

**Sayavong, Randy (CI-StPaul)**

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**From:** Sarah Emrick <Sarah.emrick@outlook.com>  
**Sent:** Wednesday, June 10, 2020 6:45 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** amendments to Ford site

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

Hi,  
Please note my concern at the requested amendments to 2 buildings at the Ford site. The amount of open space needs to be maintained as planned. If a grocery store is planned in a building the number of parking spaces can't be decreased. I ask that you maintain the zoning as set out and not approve any of the requested amendments in these documents

[https://content.govdelivery.com/attachments/STPAUL/2020/06/05/file\\_attachments/1467853/830%20Cretin%20Ave.pdf](https://content.govdelivery.com/attachments/STPAUL/2020/06/05/file_attachments/1467853/830%20Cretin%20Ave.pdf)

[https://content.govdelivery.com/attachments/STPAUL/2020/06/05/file\\_attachments/1467852/2170%20Ford%20Pkwy.pdf](https://content.govdelivery.com/attachments/STPAUL/2020/06/05/file_attachments/1467852/2170%20Ford%20Pkwy.pdf)

My name – Sarah Emrick. My address – 1856 Bohland Ave. St. Paul, MN 55116.  
Thank you,  
Sarah

**Sayavong, Randy (CI-StPaul)**

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**From:** Richard <ragfahel@yahoo.com>  
**Sent:** Wednesday, June 10, 2020 10:23 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** New Amendments to Ford Site Development

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

I strongly oppose the amendments currently being sought by Ryan. Our Highland community will already be damaged by the existing plan. Additionally even more building and less green space is a huge mistake. Please do not allow it!

Richard Fahel  
1071 Cleveland Avenue South  
St Paul

Sent from Yahoo Mail on Android

**Sayavong, Randy (CI-StPaul)**

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**From:** Judy Ferrell <judyferrell@gmail.com>  
**Sent:** Tuesday, June 9, 2020 11:01 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Amendments to Ford Site Development

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

Please do not allow open space reduction or building height increases in Ryan's Ford Development.

Please be strong for our community.

Thank you,  
Judith B Ferrell  
2181 Princeton Ave  
Saint Paul, MN 55105

Judy Ferrell  
(612) 718-8854  
judyferrell@gmail.com

**Sayavong, Randy (CI-StPaul)**

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**From:** sdfischtrom@gmail.com  
**Sent:** Friday, June 12, 2020 12:24 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plant development

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

I am outraged at the change in plans for the Ford site. There was strong community support of the original plan with less density & plenty of green spaces. We need green spaces to keep Highland Park as beautiful as it is!

Sincerely,  
Sharon Higgins Fischtrom  
1866 Graham Ave  
St. Paul, MN 55116

Sent from my iPhone

## Sayavong, Randy (CI-StPaul)

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**From:** Barb Fleig <b.fleig@comcast.net>  
**Sent:** Thursday, June 11, 2020 1:46 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Re: Ford plant

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

Thanks for the quick response  
My address is  
601 Fairview Ave S  
St Paul MN 55116

Sent from my iPhone

> On Jun 11, 2020, at 9:03 AM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

>  
> Good Morning Barb,  
> Thank you for your statement. Can you please give your address for the record since it is a public hearing?

>  
> Respectfully,

>  
>  
> Matthew Graybar  
> Zoning Inspector III  
> Department of Safety and Inspections  
> 375 Jackson Street, Suite 220  
> Saint Paul, MN 55101  
> P: 651-266-9080  
> F: 651-266-9009  
> matthew.graybar@ci.stpaul.mn.us

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> Making Saint Paul the Most Livable City in America DSI's Mission: To  
> preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.  
> DSI's Vision: To be the leader in creating the safest, healthiest, most livable, and vibrant city in America.  
> Think Green - please do not print this email unless necessary  
> Need assistance resolving a property issue with a resident or landlord?  
> Call the Dispute Resolution Center:  
> <http://disputeresolutioncenter.org/> 651-292-7791 There is FREE PARKING at our office located at 375 Jackson Street.  
Just tell the guard you're here for an appointment!

>  
>

> -----Original Message-----

> From: Barb Fleig <b.fleig@comcast.net>

> Sent: Thursday, June 11, 2020 8:52 AM

> To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>

> Subject: Ford plant

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

>

>

> I strongly oppose the proposed amendments to the Ford site development . The density is already crazy stupid!!!!

