and suburbs, it seems that St. Paul is actually falling behind in the investment in facilities like this. As a father with children in sports, I visit a number of these and I always impressed with the new, large and expansive investments these communities are making in these kinds of facilities. If anything, we should be expanding our development and access to these to keep up with the neighboring community.</p> <p>Having access to these kinds of resources is critical to the development of our youth and makes for a better community.</p> <p>Carl and Melissa Wangberg 1847 Wellesley Ave</p>

				<p>Saint Paul, MN 55105</p> <p>I just want to lend my support to the Ryan Companies plan that includes keeping the Highland Ball Fields. As a St. Paul Resident, we need more facilities like this and need to make sure they are a part of our plans looking forward.</p> <p>If you look at surrounding cities and suburbs, it seems that St. Paul is actually falling behind in the investment in facilities like this. As a father with children in sports, I visit a number of these and I always impressed with the new, large and expansive investments these communities are making in these kinds of facilities. If anything, we should be expanding our development and access to these to keep up with the neighboring community.</p> <p>Having access to these kinds of resources is critical to the development of our youth and makes for a better community.</p> <p>Carl and Melissa Wangberg 1847 Wellesley Ave Saint Paul, MN 55105</p> <p>I just want to lend my support to the Ryan Companies plan that includes keeping the Highland Ball Fields. As a St. Paul Resident, we need more facilities like this and need to make sure they are a part of our plans looking forward.</p> <p>If you look at surrounding cities and suburbs, it seems that St. Paul is actually falling behind in the investment in facilities like this. As a father with children in sports, I visit a number of these and I always impressed with the new, large and expansive investments these communities are making in these kinds of facilities. If anything, we should be expanding our development and access to these to keep up with the neighboring community.</p> <p>Having access to these kinds of resources is critical to the development of our youth and makes for a better community.</p> <p>Carl and Melissa Wangberg 1847 Wellesley Ave Saint Paul, MN 55105</p> <p>I just want to lend my support to the Ryan Companies plan that includes keeping the Highland Ball Fields. As a St. Paul Resident, we need more facilities like this and need to</p>
--	--	--	--	--

				<p>make sure they are a part of our plans looking forward.</p> <p>If you look at surrounding cities and suburbs, it seems that St. Paul is actually falling behind in the investment in facilities like this. As a father with children in sports, I visit a number of these and I always impressed with the new, large and expansive investments these communities are making in these kinds of facilities. If anything, we should be expanding our development and access to these to keep up with the neighboring community.</p> <p>Having access to these kinds of resources is critical to the development of our youth and makes for a better community.</p> <p>Carl and Melissa Wangberg 1847 Wellesley Ave Saint Paul, MN 55105</p> <p>I just want to lend my support to the Ryan Companies plan that includes keeping the Highland Ball Fields. As a St. Paul Resident, we need more facilities like this and need to make sure they are a part of our plans looking forward.</p> <p>If you look at surrounding cities and suburbs, it seems that St. Paul is actually falling behind in the investment in facilities like this. As a father with children in sports, I visit a number of these and I always impressed with the new, large and expansive investments these communities are making in these kinds of facilities. If anything, we should be expanding our development and access to these to keep up with the neighboring community.</p> <p>Having access to these kinds of resources is critical to the development of our youth and makes for a better community.</p> <p>Carl and Melissa Wangberg 1847 Wellesley Ave Saint Paul, MN 55105</p>	
35	1/8/2019	Jody A. Cohen Press	The Ford Site: Necessary & Practical Reductions in Density and Building Heights	2001 Magoffin Ave St Paul 55116	<p>Dear Members of the Planning Commission:</p> <p>I am a 34 year resident of Highland Park. I am extremely unhappy with plans to “pack in” thousands of people on the Ford site. The Ryan Companies’ plan to reduce density and building heights is a good start but significant further reductions are desperately</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>needed to maintain the livability of Highland Park. The Planning Commission must have an independent and thorough traffic study completed that takes into consideration existing traffic problems in Highland Park and surrounding neighborhoods. I suggest that the Commission schedule one of its meetings at Ford Parkway & Cleveland any weekday between 3:00pm and 6:00pm to appreciate the current traffic burden on my neighborhood.</p> <p>The Commission must also ensure that there is a complete cleanup of pollution at Area C and CP Rail properties before any residential properties are built.</p> <p>Jody A. Cohen Press 2001 Magoffin Ave St Paul 55116</p>
36	1/9/2019	Lainey & Stephanie Chinquist	Green space		<p>Hello,</p> <p>We have concerns about the lack of appropriately allotted green space for public use with the projected rise in population. We strongly believe that more is needed to maintain the integrity of the neighborhood's coexistence with nature and the overall feel of Highland Park.</p> <p>We have a toddler and a dog and would love to have more options in the neighborhood that are family friendly. We are excited about the current layout opening up more pathways for walking, but also want to make sure a traffic study is done because further congestion will greatly impact merchants, residents, pedestrians and pollution (noise, air and otherwise).</p> <p>Unfortunately we are unable to attend the next meeting because we will be out of town, but hope you can note our feedback along with others who have expressed the same.</p> <p>Thank you, Lainey & Stephanie Chinquist</p>
37	1/10/2019	Kate Hunt	Approve Ryan's Ford Plan	2081 Highland Parkway	<p>To the St. Paul Planning Commission: As a resident of Highland Park, I urge you to approve Ryan's plan with minor amendments. I disapprove of the city's rezoning plan because of its deleterious impact on the neighborhoods nearby. Ryan's plan, while not perfect, holds greater potential for success and minimizes the Ford development's burden on the community.</p>

