

**Meeting Minutes of Highland District Council  
Board of Directors  
December 6<sup>th</sup>, 2018 7:00 p.m.  
Highland Park Community Center  
1978 Ford Parkway, St Paul, MN 55116**

**Board of Directors Meeting**

1. **Call to Order** – Kevin Gallatin, President, called the meeting to order at 7:02.
2. **Roll Call** – Amy Schwarz, Secretary took roll call.

**Directors Present:** Dobier, Gallatin, Jossi, Mattson, Langford, Willis, Hood, Teggatz, Lindsay, Whitehead, Duffy, Bauer, Long, Schwarz, Soderberg, Hurse, Tinnes, Grill

**Alternates Seated:** Grill

**Directors Absent:** Long

3. **Approval of Agenda:** Motion made, seconded and passed to approve the December agenda as presented.
4. **Approval of Prior Meeting Minutes:** Motion made, seconded and passed to approve the November meeting minutes as presented.
5. **Reading of Community Resolution:** Frank Jossi read the resolution (see attached).
6. **Presentation by Ryan Companies (Tony Barranco):** see presentation: <http://highlanddistrictcouncil.org/homepage/development-projects/ford-site-ryan-companies-2018/> . Ryan is requesting HDC approve 4 changes to the zoning plan:
  - 1) Addition of single-family homes to the development options for the F1 River Residential Zoning district.
  - 2) Rezoning of Lot 11 from the F2 Residential mixed low to FI River Residential.
  - 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.
7. **Discussion and Vote on CDC Resolution – Kevin Gallatin, President**
  - 1) Mike Lindsay asked Mr. Barranco why Ryan is requesting zoning changes when the zoning was approved in the study.
  - 2) Kathy Soderberg asked Frank Jossi about the first bullet point at the end of the resolution as it appears a period or word is missing.
  - 3) Amanda Willis asked for a priority of the list resolutions.
  - 4) Howard Miller asked if the row homes would diversify the residents. Howard believes row homes would encourage families.
  - 5) Nate Hood asked about single-family home zoning and confirmed that Ryan could do single to four-unit homes and asked about parking.
  - 6) Mike Lindsay asked about Mr. Barranco’s comments that parking is needed to attract residents. He asked how this would affect pedestrian safety, bike plan and others.

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- 7) Frank Jossi commented that parking seemed adequate for now but asked if it could be adapted down the road. Mr. Barranco said they will look at it and that they can adjust as needed.
- 8) Kristine Grill asked about concentrating the retail on the north end of the project and the removal of commercial in the F3 districts.
- 9) Sally Bauer brought up traffic and environmental concerns with the increased parking. Sally also asked if any new traffic studies have been done. Mr. Barranco said they embraced the city's master plan for roads, bikes and pedestrians. He said that there will be less parking overall on the site and that the parking must be consistent with reality of current practices. Ryan has not yet kicked off a traffic study but will do so shortly as part of the overall AUAR.
- 10) Jack Dobier asked about single-family homes and mentioned that most people thought that single family homes were not allowed. Ryan companies mentioned that they asked Ford about building single family, and have an agreement with Ford.
- 11) Howard Miller asked about clarification on parking because Ryan is proposed
- 12) Kristine Grill noted that parking and commercial would be concentrated. Mr. Barranco explained parking across the entire site and showed a slide with a parking plan for the full site. He stated that the parking is robust across the site.
- 13) Susan Duffy asked about attracting small and local businesses when parking is ratio is increased. Mr. Barranco said Ryan does not believe that local retailers will be priced out because of parking. He said it may depend on the financing.
- 14) Sally Bauer asked for clarification about parking in lieu facilities. Mr. Barranco said that privately financed parking in lieu does not exist.
- 15) Kevin Gallatin asked about affordable housing and where it would be located. Mr. Barranco said there will be affordable row homes, senior housing and other types. He mentioned that lots of affordable housing is required and they "will opt in affordable units" in all housing. 745 affordable homes are predicted.
- 16) Tyler Teggatz asked why all 4 requests are proposed in one resolution and asked if the HDC is considering Ryan's other changes. Frank Jossi noted that the committee decided to include all changes together.

#### **8. Motion carries with 11 voting in favor and 7 voting against with one alternate voting (Kristine Grill).**

#### **9. Public Comment:**

- 1) Member of the public commented that you will isolate the retail and create an isolated community within a community. Mentioned the strip mall development in the surrounding area.
- 2) Member of the public thanked Mr. Barranco and Ryan companies for listening.
- 3) Member of the public asked who had been to the Centennial Lakes site.
- 4) Advocate for lower density. Asked Ryan's relationship to the city and asked the City's standing. Mr. Barranco explained they are an applicant to the City requesting changes and that the City is an important partner.
- 5) Member of public thanked Ryan and mentioned the toxicity of land near the river.
- 6) Member of the public asked about the timeline: Mr. Barranco mentioned that the next step is planning commission hearing, then city council approval. AUAR process will be

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next (traffic and air quality). This will take at least 6 months. Land use approval towards April/May 2019. AUAR process may wrap up summer 2019. Would like to start on mass grading and infrastructure of September 2019.

- 7) Member of public encouraged Ryan companies to reduce parking and encouraged mass transit. He asked about traffic outside of the site. Kevin Gallatin stated that the HDC and the Transportation Committee share these concerns. Nate Hood mentioned the potential of the CP Spur and mass transit.
- 8) Member of the public asked about green space and whether it would be open to the public. Ryan companies responded by discussing the green spaces: gateway park at NW corner; full block city park (owned and managed by the City) in the middle (north) of the site; southern area will be green space and discussed community garden potential and the open civic and water feature. Planned to preserve two little league fields and lease to little league.
- 9) Member of the public asked if the fields could be open to the public and could be multiple purpose instead.
- 10) Member of the public endorsed the public and Ryan companies and cars.
- 11) Member of the public asked about parcel owned by CP railway.
- 12) Member asked if the site will use the hydroelectric power. Ryan companies has discussed this with the owner of the hydroelectric dam. He also asked about the water reservoir that is decommissioned. The City has looked at this.

10. **New Business:** None.

11. **Adjourn:** 8:48 p.m.

*Notes by Amy Schwarz, HDC Secretary*

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**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 7<sup>th</sup>, 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 19<sup>th</sup>, August 16<sup>th</sup>, September 26<sup>th</sup>, and October 10<sup>th</sup>, November 13<sup>th</sup> and December 6<sup>th</sup>; 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

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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

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