> No to reduced green space

> No to larger footprint and taller buildings!!!!

> Please please please

>

> Barb Fleig

>

> Sent from my iPhone

>

## Sayavong, Randy (CI-StPaul)

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**From:** Beth Friend <bethrfriend@gmail.com>  
**Sent:** Tuesday, June 9, 2020 6:58 PM  
**To:** Graybar, Matthew (CI-StPaul)

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

Dear Mr. Graybar,

I'm writing to express my opposition to recently proposed plan amendments for construction at the Ford site in Highland Park.

These plan amendments chip away at restrictions on building heights, increase density and further diminish the minimal open space provided by the plan.

I oppose adding to building heights. The project should not allow an increase from 65 maximum feet to 75 feet nor should it allow the adding of a 90 foot tower.

I oppose any reduction of open space. The plan, as stated, requires a minimum of 25% of the lot to be open space. Ryan wants to cut that down to only 6% open space.

I oppose expanding building footprints. The plan calls for the maximum lot coverage for a building to be no more than 70%; Ryan wants to increase the building footprint to 90%!

Our community has made it clear that limitations in the plan are important to us. We do not want a situation in which grass, trees, shrubs and gardens are crowded out. We do not want structures that would further block the sky by increasing building heights or further diminish the already-inadequate open space at the site.

Why are the wishes of those of us who live in Highland Park ignored in this process?  
Why must the plan that was agreed upon be amended so as to go against the desires of the residents of this neighborhood?

We live, work and raise our families in Highland Park and our interests, our concerns and our preferences matter! Urban planning that increases density and decreases open space only perpetuates the mistakes of the past that have made so many neighborhoods overly crowded, lacking in green space and unpleasant to live in.

Stop the amendments and stick to the plan.

Sincerely,

Beth Friend  
15 Orme Court  
St. Paul, MN 55116

## Sayavong, Randy (CI-StPaul)

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**From:** Jim Ginther <jamesmginther@gmail.com>  
**Sent:** Friday, June 12, 2020 1:56 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Fwd: Variances to the Ryan Plan for the Ford Site

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

----- Forwarded message -----

**From:** Jim Ginther <jamesmginther@gmail.com>  
**Date:** Fri, Jun 12, 2020 at 1:47 PM  
**Subject:** Variances to the Ryan Plan for the Ford Site  
**To:** <Ward3@ci.stpaul.mn.us>, Chris Tolbert <chris.tolbert@ci.stpaul.mn.us>

My name is Jim Ginther. I live at 1019 Colby Street, right next to the Ford Site. I am quite disheartened to see that Ryan is backsliding on the original zoning plan for the 122 acre Ford site. Why did we go through such a long process and supposedly involve the neighbor's feedback in the decisions regarding density, building height and green space? Ryan said no buildings would be over 65 feet. Now they want variances to build to 75 and even 90 feet! This disingenuous move makes a mockery of "neighborhood involvement".

As for density, the number of people living on the 122 acres will approach 5,775 (1.5 people per unit times 3,850 units). 122 acres is approximately one fifth of a square mile. That gives us a density of 28,875 people per square mile! NEW YORK CITY HAS A POPULATION DENSITY OF 27,013 PER SQUARE MILE ( According to Google).

When built out, the Ryan development will be as dense as a "Landlocked Coronavirus Cruiseship"! And I fear just as deadly.

I implore the Planning Department to refuse the requested variances to the Ryan plan and stay with the original zoning plan.

Jim Ginther



## Sayavong, Randy (CI-StPaul)

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**From:** pam ginther <plmginth@comcast.net>  
**Sent:** Friday, June 12, 2020 12:27 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Oppose Ryan Cos. current requests to the Board of Zoning Appeals for the Ford Plant Site due on June 12, 2020.

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

June 11, 2020

Dear [matthew.graybar@ci.stpaul.mn.us](mailto:matthew.graybar@ci.stpaul.mn.us)

My name is Pamela Moody-Ginther. I am a home owner of 29 years at 1019 Colby Street, St. Paul, MN 55116. I am writing in regard to proposed amendments for June 12, 2020 deadline for the Ford Site.

**Unlike my 4/1/19 letter supporting and encouraging Ryan Co., the City Council, and Planners I am now writing to voice my opposition to these newly proposed appeals/amendments.**

Originally, I believ ed that Ryan HAD moved the Ford Site development in the right direction. I was excited and appreciative.