Public Comment Received as of 1/17/19 at 4:00pm

					Residents of Highland overwhelmingly approve of Ryan's plan. It is hoped that the city will not subvert this preference in service to an agenda promoted by special interests. If Ryan pulls out of this development because of city politics, what will replace it? A developer from L.A.? Ryan and its practical market-savvy plan is the best choice. Your legacy is on the line.
38	1/11/2019	Bruce Hoppe	RE: Public Comment to Planning Commission - Regarding the Ford Site Development	531 Mount Curve Blvd	<p>To who it may concern:</p> <p>Myself and family live at 531 Mount Curve Blvd in the Highland area. Per your website instructions, I want to use this forum to provide public comment to the proposed amendments to the Ford Site Zoning and Public Realm Master Plan (amendments proposed by Ryan Companies, Zoning File # 18-117-067) ahead of the January 25th Public Hearing.</p> <p>Comments:</p> <ul style="list-style-type: none"> • As a longtime taxpayer / property owner in Highland, I have a vested reason to advocate for a reasonable and balanced approach to this development • In general for myself and many of my neighbors, we believe that the proposed Ryan amendments are in the right direction – We ask that the City Planners support these amendments and the realities that justify the amendments in the first place <ul style="list-style-type: none"> • Amendments we generally support: <ul style="list-style-type: none"> o Permitted use changes – less retail proposed in Ryan's plan– We like less retail because retail requires more parking and adds congestion/traffic. Places like West End and North Loop development are already experiencing excessive retail/commercial vacancies o Street grid proposal – we like the proposed change to Finn – common sense o Saving 2 Ford Baseball fields – We have heard that some members on the Planning staff are sadly against saving a portion of the ball fields -- We love this aspect in Ryan's plan and the community will fight for this o Changing zoning portion to lower density / single-family housing along Mississippi River Boulevard (F2 to F1 river residential district) -- We love this change and the community will fight for it o Ryan's plan for some structured parking ramp(s) is good and only common sense – City planners cannot 'Force" changes in people's driving habits overnight by limiting parking options – Parking will just overflow into the neighborhoods without some structured parking o Max building height limited to 6 stories is good – this is not only more economical for Ryan, but also reduces the visual blight on the area and reduces density – The City was

				<p>advocating up to 10 story max which was reckless</p> <ul style="list-style-type: none">o Allowance for more ownership vs rental apartments – We like the plan for more owner-occupied Row Houses /Condoso We like the 50 acres (or ~40% on the 122 acres) designated as “Public space” -- we assume that would also mean larger setbacks <p>I know that some City Planners come from the New Urbanism mindset and are pushing back on any changes to the original Ford Site Zoning and Public Realm Master Plan. We think that Ryan’s changes are in the right direction. I think that the amendments offer some innovative ideas to re-think and re-imagine the ways to develop this site – still allowing for walkability, mixed-use, placemaking, etc. But the idealistic notion of jamming more families into tall, unsightly, overbearing, high-density construction does not create value over the long-term. If not careful, a high-density development bubble will create greater negative long-term economic and infrastructure impacts that will destroy the attractive quality or life “offer” that the Highland area provides today. Yes, the Planning Commission may be the subject matter experts here, but I think Ryan and the tax paying residents are better in-touch with the realities.</p> <p>Further, I would argue that there is more that should be done beyond what Ryan is proposing:</p> <ul style="list-style-type: none">• Further reduction in density• Further reduction in building height maximums• More single-family housing / condos• Independent and thorough traffic study (AUAR) that takes into consideration existing traffic problems in Highland and surrounding neighborhoods – Scope needs to include added CP Rail site development• Thorough study on the stress on local infrastructure and services including public utilities, fire protection, police, schools, trash collection, maintenance, etc.• Increase in provisions for open recreational space – two baseball fields are not enough – there is already a shortage of recreational and green space which will be magnified by the addition of thousands of new families• Complete pollution cleanup of adjacent Area-C and CP Rail properties – Will people choose to invest in this development if they know that a hazardous waste site remains only 100’s of feet adjacent?• Complete the CP Rail spur use debate - the spur use needs to dovetail into the master plan
--	--	--	--	--

Public Comment Received as of 1/17/19 at 4:00pm

					<p>In the end, only smart development / smart growth will preserve the health and quality of life we currently enjoy (and pay for) in the Highland area. I would like to ask the Planning Commission to support Ryan’s proposed amendments.</p> <p>Sincerely,</p> <p>Bruce Hoppe – Highland</p>
39	1/11/2019	Zack Ryan	Ryan Proposal		<p>I support the Ryan Proposal as is. As a large number of seniors from the suburbs move in and young families come here as well, I like the balance. There are ballfields for kids and apartments for seniors. The ballfields are a unique signature in the area and are a great place to keep. For our seniors, there are great local service options and transit. With those two ends of the spectrum, it serves the people in between even better.</p> <p>Thanks. Zack Ryan</p>
40	1/13/2019	Sarah Kusa	Open Finn Street at Ford/Pinehurst	553 Montrose Lane	<p>Dear Planning Commission:</p> <p>Since Ford Parkway, Cleveland Avenue, and Cretin Avenue are already filled with traffic, and since the Ford development will add even more traffic, is it time to consider opening up Finn Street between Ford and Pinehurst?</p> <p>Since the street grid is already being changed, and since there is already space for Finn to go through, this seems like an obvious way to keep traffic from being locked in signal-light delays along Ford.</p> <p>The benefit of gridded streets is that cars can move through freely in a variety of ways that distributes traffic. Deviating from the grid on that section of Finn has created a pinch point that will only get worse.</p> <p>Please consider opening up Finn at Ford as a way to mitigate the congestion that will come with the new development.</p> <p>Respectfully,</p> <p>Sarah Kusa</p> <p>553 Montrose Lane</p>

