



CITY OF SAINT PAUL  
Melvin Carter, Mayor

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TO: Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

FROM: Kristin Guild  
Acting Director   
Planning and Economic Development Department  
City of Saint Paul

DATE: August 9, 2019

SUBJECT: Draft Alternative Urban Areawide Review (AUAR) and Mitigation Plan: Ford Site and adjacent parcels

As the Responsible Governmental Unit (RGU), the City of Saint Paul has drafted an Alternative Urban Areawide Review (AUAR) and Mitigation Plan for the Ford Site and adjacent parcels. The notice of document availability will be published in the *EQB Monitor* on August 19, 2019.

#### Development Scenarios

Two development scenarios were evaluated in the AUAR, both of which are consistent with the Ford Site Zoning and Public Realm Master Plan as amended by the City Council on April 10, 2019. The development scenarios are defined below:

**Table 1: Development Scenarios**

| Land Use  | Ryan Companies Development Scenario | Master Plan Maximum Development Scenario |
|---|-------------------------------------|--|
| Residential (dwelling units)                              | 3,800                               | 4,000                                    |
| Retail and Service (square feet of gross floor area)      | 150,000                             | 300,000                                  |
| Office and Employment (square feet of gross floor area)   | 265,000                             | 450,000                                  |
| Civic and Institutional (square feet of gross floor area) | 50,000                              | 150,000                                  |

The Draft AUAR and Mitigation Plan is being distributed to agencies on the current Minnesota Environmental Quality Board distribution list and members of the public who provided comments on the Draft AUAR Order and Scoping document. The Draft AUAR and Mitigation Plan can be accessed electronically on the City of Saint Paul's website at [www.stpaul.gov/Ford-auar](http://www.stpaul.gov/Ford-auar).

The 30-day Draft AUAR comment period will begin on **August 19, 2019**. Comments will be accepted through **September 18, 2019 at 4:00 PM** and should be addressed to:

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Ford Site Planner  
City of Saint Paul  
25 W 4<sup>th</sup> Street, Suite 1400  
St. Paul, MN 55102  
[FordSitePlanning@ci.stpaul.mn.us](mailto:FordSitePlanning@ci.stpaul.mn.us)

or can be submitted through an online comment form found at [www.stpaul.gov/Ford-auar](http://www.stpaul.gov/Ford-auar)