I trusted that Ryan, our council representatives, and planners HAD demonstrated a genuine willingness to really listen and work with the community, building on this area's long existing strengths and charm. I based my support on all of your words, your extensive presentations that I attended, and your storied family ties to this community. (Which were espoused loudly, repeatedly, and clearly.) — Based on my trust in your words and actions I **had** asked that the City Council and Planners support Ryan's amendments back on 4/1/19.

— **At that time we had talked of zoning to lower density and building heights** and allow for a mix of single family homes along River Road, also creating a better mix of housing varieties throughout the site. This would have allowed for home ownership with **green space** rather than building an insular and monolithic site of high towers. Ryan also recommended a smaller retail footprint and more need for parking. All would have created a more balanced community. — Ryan was to build with design and intention, blending new with old, being mindful of creating soft edges, that artfully expand Highland Village's charms to be inclusive, without destroying the strength of the existing community. They "seemed" to truly understand that community is not just buildings and volume, but about mindfully creating a home for people and a place for them to come together in a healthy shared society.

**Apparently this is no longer the case.**

**And so I oppose Ryan's current requests due on June 12, 2020.**

The project is barely underway, but already we're seeing the developers and partners chip away at restrictions on building heights, further increase density, and further diminish the minimal open space provided by the Plan.

Now the degradation continues. Recently proposed plan amendments call for:

**Adding to building heights** — going from 65 feet maximum to 75 feet, AND adding a 90-foot tower!

**Reducing open space** — the Plan requires that a minimum of 25% of the lot be open space; Ryan wants to cut that down to only 6% open space!

**Expanding building footprints** — the maximum lot coverage for a building is to be no more than 70%; Ryan wants to increase the building footprint to 90%!

If approved, the effect of such amendments will be to crowd out grass, trees, shrubs and gardens, replacing them with towering concrete structures. The claustrophobic, canyon-like feel of the project will increase.

More importantly, we have learned in the world's struggle with the Covid pandemic that density is problematic. And it is forecast that there will be more pandemics in the near future.

We have seen this in Madrid, Singapore, and heard it commented on clearly by Gov. Andrew Cuomo of NY that density and closeness IS the problem. So why are we allowing this to happen?

Even Henry Ford recognized, and had more regard for taking care of this rare area when he built the original Ford Plant here. (As seen in our PBS documentary last year.) I do not understand the short sightedness in ruining this truly unique area of our capitol city, state, and country for generations to come.

There is still time for Ryan to remember what they said: "to build with design and intention, blending new with old, being mindful of creating soft edges, that artfully expand Highland Village's charms to be inclusive, without destroying the strength of the existing community."

## Sayavong, Randy (CI-StPaul)

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**From:** Debbie Givot <debbiegivot@hotmail.com>  
**Sent:** Thursday, June 11, 2020 2:22 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plan

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

I have lived in the Highland Park area for 28 years and am a proud home owner.

I have attended several meetings on the Ford Site Plan and would like to voice my opposition to Ryan's chronic use of amendments to original plans.

The amendments to add vertical footage to building heights, along with decreasing green space is unacceptable, including the following:

- Adding to building heights — going from 65 feet maximum to **75 feet, AND adding a 90-foot tower!**
- Reducing open space — the Plan requires that a minimum of 25% of the lot be open space; **Ryan wants to cut that down to only 6% open space!**
- Expanding building footprints — the maximum lot coverage for a building is to be no more than 70%; **Ryan wants to increase the building footprint to 90%!**

I urge you to hear your neighbors in the St. Paul community and hold Ryan to original Ford Plan. The Plan is already an eyesore to many of Highland Park's community members.

Thank you for your consideration.

My address is:

2188 Fairmount Avenue  
St. Paul, MN 55105

Debbie Givot  
651-808-8321

Sent from Mail for Windows 10

## Sayavong, Randy (CI-StPaul)

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**From:** ae77jake@aol.com  
**Sent:** Thursday, June 11, 2020 5:30 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plan

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

Do not let the developers set their own restrictions. This project is a complete joke. Our neighborhood is fed up with the blatant disregard for the people who live here. We have lived in this city for over 30 years and with recent events we will not be moving, no way, we will be changing all elected officials. We have been plagued with terrible leadership in Minnesota and Saint Paul, not to mention the great city of Minneapolis. This has happened more recently and it is unacceptable, its absolutely embarrassing how the elected officials see good productive citizens as deemed part of the problem. We are watching all officials and their actions. We will vote. We will go door to door to inform the people of this city, Democrats have failed us. Not the President, Not one corrupt cop. Our State is going to fail with a continued lack of leadership, from our terrible leader Governor Walz, incompetent mayors, and all the way down to our city council.