Public Comment Received as of 1/17/19 at 4:00pm

41	1/14/2019	Jon Anglum	Ford Site Development		<p>To Whom it May Concern,</p> <p>I am writing in support of Ryan Companies plans for the Ford Plant development site. Many Children growing up in the area had one thing in common, they were part of the Highland Baseball program. Growing up in the Highland area, the fields were the best place to be. There was a great sense of community and belonging. Everyone knew one another and loved to spend time in the Highland Village Area. The Highland field have been around for decands and have hosted tournaments and gatherings of many kids. My great uncle, helped renovate the fields 25 years ago. They’ve stayed in great condition due to the respect for how important the fields are to the families in the community and hundreds of volunteer hours.</p> <p>I played baseball at the fields for seven years. I started at the age of nine on the smallest field and played through my second year on the Babe Ruth field. The fields were like a seond home to me as well as everyone who participated in the great American sport of baseball. The people I played with and watched games with were some of the most genuine and caring people I have ever met. I’ve never let go of some of the bonds and connections I’ve had with these people and many of them are great friends of mine to this day.</p> <p>The atmosphere was truly inspiring and taught me hoe to win and lose graciously and the importance of teamwork and respect of the game. Something like this program can influence a child greatly and teach them valuable lessons that help them later in life. Considering the impact of the Highland fields and the program, I believe that they should stay where they are and be used for generations to come.</p>
42	1/14/2019	Jean Hoppe	Public Comment to Planning Commission - Regarding the Ford Site Development	531 Mount Curve Blvd	<p>To Whom it May Concern:</p> <p>I live at 531 Mount Curve Blvd in the Highland area with my family of five. I am using this forum, per your website instructions to provide public comment on Ryan’s Company’s proposed amendments to the Ford Site Zoning and Public Realm Master Plan (Zoning File # 18-117-067). I understand there is also a public hearing on the subject on January 25th Public Hearing.</p> <p>Comments:</p> <p>As a direct neighbor to the Ford site, and a longtime taxpayer / property owner in Highland, my family will be significantly impacted by this development. I support and request a reasonable and balanced approach to this development, and I believe for the most part, the Ryan amendments are moving this development in the right direction. Ryan’s position of experience and authority on developments has provided a level of</p>

				<p>trust in this process that was not felt by many in the neighborhood adjacent to the site. Honoring these minor changes that are for the better of the community will ensure the success of this development. Opposition to these needed tweaks to the plan could result in a long term failed project, or in the more imminent future, Ryan potentially walking away from the project due to the City's interference with the business relationship between Ryan and Ford. Please let these well regarded businesses do what they do best, and get on with the plan with these necessary changes in the right direction.</p> <p>As a taxpayer and voter, I ask the City Planners to support the below amendments and the realities that justify the amendments.</p> <p>Amendments I generally support include:</p> <ul style="list-style-type: none">• Permitted use changes – a decrease in retail proposed in Ryan's plan– Retail requires parking and adds congestion/traffic. Places like West End and North Loop development are already experiencing excessive retail/commercial vacancies• Street grid proposal – The proposed change to Finn – this is a common sense change• Saving 2 Ford Baseball fields – Sadly, I've heard some members on the Planning staff are against saving a portion of the ball fields -- I love this aspect in Ryan's plan and the community will fight for this. Our neighborhood is already lacking in recreational fields-elimination of these will further put us behind- keeping a portion of the fields is the right thing to do and continue's Fords legacy in this regard.• Adding a zoning portion to allow single-family housing along Mississippi River Boulevard (F2 to F1 river residential district) -- lower heights make sense, as do single family homes- It serves as a continuation of this aspect of the adjacent neighborhood's character which was completely lacking in the City's prior plan. Furthermore, multi-family dwellings will still get the full river view with these single family homes in the foreground to the Mississippi River. Building without basements is a creative solution to Ford's issue regarding clean up.• Ryan's plan for some structured parking ramp(s) is common sense – Parking will just overflow into the neighborhoods without some structured parking. We need to put some trust in Ryan's experience on these issues of what makes for a successful development. They know what will sell.• A maximum building height of 6 stories is still within the City's plan. The prior plan called for maximums. The City should not require minimums on this. Building heights maxed at 6 stores will reduce the visual blight on the area and reduces some density.• Allowance for more ownership vs rental apartments. Most people's dream is dwelling ownership- allowing for more of this meets these needs and creates these options for
--	--	--	--	---

				<p>affordable housing rather than relegating lower income people to the continuous trap of paying rent and never owning. Further, studies show that home ownership creates an increase in maintenance of the property, likely due to pride in ownership.</p> <ul style="list-style-type: none">• 50 acres (or ~40% on the 122 acres) designated as “Public space” is a great move in the right direction. Hopefully this will mean larger setbacks which were previously wholly inadequate. Again, trust should be placed in Ryan’s long experience in what sells and what is needed to create a livable community and not a maze of tall buildings with no space for light. <p>Although some City Planners come from the Sustain Ward3 mindset and are pushing back on any changes to the original high density, relatively low green space set forth by the Ford Site Zoning and Public Realm Master Plan, recognition must be made that Ryan has expertise that does not exist with the City Planners on a project of this magnitude and importance. We think that Ryan’s changes are in the right direction. The amendments offer some innovative ideas to re-think and re-imagine the ways to develop this site – still allowing for walkability, mixed-use, and a unique plan that will be recognized nationally for its success, rather than an attempt at an impossible dream, while still maintaining the attractive quality of life “offer” that the Highland area provides today.</p> <p>Further, I as I’ve clearly stated above, my preference and ongoing request is that there be reconsideration of the proposed density and heights by Ryan that provide for even further reductions in density, increase in green space, and reductions in height maximums. I request the additional following measures:</p> <ul style="list-style-type: none">• Following the results of a real traffic study, that goes beyond the edges of Highland will likely dictate these changes. Since an independent and thorough traffic study (AUAR) that takes into consideration existing traffic problems in Highland and surrounding neighborhoods – the scope needs to include added CP Rail site development• Thorough study on the stress on local infrastructure and services including public utilities, emergency services including fire protection, hospitals, police, schools, trash collection, maintenance, etc.• Increase in provisions for open recreational space – two baseball fields are not enough – there is already a shortage of recreational and green space which will be magnified by the addition of thousands of new families• Complete pollution cleanup of adjacent Area-C and CP Rail properties – Will people
--	--	--	--	---

