



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-266-6549*

Date: June 19, 2019
To: Betsy Reveal, Planning Commission Chair
From: Christine Boulware, Historic Preservation Specialist
Re: Highland Park District 15 Plan - HP Comments

Chair Reveal and Planning Commissioners,

Thank you for the opportunity to comment on the Highland Park District 15 Plan. In reviewing the plan for conformance with the Historic Preservation chapter of the Comprehensive Plan, I offer the following edits and comments for your consideration:

1. PR6.1 Support continued upgrades to the historic Highland Golf Course Club House, Historic Pool House, and other multi-use facilities to make them available for community events.
 - a. Suggested language: Support the continued maintenance, preservation, and rehabilitation of upgrades to the historic Highland Golf Course Club House, Historic Pool House, and improvements to other multi-use facilities to make them available for community events.
2. PR6.6 Circus Juventus correct spelling to Circus Juventas
3. HP1. Celebrate the architectural diversity of the neighborhood and encourage maintenance and renovation of historic properties.
 - a. Suggested language: Celebrate the architectural diversity of the neighborhood and encourage maintenance and renovation rehabilitation of historic properties.
4. HP3. Give equal consideration to projects with historic preservation factors when formulating Capital Improvement Budget requests.
 - a. Suggested language: Give equal consideration to projects with historic preservation factors, when formulating Capital Improvement Budget requests. (the following strategies in HP3 are not related to CIB requests)

-----Original Message-----

From: Mathews Hollinshead <mathews.hollinshead@me.com>

Sent: Wednesday, June 26, 2019 11:46 AM

To: Thompson, Lucy (CI-StPaul) <lucy.thompson@ci.stpaul.mn.us>

Cc: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; Richardson, Mike (CI-StPaul) <mike.richardson@ci.stpaul.mn.us>

Subject: District 15 Comp Plan Update comment

Think Before You Click: This email originated outside our organization.

Since I will be out of town & miss Friday's PC hearing on the Highland District Plan, here is my comment:

(1) Make explicit that the full CP Rail Spur and Rail Yards, both north and south of West Seventh, should be placed in government ownership — city if possible, but county, Met Council, state or other public entity if necessary — to be preserved and protected for future transportation and TOD purposes related to the Ford Site redevelopment.

(2) Set a 2040 transit mode share goal of 30% or more rather than 20% as the draft states. 5000-7000 new residents, customers and workers on the Ford Site means 10k-14k new daily trips at least. We should shift more of these trips to transit than currently stated in the draft plan.

(3) Congestion pricing in U.S. urban zones is no longer a dirty phrase now that NY City will actually be using it. St. Paul should use it to induce greater non-SOV travel.

Mathews Hollinshead
Transit Representative
Transportation Advisory Board
Metropolitan Council
2114 Pinehurst Ave.
St. Paul MN 55116
651-492-0645

Sent from my iPhone

Frank Jossi

Madam Chair and Commission Members,

I am a former Highland District Council member, former vice president and former chair of the Community Development Committee. I served the council for 10 years and helped lead the D-15 plan initiative, a two year process which brought together surveys and discussions with hundreds of our neighbors.

This report was, frankly, harder than perhaps other district councils faced because we already did a plan for a subsector of our neighborhood, the Shepard Davern area that includes residents who live between Shepard and St. Paul Avenue. The

Ford Site, as you all know, has special zoning so this report does not cover that section of Highland either.

This necessitated in discussing with residents a lot of “We’re writing a plan that doesn’t include the Ford Site or the Shepard Davern area. You still with me?”

The Highland District Council conducted a robust community engagement outreach effort, starting before the formation of the plan and continuing until after its release.

To create our D 15 Committee we contacted 20 organizations and eventually selected 20 individuals.

The committee began meeting March 2017.

- We placed link to survey in distribution of HDC newsletter that reaches 12,300 residents and homes.

- We used Twitter, Facebook, the HDC website and the Villager to announce survey.
- We reached 700 people through the dozens of community, school and association websites.
- In the summer of 2017 the HDC used several community events to reach more than 1,500 people, attracting ^{hundreds} dozens to fill out our survey.
- ^{At} In 2018 events we interacted with ^{hundreds} dozens more residents at seven major community events.

The commission has raised issues of density and equity. If you read the report closely it anticipates the city's targeting of these two areas, even though we wrote it far before you made these components high priorities.

I call your attention to the report's support for many objectives of the city's 2040 plan. In the transportation section we call for:

- ~~expansion~~ ^{Priority} expansion of pedestrian safety infrastructure, especially along transit routes, near schools, areas of higher pedestrian activity, and in the West 7th Street area.
- Support completion of the sidewalk grid/system.
- Ensure that facilities meet the needs of people with disabilities.
- Support continued expansion of the Safe Routes to Schools program.
- Ensure convenient and equitable access to parks and recreation facilities.

In housing we call for:

- Increasing the diversity of housing options so that people of all ages, cultures, ethnicities and incomes have a place in the neighborhood.
- Promoting housing options for older adults, families with children, and people with disabilities that accommodate range of household incomes, cultures and ethnicities, by using strategies such as zoning and density bonuses.
- Promoting and support development that includes a mix of income levels, family size, ages, and abilities in the same developments, by using strategies such as zoning, density bonuses, etc.
- Promoting and support new and infill developments that include a range of housing types to reflect the diversity of our neighborhood character that includes single family houses, mid-rise and high-rise buildings.

- Prioritizing preservation of naturally occurring affordable housing to minimize resident displacement, especially those in areas where transit or redevelopment investments are planned.
- Creating and implementing an equitable development scorecard for use in evaluating proposed developments within the neighborhood. Only a handful of cities, much less neighborhoods, have developed or use a scorecard.
- Finally, the plan encourages development of affordable housing throughout Highland Park.

We think this report is a solid reflection of the desire of our neighborhood to maintain its livability while accepting more density, more diversity and more housing options. I would also suggest to the commission that our neighborhood will

experience more change than any other St. Paul neighborhood over the next decade. No other neighborhood is likely to experience the arrival of thousands of new residents to an entirely new way of living in a setting that may becoming a model for the country. We hope...

Our neighborhood has come to accept, and some cases embrace, that future. And we hope you will accept this plan as a testament to a lot of hard work of many volunteers who captured the thoughts and dreams and concerns of residents of Highland Park.