I look forward to your actions. We are watching.

Jacob Goldberg - former DFL. Lifelong St Paul resident. Voter.  
1870 Worcester Ave  
St. Paul, MN 55116

**Sayavong, Randy (CI-StPaul)**

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**From:** Hamel, Jim 103 <Hamel.James@asianfoods.com>  
**Sent:** Wednesday, June 10, 2020 8:39 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford site zoning amendment

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

Hello

From a longtime resident of Highland – please vote NO to further amendments making the ford redevelopment more dense. The plan as it stands is already transformative for our neighborhood, these further amendments put the livability at risk.

Thank you!

Jim Hamel  
560 Mount Curve Blvd

**Sayavong, Randy (CI-StPaul)**

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**From:** terry hamm <terryhamm@comcast.net>  
**Sent:** Wednesday, June 10, 2020 10:26 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford

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

Dear Sir;

I am strongly opposed to the recent proposed variances to the Ford Site development. The proposals are in extreme opposition to carefully constructed restrictions in the approved Plan. Such extreme changes now would send a message to developers and neighbors that the current restrictions lack any meaning.

Terry Hamm  
1767 Bayard Avenue

**Sayavong, Randy (CI-StPaul)**

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**From:** Doug Hanson <doug.m.hanson@q.com>  
**Sent:** Thursday, June 11, 2020 7:02 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford zoning

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

Matthew, the covid crisis has increased visibility of the dangers of over crowding in our cities. I am opposed to zoning amendments to the ford site to allow further density. We should rather be looking at scaling back the project for a safer city.

Doug Hanson  
1697 Ford Parkway  
St Paul, MN 55116

Sent from my iPhone

**Sayavong, Randy (CI-StPaul)**

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**From:** Mark Hanson <markallanhanson@outlook.com>  
**Sent:** Friday, June 12, 2020 2:00 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Zone Planning request from Ryan Co. for Ford Plant Site.

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

From resident:  
Mark Hanson  
1945 Saunders Ave,  
St. Paul, MN, 55116

Dear Madam/Sirs,

I don't approve of the zoning plan improvements by Ryan Co.

Best,  
Mark Hanson



## Sayavong, Randy (CI-StPaul)

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**From:** Kelly Harmon Schmitt <harmonschmitt@gmail.com>  
**Sent:** Tuesday, June 9, 2020 9:17 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plan proposed amendments by Ryan - say NO

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

Hi,

I am writing to you in regards to the latest Ryan proposed Ford plan amendments. Higher 90 foot towers! Even less agree space - amounting to only 7%! These Ryan proposed amendments are so sad, awful, frustrating, greedy and frankly stupid.

Everyone deserves green space for good mental and physical health. Studies have proven this time and time again. Low income housing residents deserve green-space - why are these low-income housing prospective residents being taken advantage of by Ryan?! Why are all potential housing residents being taken advantage of by Ryan?! Why are the current residents of Mac Groveland and Highland being taken advantage of by Ryan?! Why are the city leaders being taken advantage of by Ryan?! Why are we letting anyone be taken advantage of by Ryan?!

Greedy, greedy, greedy. Money for Ryan but who is caring about the welfare people who live there. People need green space. People need community. No one! The city gets well-needed tax dollars. So the city leaders to date are being greedy and short-sited too. This Ford area is isolated and not adjacent to a downtown commercial area for jobs, there is no transit, no parks there for kids to play be be happy, no place for moms and dads to take their kids, no place all of these thousand of people to walk around. No place to breathe fresh air. Is Ryan against healthy living and happy kids and families?! It is so.

This neighborhood is beautiful. A gem that will now be destroyed by greedy developers, and naive and greedy tax-hungry city leaders - especially our own agenda-driven city council-people and our mayor. We need leaders with a macro view in power in this project. Leaders who are listening to their constituents and who actually represent them (and who do t just represent their own agenda). Where are the city leaders with the long term vision and macro view? Leaders who understand that it is important to build up downtown Saint Paul with robust businesses that provide a great depth a breadth of jobs for our residents while these robust companies pay healthy taxes to the city (instead of these remote high-density housing projects). Where are the leaders that understand a more sustaining business model for our city? Where are the leaders who understand that these robust businesses in downtown Saint Paul could not only pay taxes to the city of Saint Paul, but they could also then support people who work for these companies in higher density housing in the down area - so close to the robust businesses. Like the way Minneapolis did it. Hello? Where are you? (Does this make sense - if so, you could be the visionary leader with business sense that we need to say, enough with these Ford plan amendments and remote high-density housing projects!)