Public Comment Received as of 1/17/19 at 4:00pm

					<p>choose to invest in this development if they know that a hazardous waste site remains only 100's of feet adjacent?</p> <ul style="list-style-type: none"> • Complete the CP Rail spur use debate - the spur use needs to dovetail into the master plan <p>In the end, Smart growth will preserve the health and quality of life we currently enjoy (and pay for) in the Highland area. I request the Planning Commission support Ryan's proposed amendments.</p> <p>Sincerely,</p> <p>Jean Hoppe – Highland</p>
43	1/15/2019	Rick Dagenais	comments on Ford Site development	2111 Highland Parkway	<p>City of St. Paul Planning Commission;</p> <p>I am writing in support of Ryan Companies' proposed amendments to the Ford Master Plan. The changes reflect input from the community while supporting the majority of the initial master plan and density requirements. The changes allow for more variety in housing choices so as to appeal to a greater number of potential residents. This increases the odds of success for the development. Having a very successful development should be one of the key objectives for the City. Ryan is a local successful development company on many different size projects. They bring expertise in what will be successful in the short and long term.</p> <p>While many believe that the automobile is a thing of the past it is still the primary mode of transportation and will be into the foreseeable future. Ryan understands this with the provision for parking as part of the development. Their foresight in proposing parking structures that can be converted to other uses as parking demands diminish, as projected by the city, is an example of how they plan for the future. Without the provisions for parking with the development business are at risk of survival. It will also put enormous strain on the neighborhoods surrounding the Ford development as customers and residents look for places to park. One only has to look to the new small development at 725 South Cleveland called the Finn. During construction and after completion of the Finn there has put greater stress on parking in the surrounding blocks which has caused a negative impact to the neighborhood. While provisions for pedestrian, bicycle, and transit has to be a priority of the development parking of cars cannot be ignored in the Ford Plan.</p> <p>Please vote for the changes as proposed by Ryan Companies so that all of St. Paul has</p>

Public Comment Received as of 1/17/19 at 4:00pm

					<p>the best opportunity for a successful development. Thank You Rick Dagenais 2111 Highland Parkway St. Paul 55116</p>
44	1/15/2019	Kay	COMMENTS		<p>Why are they not interested in building a manufacturing plant and create real jobs?</p> <p>The comment so far do not interest me</p> <p>I would also take a look at senior living like az Complex community that houses on the hour fitness and bright non chlorine pool that is heated-no heated pool in mn-DALLAS? HEATED ALL YEAR?</p> <p>wE ALSO NEED OUTDOOR HEATED PATIOS AND RESTUARANTS</p> <p>WE ARE NOT BUILDING FOR 7 MO OF INCLEMENT WEATHER AT ALL This is not Nashville</p> <p>We are the 3rd coldest city in the world</p>
45	1/15/2019	Bill and Kari Roberts	Ford Development	1620 Hillcrest Ave St Paul	<p>Hello, I am writing in support of Ryan Companies plan changes to the Ford site. I am especially pleased that baseball fields were included. The Ford fields have been an important part of my kids summer sports activities. The tradition of little league baseball lives on in organizations like Highland Ball. These traditions give our community the flavor and depth that we cherish. Thank you for your efforts on this complex project.</p> <p>Bill and Kari Roberts 1620 Hillcrest Ave St Paul</p>
46	1/15/2019	David Devine	Ryan Companies preservation of Ford ball fields	2003 Palace Avenue	<p>Dear Planning Commission, I am writing in support of Ryan Companies' plan to keep 2 of the existing 3 ball fields in its development plan. These fields are a great asset to our community, and have served generations of children in this community. I played baseball there in the 1990s, and my children play there today. Respectfully,</p>

Public Comment Received as of 1/17/19 at 4:00pm

				David Devine 2003 Palace Avenue Saint Paul, Minnesota 55105
47	1/15/2019	John Young	Supporting the Future of Highland Ball at Ford Fields	<p>Good Evening,</p> <p>I am writing to show my support to the approach Ryan Companies has taken on the redevelopment of the Ford Plant redevelopment project. Their collaboration and thoughtfulness in including preservation of two of the ball fields is most appreciated. I grew up playing on these fields, and hope my kids will have the same opportunity. These are special fields that have been a pillar in the community, and will hopefully continue to serve as a foundation for many more memorable years to come.</p> <p>Sincerely,</p> <p>John Young</p>
48	1/16/2019	Glenn and Rachae I Caruso	Ford Fields	<p>To whom it may concern re: the Ford Site planning,</p> <p>We just wanted to take a minute and let you know how much we appreciate your thoughtfulness in preserving the Ford Little League fields in your redevelopment plans at the Ford Site. You are not only continuing the opportunity for kids to play baseball and nurture friendships, but a place for families to enjoy time together and make memories along the way. The Ford Fields have been a long standing staple in St Paul and we look forward to having them be apart of our community for years to come, thanks to you!</p> <p>Kind Regards, Glenn and Rachael Caruso</p> <p>To whom it may concern re: the Ford Site planning,</p> <p>We just wanted to take a minute and let you know how much we appreciate your thoughtfulness in preserving the Ford Little League fields in your redevelopment plans at the Ford Site. You are not only continuing the opportunity for kids to play baseball and nurture friendships, but a place for families to enjoy time together and make memories along the way. The Ford Fields have been a long standing staple in St Paul and we look forward to having them be apart of our community for years to come, thanks to you!</p> <p>Kind Regards, Glenn and Rachael Caruso</p>

