



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, and November 13th; 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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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.



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DRAFT

WHEREAS Ryan Companies has requested three 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 three 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) An increase in the maximum required parking in non-residential districts. (from 1 space per 400 GFA up to 1 space per 200 GFA)
- 3) 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, as well as ensuring that all green space, including recreation space
- 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 XX, 2018

By the Highland District Council Board of Directors