Ryan is taking advantage of the pandemic and tragic events in our community with these requested amendments. While people's and leader's minds are elsewhere, they are thinking of themselves. Greed.

Be the visionary leader we need! Say no to Ryan on these amendments. Pause and take a deep breath. Stay to the original, already overpopulated, and bad Ford plan. The Ryan amendments make the original Ford development plan for this area even worse.

Thanks for actually listening to me and for your clear thinking,

K. Schmitt  
2203 Sargent Ave.  
Saint Paul, MN 55105

**Sayavong, Randy (CI-StPaul)**

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**From:** Charles Hathaway <hathaway@iphouse.com>  
**Sent:** Thursday, June 11, 2020 2:14 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** NO to proposed Ford Plan amendments

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

Dear Mr. Graybar -

The City's Ford Plan already allows for damagingly high population density, buildings that are too large and too tall — grossly out of character with the Highland neighborhood — and fails to provide for anything close to the needed amount of green, open, and recreational space.

The Ryan amendments currently on the table would make the situation even worse. Their plan to increase building heights, diminish setbacks, and increase the size of building footprints is entirely unacceptable. Their proposed amendments would take the proposed development in entirely the wrong direction.

Please reject them.

Thank you.

Charles Hathaway  
507 Montrose Lane  
St. Paul

651-698-8554

**Sayavong, Randy (CI-StPaul)**

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**From:** zoyalisa@aol.com  
**Sent:** Friday, June 12, 2020 2:26 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Fwd: Ford site development--Please respect natural spaces

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

Please accept this submission. I accidentally typed the address with one extra period.

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

To: matthew.graybar@ci.st.paul.mn.us <matthew.graybar@ci.st.paul.mn.us>  
Sent: Fri, Jun 12, 2020 2:00 pm  
Subject: Ford site development--Please respect natural spaces

As a St.Paul homeowner over the age of 65, having cared for family in their 80s and 90s, I can assure you that when seeking a place to live, most seniors are not drawn to high-traffic areas, paved parking lots, and over-crowded buildings that block the sky. Green spaces where children play, people gather, cool breezes rustle trees, where birds and animals and clouds can be observed--these offer a far higher quality of life. As I age, the threat of over-development on the Ford site is more likely to cause me to leave the city than to move a mile or so south to live in the development. I am concerned about its effects on my own neighborhood as traffic and density increase.

Frankly, with all we know about global warming, environmental degradation, air and water pollution, and their mental and physical health effects, I find it hard to believe that the plans for the site even became what they did. Please don't alter them to make things worse.

Let's not squander a rare opportunity to recapture natural space along a river that is a national treasure.

Elisa Hayday  
2112 Berkeley Avenue  
St. Paul, MN 55105

(651) 698-4517

**Sayavong, Randy (CI-StPaul)**

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**From:** Clare Hayes <clareandlarryhayes@yahoo.com>  
**Sent:** Thursday, June 11, 2020 7:51 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Development

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

Dear Sir:

I am a 66 year resident of the City of St. Paul.

I am writing to oppose the recent amendments to the Ryan Construction plan at the Ford Site.

I am opposed to :

The building height changes, especially a 90 Ft. Tower

The reduction in green space

The increase in lot coverage.

I feel all of these changes are in violation of the original agreements to make this space beautiful. The neighborhood feels that Ryan Construction has not been transparent in their plans.

Thank you.

Clare Hayes  
2195 Princeton Ave.  
St. Paul, MN 55105  
h- 651-690-4830

## Sayavong, Randy (CI-StPaul)

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**From:** Leah Hedman <hedmans@comcast.net>  
**Sent:** Thursday, June 11, 2020 2:28 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Opposition to Ryan Companies Amendments to the Ford Plant Development

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

The buildings at the Ford Plant will outlive us all.

Stop and take one minute to picture the St. Paul neighborhoods where you enjoy spending time. They are likely full of trees and open spaces and not overly crowded and I'll bet they don't include imposing buildings with inadequate setbacks.