Public Comment Received as of 1/17/19 at 4:00pm



Ford Site Zoning and Master Plan Amendments

January 17, 2019, 7:10 PM

Contents

i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Summary Of Responses

As of January 17, 2019, 7:10 PM, this forum had:	Topic Start
Attendees: 280	November 16, 2018, 2:21 PM
Responses: 46	
Hours of Public Comment: 2.3	

QUESTION 1

Name

Answered	46
Skipped	0

andrew angela catherine f forsberg jim mary miller rebecca

QUESTION 2

Address

Answered	46
Skipped	0

1540 1703 2019 55105 55116 ashland ave avenue bayard cleveland edgcumbe highland howell jefferson lincoln mn palace paul pinehurst pkwy rd road S saint south st street

QUESTION 3

Comment

Answered	38
Skipped	8

all approach ball baseball children collaboration community companies development family fields ford highland

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

hope including kids league **like little more** neighborhood **paul plan** preservation ryan s **site** space specifically st **support** thank
they **those** **thoughtfulness** **two** want who work years

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Survey Questions

QUESTION 1

Name

QUESTION 2

Address

QUESTION 3

Comment

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Individual Responses

Howard Miller

inside Ward 3

November 19, 2018, 5:59 PM

Question 1

howard j miller

Question 2

2018 highland pkwy, St. Paul, MN 55116

Question 3

I am a resident of Highland Park and own a house within three blocks of the Ford site. My wife and I were excited when we first heard that the Ford site was to be developed, hoping that our already wonderful assortment of shops and services would be augmented. The plans which the City eventually presented in their master plan dampened our enthusiasm considerably; it proposed putting 4,000 apartments and over 300,000 sq. ft. of commercial space in a relatively small area of our neighborhood, effectively doubling the population of that neighborhood in a small fraction of available space.

The actual effect of such massive change would significantly increase traffic in the existing neighborhood, making currently uncomfortably crowded streets impassable during peak periods post-development. Highland Park, while currently served adequately by bus transit, would be under-served with the addition of so many people. There are no increases in transit identified in the plan (especially rail) and no new points of access to significant highways which would allow new commuters to access or leave the new development. The traffic study commissioned by the City projected significant increases in transit and bicycle usage, but all indicators are that alternative commuting is declining. Even though bicycle lanes have been added to most arterial routes in the neighborhood, they are rarely utilized.

For all of these and other reasons, the Ryan Co. has reduced the City's design to more reasonable levels (though still seen as excessive by many local residents). The PED and Planning Commission really need to let the experts do what they are being paid to do and prepare a more rational Ford site which will actually have paying residents and functioning businesses. The Highland District Council has provided its support to the Ryan proposal and most of those who previously opposed it have taken a cautious but positive stance. It is time for the City to listen to those who will pay for the infrastructure of this development.

Name not available

inside Ward 3

November 28, 2018, 10:24 AM

Question 1

Susan Miller

Question 2

1800 Wordsworth Ave

Question 3

Great plan by Ryan hope the city doesn't mess it up & Ryan backs out: confounded: Lived in Highland over 50 yrs I know how city works.

Name not available

December 4, 2018, 2:24 PM

Question 1

L. Hickey

Question 2

2015 Pinehurst Ave

Question 3

No response

Name not available

inside Ward 1

December 5, 2018, 10:41 AM

Question 1

Caitlin Magistad

Question 2

1425 Ashland Ave

Question 3

No response

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Angela Cesar

inside Ward 3

December 6, 2018, 9:46 AM

Question 1

Angela Cesar

Question 2

871 Wilder Street South

Question 3

Overall, I am very pleased with the amendments proposed by Ryan Companies. I agree with the overall reduction of housing units in order to have the site blend more seamlessly into the surrounding neighborhood. I like the idea of keeping the majority of units on Mississippi River Boulevard single family homes, but it may work just as well to have a mix of townhomes/row-houses to give more people a chance to live on the river. I agree with Ryan Companies' reduction in overall building height. I also agree with the attempt to keep the baseball fields. Overall, I like the changes made to the main water feature/storm water space. Last, I would like to give some other general hopes for the site. 1- I like the off street bike trail, I hope that bike and pedestrian traffic remain as the main vision for getting to/from and around in this space, and make safety and comfort for riders/walkers a top priority. 2- I hope for there to be many outdoor restaurant/bar options available; a rooftop with the view would be superb! 3- In the initial renderings of the green space, I see a lot of turf. If we want this site to be sustainable for the long term, let's make sure we have ample garden space. Are rain gardens a part of the storm water management plan? I believe that in order to create the most desirable urban space, we need to make room for a variety of plants in all public areas. Thanks for your consideration!

Name not available

inside Ward 3

December 8, 2018, 10:18 PM

Question 1

Troy Ikeda

Question 2

24 S Wheeler St Saint Paul

Question 3

I wish Ryan didn't decrease the density of the site! Everyone deserves to be able to live along the Mississippi River, not just the wealthy people who

can afford to purchase single family homes. Add more density along the river, let more people live on the Ford Site!

Name not available

inside Ward 3

December 28, 2018, 2:10 PM

Question 1

Tony Giuliani

Question 2

PINEHURST AVE

Question 3

St. Paul Planning Commission,

As you prepare for your Ryan Companies Amendment Vote in January, I thought you might want to hear from a life long resident (over 40 years) Highland Park. We appreciate the hard work and effort of the Ryan Companies to work with the community through multiple open forum sessions to come up with a plan that is balanced. While no one will get everything they want, Ryan has done a tremendous job ensuring all those within the community get something they like.....higher density but not too high, multiple types of housing options, a good use of retail space and keeping some of the ball fields. It would be a shame to let all this hard work and dedication go to waste to start this process over with a company that doesn't "get it." 15 years of waiting and debating has been long enough; Lets turn the page on the debate and move this balanced plan forward so we can start to see Ryan's vision come to shape.