The City repeatedly promised that the Ford development would blend into the neighborhood and use environmentally friendly building practices and have lots of open green space and adequate setbacks.

I worry that the City will continue to bend to whatever the developer wants. I worry the safety of having so many large structures on top of one another will be unsafe if there is a fire and I fear you will allow the developer to cut corners that will compromise the health, safety and well being of the future occupants and neighbors.

I worry that well meaning people just default to giving the developers what they want to maximize the density with the hope of increasing affordable housing in St Paul.

Instead, please consider the people who will live there. People thrive when they are surrounded by open spaces and blue sky— and not overwhelmed by towering buildings that look into each other.

People want to have animals and green spaces and setbacks provide the areas necessary for them. The river area is great but it can be a dangerous place for people late at night.

The proposed amendments are:

Too high

Too dense

and they lack sufficient open green space and setbacks. A roof garden is not the same as landscaping and grassy areas. Don't let the developer cheap out.

Please vote as if you were going to live there.

Thank you,  
Leah Hedman  
507 Mount Curve Boulevard

Sent from my iPhone

**Sayavong, Randy (CI-StPaul)**

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**From:** Jerry Helfand <jerryhelfand@gmail.com>  
**Sent:** Friday, June 12, 2020 12:21 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** opposition to Ford Plant amendments

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

From: Jerry Helfand, 1975 Bayard Ave., St. Paul, MN 55116

I wish to state my opposition to the plan to chip away at restrictions on building heights, further increase density and diminish the already minimal open space at the Ford site.

I oppose adding to building heights, from 65 to 75 feet and adding a 90 foot tower.

I oppose reducing open space from a minimum of 25% to Ryan's proposed 6 percent.

I oppose the expansion of the building footprints from 70% to 90 percent of lots.

I endorse the position of Neighbors for a Livable St. Paul.

Thank you for your attention.

**Sayavong, Randy (CI-StPaul)**

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**From:** Layne Hendel <hendellayne@gmail.com>  
**Sent:** Wednesday, June 10, 2020 3:01 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Changes to Ford Site

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

Dear Sir:

It has come to my attention that the developers of the Ford site wish to amend their development agreement. I am not in favor of Ryan's requested changes. Please note my vote of "No" for the request. Higher density is not the solution.

Sincerely

Layne Hendel  
1861 Norfolk Ave.  
St. Paul, MN 55116



**Sayavong, Randy (CI-StPaul)**

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**From:** Luba Hickey <hicke002@umn.edu>  
**Sent:** Thursday, June 11, 2020 10:21 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford site high density.....COVID Petri dish apartments?

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

What was the reason for the high COVID death rate in New York?  
High density housing and public transit...perfect Petri dishes for germs  
High density housing should NOT be built at the Ford site....  
High density is the perfect arrangement for easy transmission of diseases.  
Housing is a public health issue, especially when it's petri dish housing.  
Luba Hickey  
2015 Pinehurst Ave  
Saint Paul, Mn 55116

**Sayavong, Randy (CI-StPaul)**

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**From:** Virginia Hickey <gingi.hickey@gmail.com>  
**Sent:** Tuesday, June 9, 2020 9:44 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Oppose Ford Plan amendments

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

I oppose increasing the density to the Ford plan development by Ryan companies. I also oppose the decrease in the open spaces. Please, please do not do this. You are talking about drastically changing an existing neighborhood. Thank you for your consideration.

Virginia Hickey  
1795 Pinehurst Avenue  
Saint Paul, MN 55116  
651-699-5418

**Sayavong, Randy (CI-StPaul)**

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**From:** BARBARA <barb.holtz@comcast.net>  
**Sent:** Friday, June 12, 2020 12:40 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Site amendments

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

I would like to inform you that as a resident of the Highland Park neighborhood, I am opposed to the following proposed amendments:

- A) Raising 65' building heights to 75'
- B) A 90' tower
- C) open space reduced from 25% to 6%
- E) Building footprint be increased from 70 to 90

Thank you  
Barbara Holtz  
2034 Yorkshire Ave #2  
Saint Paul, MN 55116

Sent from Xfinity Connect App

Sent from Xfinity Connect App

**Sayavong, Randy (CI-StPaul)**

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**From:** Sara Homstad <sara.homstad@gmail.com>  
**Sent:** Friday, June 12, 2020 1:56 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Opposed to amendments to Ford Site Plan

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

I am writing to express my opposition to the proposed amendments to the Ford Site Plan which would increase density and building heights while reducing open space. These changes are not in line with the intention of the plan which the neighborhood approved.

Please do not approve these amendments.

Thank you,

Sara Homstad  
481 Mount Curve Blvd.  
St. Paul, MN 55116

Sent from my iPhone

## Sayavong, Randy (CI-StPaul)

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**From:** Bruce Hoppe <brucehops@gmail.com>  
**Sent:** Wednesday, June 10, 2020 6:04 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** City Planners Benevolent to Developers, not the residents they serve

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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

Matthew, I live at 531 Mt Curve, only a few blocks from the Ford site. We (the community) are watching how Ryan Companies and the City seem to be pulling a bait-and-switch process with the community through a continuous stream of variances and plan amendments - with little public oversight or transparency.

The previous approved plan allowed for zoning/buildings that were already too tall, housing densities that were too great for the Highland area, and open/recreational space that was insufficient. Now the COVID crisis spotlights the threat that high-density brings to the health and welfare of the community. I can assure you that the high-density living/construction trends will be shifting back to single family housing preferences.

The Ford project is barely underway, but already we are seeing a determination by the developer to chip away at restrictions on building heights, further increase density, and further diminish the minimal open space provided by the Plan.

For the record, I do not support these plan amendments:

- Adding to building heights — going from 65 feet maximum to **75 feet, AND adding a 90-foot tower!**
- Reducing open space — the Plan requires that a minimum of 25% of the lot be open space; **Ryan wants to cut that down to only 6% open space!**
- Expanding building footprints — the maximum lot coverage for a building is to be no more than 70%; **Ryan wants to increase the building footprint to 90%!**

This is only the beginning! We can expect dozens more Plan amendment proposals of this sort in the months ahead. The Public is carefully watching how the City Planners react to these unacceptable after-the-fact amendment proposals from Ryan Companies. We ask you to make decisions with the community's best interests in mind, not the developer's bottom line. Thank you - Bruce Hoppe - Mt Curve Blvd

## Sayavong, Randy (CI-StPaul)

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**From:** Jean Hoppe <Jean.Hoppe@cdirad.com>  
**Sent:** Friday, June 12, 2020 8:27 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Opposition to Ryan Variance Request at the Ford Site

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

June 12, 2020

Dear Mr. Graybar – as a city official, please read this:

I am vehemently OPPOSED to the proposed amendment changes to the Ford site development plan.

I consider the request from Ryan to add density, building heights and reduced green space to be a bait and switch from what had previously been proposed. These proposals are undermining your and Ryan's relationship with the community and comes at a time when our city is just beginning to open up after almost 3 months of sheltering in place and business shut down caused by a virus that is spread when people are not socially distancing. Ryan knew the terms when they entered this deal. I expect the city to stand by the citizens of St Paul, not a greedy Minneapolis contractor who has no interest in our needs and welfare.

My plea as a registered nurse, a lawyer and a safety officer of a large health care provider:

**NO INCREASE IN BUILDING HEIGHT!!!**

**NO DECREASE IN GREENSPACE!!!**

**NO MANIPULATED CALCULATION METHODS THAT INCLUDE BALCONIES AND PRIVATE ROOF TOPS AS PARKS AND GREENSPACE!!!!**

**This is crazy, dishonest, and grossly negligent.**

I am highly concerned that Ryan AND the city might ignore the now obvious dangers of cramming elderly and other citizens into dense apartments with no green space.

All our residents deserve quality living environments, including those with reduced income. Low income housing plans should include similar green space to what others enjoy and stacking these St. Paul residents in buildings without grass, trees and actual parks is discriminatory and unequal treatment.

Catastrophic results are easily predicted and reasonably foreseeable to you, given the daily messages on TV from our own Governor about social distancing, risks of public transportation, and the reasons behind quarantines and isolation to prevent the spread of COVID-19.

Further, our city's residents and workers were clearly at a mental health breaking point due to the restrictions set in place and the existence of the Pandemic when riots ensued over the murder of one of our own Twin City residents, George Floyd, at the knee of a paid police officer.

We cannot underestimate every St. Paul resident's basic need for green space to BREATHE going forward!!!

To ignore this need and agree to these amendments would be grossly negligent! In fact, continuing with the plan as now set out is grossly negligent given what YOU now know about how COVID-19 and other viruses spreads. There will be no way any citizen in St. Paul can now be ignorant of the facts. Any jury would see the decision to allow higher density and no green space as a contributing factor to a repeat of what is going on now in our beloved St. Paul.