Jim Jeffery

inside Ward 3

December 29, 2018, 11:27 AM

Question 1

Jim Jeffery

Question 2

2019 Pinehurst

Question 3

I am in favor of the Ryan Company plan. It is a good use of the land and will benefit the nearby population and the City as a whole. In particular I like the keeping of Ford Fields. The fields are a real asset for the

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

community and are pleasant to look at as well!

Andrea Backes

inside Ward 3

December 29, 2018, 11:40 AM

Question 1

andrea backes

Question 2

2019 Pinehurst Avenue, Saint Paul, MN 55116

Question 3

I'm writing to support the approach Ryan Companies has taken on the redevelopment, specifically, their collaboration and thoughtfulness in including preservation of two of the Ford ball fields in their plan. The ball fields are a hallmark of this community and create the small town feel that goes missing once many developers take over. I can see future generations lauding the approach of the planners who saw a chance to preserve an important part of a community- and did so.

Name not available

inside Ward 3

December 29, 2018, 12:41 PM

Question 1

Rebecca Foss

Question 2

275 Howell street South

Question 3

No response

Name not available

December 29, 2018, 5:05 PM

Question 1

Andrew and Kate Burda

Question 2

2196 Berkeley Ave, Saint Paul, MN 55105

Question 3

Hello-

We wanted to voice our support and gratitude related to the approach Ryan Companies is taking with the development of the Ford site. Specifically, related to the vote coming up in 1/25 on the proposed amendments to the site plan, and retaining two out of the three Highland Ball baseball fields.

We are long time Saint Paul residents, in addition to having a family legacy that spans several generations of Saint Paul proper residents. We have voiced extreme concern over the development. On several occasions we have had people say the development plan does not matter because many of the changes won't happen for years and most of us won't be here anymore. That mind set leaves us speechless. We care what happens in the city now and well into the future. Our own children have voiced their own concerns around the idea that if they live here when they grow up they want the city to offer their kids what they were able to experience.

The ball fields have been a fabric of our community for a long time and we believe it is imperative to continue that legacy. Our family and many others would be devastated to lose those baseball fields. We support the approach Ryan Companies has taken on the redevelopment. Specifically, their collaboration and thoughtfulness in including preservation of two of the ball fields in their plan.

Andy, Kate, Hugh & Amelia Burda
2196 Berkeley Ave
Saint Paul, MN 55105
651-308-6040

Name not available

inside Ward 2

January 1, 2019, 4:37 PM

Question 1

Christiaan Engstrom

Question 2

745 Victoria St S

Question 3

I am writing you in support of this development and encourage you to support the portion of the plan that invests in the baseball fields. Thank you!

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Name not available

inside Ward 3

January 2, 2019, 9:44 AM

Question 1

Andrew Zimney

Question 2

1703 Bohland Ave., St. Paul, MN 55116

Question 3

The Ford Baseball Fields have been a long-treasured resource in this community and invaluable part of our family experience. These fields have provided life-changing experiences for our son and we hope they continue to provide a place for him and future generations to learn valuable lessons about life, community, and perseverance. PLEASE KEEP THE BASEBALL FIELDS!

Name not available

inside Ward 3

January 2, 2019, 10:49 AM

Question 1

Matt Sargent

Question 2

1360 Edgcumbe Rd.

Question 3

I support the collaboration and thoughtfulness in including preservation of two of the ball fields.

Name not available

inside Ward 4

January 2, 2019, 12:05 PM

Question 1

Brooke Evans

Question 2

1776 Ashland Ave

Question 3

We NEED to allow Ryan Companies approach to redevelopment of the Ford Fields, specifically around the preservation of 2 of the ballfields for children. St Paul cannot have no ball fields for children!

Name not available

outside Saint Paul

January 2, 2019, 5:46 PM

Question 1

Mary Haugh Wood

Question 2

3344 47th Ave S

Question 3

Thank you to the city and to Ryan Companies for the consideration and thoughtfulness given to preserving green spaces and ball fields for the community, specifically youth, to use. We appreciate the support given to the hundreds of kids who use the spaces - and to those who will in the future.

Greg Shipp

inside Ward 1

January 3, 2019, 8:54 AM

Question 1

Greg Shipp

Question 2

819 Holly Ave

Question 3

In an age of digital solitude and video games, the Highland Little League fields are a true source of community run by volunteers and supported by families. From an athletic standpoint, the city parks program does not offer the competitive level of baseball common in the metro area. These fields are nurtured and maintained to provide the level of quality and safety necessary.

Thank you for your consideration. It is wonderful to see these ball fields are part of the vision. Please ensure it remains so.

Regards,

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Greg Shipp

Name not available

inside Ward 4

January 5, 2019, 8:43 AM

Question 1

Jamie Stolpestad

Question 2

842 Raymond Avenue, St Paul, MN 55114

Question 3

Menaka and Mike, good work on the very thorough and thoughtful responses and recommendations on the very detailed plan. I strongly support the staff's recommendations. However, sustainable practices and techniques for the development remain vague. I hope there might be more work and transparency on how the site will be developed, more details on the SB2030 standards, and how the overall site development will comport with the city's Climate Action Plan. It seems the Ryan plan, to achieve the broader city goals, needs more work related to electric car / car sharing programs, bike share, electric scooters and public transportation / linkage topics. Said differently, land use topics seem to be planned out of context to the mobility system.

Name not available

January 6, 2019, 2:52 PM

Question 1

Rebecca Kremer

Question 2

2228 RUBY RD, Hudson, WI 54016

Question 3

No response

Name not available

inside Ward 3

January 7, 2019, 4:16 PM

Question 1

Mary Cerise

Question 2

1140 Howell St. S

Question 3

I want to express my support to the approach Ryan Companies has taken on the redevelopment. Specifically, their collaboration and thoughtfulness in including preservation of two of the ball fields in their plan. I have 3 boys who have been playing at the Ford Fields for the past 6 years, and the community around these ball fields is amazing.

Name not available

January 7, 2019, 6:01 PM

Question 1

Shari Mooney

Question 2

1950 Bayard Ave

Question 3

No response

Name not available

January 7, 2019, 6:02 PM

Question 1

Sarah E Aamodt

Question 2

1329 Fairmount Ave

Question 3

My understanding is that there will be consideration made for the Highland Little League fields. I want to applaud those involved in this decision and plead that space be made available for this St. Paul institution. My son has played ball there for years and it's a slice of Americana being at those ball fields. The families all get to know each other during the season and those friendships build stronger community. There is no other place like it in the twin cities and it would be a grave mistake to bring a close to this valuable part of our community. Please make sure to save some space for the Highland Little Fields in the new

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Ford Plan, my sincere thanks!

Name not available

inside Ward 3

January 7, 2019, 6:15 PM

Question 1

Paul Dzubnar

Question 2

1530 Edgcumbe Road

Question 3

I support keeping the Ford Fields for Highland Ball as a part of the Ryan Cos development.

Name not available

inside Ward 3

January 7, 2019, 6:39 PM

Question 1

Jessica Quinn

Question 2

1245 Stanford Avenue

Question 3

I'm writing to show my support of the approach Ryan Companies has taken on the Ford site redevelopment. Specifically, their collaboration and thoughtfulness in including preservation of two of the ball fields in their plan. Both of my children have played many years at Ford Field - there's nothing like a neighborhood baseball game on a beautiful summer night. The Ford fields draw many many local families to these games and keeps us closer together as St Paulites.

Name not available

January 7, 2019, 7:03 PM

Question 1

Jim Holm

Question 2

1969 Princeton Ave St Paul Mn 55105

Question 3

Please retain the Highland little league ball fields. It is one of the few things that remain from a time and day bygone. Without the generosity of The Ford Motor Company it wouldn't have existed in the first place. Please allow future generations of kids to have the same experience as their brothers and sisters and fathers and grandparents have had going back to the 1950s. A public park will just water it down to any other ball field.

Thank you,

Jim Holm
611-990-0905

Mike Sullivan

inside Ward 3

January 7, 2019, 7:53 PM

Question 1

Mike Sullivan

Question 2

1703 Jefferson Avenue

Question 3

Thank you in advance for considering preserving the ball fields. One of the greatest concentrations of joy in the city can be found daily on those fields Spring through Fall!

Name not available

inside Ward 3

January 7, 2019, 8:44 PM

Question 1

G. Armada

Question 2

2240 Edgcumbe Road

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Question 3

Our family would like to see the fields used by the Highland ball association retained at the Ford site. They are a St. Paul fixture and with all the development under discussion and the anticipated neighborhood congestion, we hope that the ball fields will be retained for future generations of young ball players and families to enjoy.

Thank you for your consideration.

Name not available

inside Ward 3

January 7, 2019, 8:57 PM

Question 1

Jeff Harris

Question 2

1147 Palace Ave

Question 3

My family and I greatly appreciate the proposed redevelopment plan by the Ryan Companies, preserving 2 of the baseball fields used by Highland Little League. Highland Ball has been well established in the neighborhood years before we had our own child, who will start his 2nd year of baseball as a 6 year old this summer. Highland Ball is one of those great institutions that makes our home town feel smaller. The kids talk about it, comparing team uniforms, equipment and stories. The parents are active and excited, sharing their memories of seasons past and hopes for the upcoming one. The Ford fields have been integral to our league. It's where we get to cheer on our little sluggers, where kids form lifelong friendships, learn the value of being a good sportsman and teammate and where we can hopefully escape a few times a week in the future, enjoying wonderful summer evenings in Minnesota. We hope that this tradition can continue at the current Ford fields and ask that you keep them in your thoughts as your finalize plans for the Ford site.

Thank you!

Sincerely,

Jeff Harris

Name not available

inside Ward 3

January 7, 2019, 9:17 PM

Question 1

Lawrence Davidson

Question 2

1702 Jefferson Ave. Saint Paul, MN 55105

Question 3

I would like to support the Ryan Companies proposed amendment to the Ford Site, in which preserves two of the baseball fields in the proposed plan. I think having those fields benefits the community greatly, and should be saved by this proposed amendment plan.

Name not available

inside Ward 3

January 7, 2019, 9:32 PM

Question 1

Elizabeth Longval

Question 2

1697 Pinehurst Avenue

Question 3

A huge note of appreciation to Ryan Cos. for considering retention of two little league fields on the Ford site. The fields are a great community asset and we hope our kids get the opportunity to play there.

Name not available

January 7, 2019, 10:14 PM

Question 1

Angela Stoltz

Question 2

5215 14th Ave S

Question 3

Please consider preserving the highland little league fields within the Ford plant development project. There are very few spaces with in this urban setting that provide a home for youth athletics. Commit to the history and family values that these fields represent. Thank you!

Name not available

January 8, 2019, 8:23 AM

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Question 1

Carl Wangberg

Question 2

1847 Wellesley Ave

Question 3

No response

Name not available

inside Ward 3

January 8, 2019, 8:42 AM

Question 1

Chad Skally

Question 2

1215 Highland

Question 3

I support Ryan Companies development of the Ford Plant and their thoughtfulness in including preservation of two of the ball fields in their plan.

Jen & Shawn Colestock

inside Ward 3

January 8, 2019, 9:14 AM

Question 1

Jen and Shawn Colestock

Question 2

1101 Cleveland Ave S Saint Paul, Mn 55116

Question 3

Its with great appreciation that Ryan Companies will be collaborating with Highland Ball to keep 2 of the baseball fields. Last year was our sons first year playing for Highland Ball. Its a Great, well Organized, league that puts our kids first. I was so impressed with the coaches and organization. As a parent and community member of Highland Park, I am so glad that Highland Ball will continue to impact out sons love for baseball!!!

Anne Hendricks

inside Ward 3

January 8, 2019, 9:42 AM

Question 1

Anne Hendricks

Question 2

1362 OSCEOLA AVE

Question 3

Thank you for including ball fields in the development plan. St. Paul already lacks appropriate space for young ball players to learn the game and compete with suburban leagues. Including the fields will help retain residents who want to prioritize sports so their children learn about team work and understand the importance of an active lifestyle. The fields are a great community builder for the strong program that exists there.

Jennifer Brondum

inside Ward 3

January 8, 2019, 10:34 AM

Question 1

Jennifer Brondum

Question 2

1955 Juliet Avenue

Question 3

I support and encourage the preservation of Highland Little League baseball fields. It is a wonderful location and nostalgic for so many. I also highly encourage the addition of a softball field right there as well. Highland little league is a great community of many schools, ages, and abilities. How fun is it for players to just bike up to their games and for fans to watch baseball on the very fields they played on as kids. Please keep the tradition going!

Name not available

January 8, 2019, 11:20 AM

Question 1

Molly F Forsberg

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Question 2

1540 Lincoln Ave

Question 3

I am writing to express my support to the approach Ryan Companies on how they have taken on the redevelopment. Specifically, I would like to express my support on their collaboration and thoughtfulness in including preservation of two of the ball fields in their plan. These ball fields have served as a wonderful community gathering space and attraction to use in our move to Saint Paul and we have been thankful for them.

Name not available

inside Ward 3

January 8, 2019, 2:30 PM

Question 1

Scott Deming

Question 2

2137 Watson Ave

Question 3

Good afternoon,

As a long-time resident of St. Paul and now, the father of 3 boys who all love, adore and play baseball, I am writing to show my support and appreciation for the Ryan Companies thoughtful and well-designed plan to preserve the beautiful legacy ball fields our community has known for over 50 years. The chance that my sons would be able to continue to play on the same fields that I did and my father before me, means a tremendous deal to me... and to them. Thank you for your time and consideration of this important proposal!

Name not available

January 9, 2019, 8:57 AM

Question 1

Tom Vetscher

Question 2

3800 48th Ave S

Question 3

I support Ryan Companies and their collaboration and thoughtfulness in including preservation of two of the baseball fields in their plan.

Gregory Forsberg II

inside Ward 3

January 10, 2019, 1:48 PM

Question 1

Gregory Forsberg II

Question 2

1540 lincoln ave

Question 3

History and longevity of the ford fields and highland baseball have built a foundation and connected community that is vibrant and committed to the families and friends of the community and instills a sense of pride and collaboration that is profound. Keep the fields and strengthen the community. Thanks. Gregg Forsberg

Name not available

January 10, 2019, 10:32 PM

Question 1

F

Question 2

F

Question 3

No response

Name not available

January 11, 2019, 7:33 PM

Question 1

Zack Ryan

Question 2

675 Prior Ave

Ford Site Zoning and Master Plan Amendments

Ford Site Zoning and Master Plan Amendments

Question 3

I like the Ryan plan. As someone in the city with young children I like the ballfields in there. As the neighborhood grows with more seniors it's nice to see a balance of housing and areas for kids.

Name not available

inside Ward 3

January 14, 2019, 2:45 PM

Question 1

Catherine N Dienhart

Question 2

1944 Bayard Ave., Saint Paul, MN 55116

Question 3

In general, I appreciate the changes to the master plan as explained in the last public presentation by Ryan Companies. I feel that they are generally listening to the residents of Highland Park, but more importantly, TAKING OUR OPINIONS INTO CONSIDERATION. I love the idea of rowhomes/townhomes west of the water feature. Not everyone wants to live in 4-5 story apartment/condominium type buildings.

Townhomes/rowhomes are a critical need in the city of St. Paul - particularly appealing to those of us who want to downsize and stay in St. Paul.

David Devine

inside Ward 3

January 15, 2019, 11:57 AM

Question 1

David Devine

Question 2

2003 Palace Avenue, 55105

Question 3

Dear Planning Commission,

I am writing in support of Ryan Companies' plan to keep 2 of the existing 3 ball fields in its development plan. These fields are a great asset to our community, and have served generations of children in this community. I played baseball there in the 1990s, and my children play there today. All of us have learned the importance of hard work, teamwork, respect and sportsmanship at these fields.

Respectfully,

David Devine

2003 Palace Avenue

Saint Paul, Minnesota 55105

Name not available

January 15, 2019, 2:50 PM

Question 1

Mark Otness

Question 2

845 Cleveland Avenue South, Saint Paul, Minnesota 55116

Question 3

No response

Catherine Hunt

inside Ward 3

January 16, 2019, 2:50 PM

Question 1

Catherine Hunt

Question 2

2081 Highland Pkwy

Question 3

To the St. Paul Planning Commission:

As a resident of Highland Park, I urge you to approve Ryan's plan with minor amendments. I disapprove of the city's rezoning plan because of its deleterious impact on the neighborhoods nearby. Ryan's plan, while not perfect, holds greater potential for success and minimizes the Ford development's burden on the community.

Residents of Highland overwhelmingly approve of Ryan's plan. It is hoped that the city will not subvert this preference in service to an agenda promoted by special interests. If Ryan pulls out of this development because of city politics, what will replace it? A developer from L.A.? Ryan and its practical market-savvy plan is the best choice..