Given what's going on now with the COVID -19 Pandemic, immunity won't protect city authorities from being sued and found liable when the next pandemic hits and people are stuck living (and dying) in a setting akin to NYC and all the other overcrowded cities hit the hardest by the Pandemic.

To allow such variances would be in reckless disregard for our community, a demonstration of willful and wonton misconduct and ignoring your fiduciary duty to our community.

I, along with other residents will hold YOU, the current City Council members, AND RYAN personally liable for any injuries or deaths that occur if this goes forward. The City's gross negligence and reckless disregard for its constituents will be crystal clear when the next Pandemic rolls around, and wipes out a the elderly and reduced income residents of the Ford site, and letters of warning are pulled out of our files and used as evidence against you and others in such a case.

This letter serves as legal notice to you of your duty to us, your constituents, and the liability of any paid city official who agrees to these variances. I will personally hold all of you responsible if you approve this negligent, reckless variance. You should be losing sleep over this if there is any doubt in your mind.

Shame on every one of the people who continue to push for greater density, no green space and even taller buildings on the Ford site.

Most businesses have already abandoned the city and our leaders have allowed riots to destroy a good bit of Midway.

Clearly you need to stop what you have been doing and START LISTENING TO US!

Sincerely,

Jean B Hoppe, RN, JD  
531 Mount Curve Blvd  
St Paul, MN 55105

**Graybar, Matthew (CI-StPaul)**

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**From:** Asa W. Hoyt <awhoyt@gmail.com>  
**Sent:** Thursday, June 11, 2020 10:13 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** open space

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

please keep more open space for ford development.  
Asa W. Hoyt  
[awhoyt@gmail.com](mailto:awhoyt@gmail.com)



## Graybar, Matthew (CI-StPaul)

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**From:** Nikki Huls <astralhale@gmail.com>  
**Sent:** Friday, June 12, 2020 12:51 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Proposed Ford building variances

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

Dear Mr. Graybar,

I am writing to express my concerns and disagreement with the proposed property variances for 830 Cretin Ave and 2170 Ford Parkway. I am not opposed to the development of this site and I believe it is a good thing to put this area to use. However in light of the recent pandemic as well as in the interest of livability in the area as well as surrounding neighborhoods I respectfully request that you do not allow the variances which would cut down on greenspace, increase density of population, reduce parking and which would allow for increased height in buildings as well as increased footprints. Please keep St Paul green, beautiful and livable. We have to weigh profit with the well-being of the community and its inhabitants.

Sincerely,  
Nicole Huls  
1965 Dorothea Ave, St Paul, MN 55116

**Sayavong, Randy (CI-StPaul)**

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**From:** Anne Horst <ahorst@alumni.nd.edu>  
**Sent:** Thursday, June 11, 2020 7:41 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plan Amendments

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

To whom it may concern,

I am a resident in Highland Park and I live at 1972 Norfolk Avenue, St. Paul, 55116. I am writing to voice my opposition to the proposed amendments to the Ford Plan. Specifically, I oppose the increase in building heights, the decrease in open space, and the expansion of building footprints. This will be a detriment to the environment in the area and to native species and I think a detriment to those of us who live in the neighborhood and oppose the excessive crowding.

Sincerely,  
Anne Keenan

## Sayavong, Randy (CI-StPaul)

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**From:** Gary Iverson <gary.iverson.stp@gmail.com>  
**Sent:** Thursday, June 11, 2020 11:33 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford development

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

Dear Mr Graybar -

I am writing to you as a neighbor and my concern regarding the proposed amendments to the Ryan proposal.

If you want this new space to be a showcase, then you need to keep the open space at 25%. To reduce this to 6% will lose any marketing to people who can afford taxes or who even want to live in St Paul. You have so much building going on - Snelling, Marshall, downtown, etc. that it is questionable where you will even get enough people to occupy the housing. Plus this does not compliment the beautiful park along the river. Aesthetics is key to this development.

Allowing building footprints to go to 90% of the lot size significantly changes the neighborhood. Everyone prides themselves on their lawns and gardens in the area. Allowing such an exaggerated use of the land for building will change everything. This is not a downtown area where it is ok to have a sidewalk between a building. This will look awkward having buildings this close, creating storage areas instead of useful spaces, or hiding places for kids, etc. This is not logical for a neighborhood, COVID, or anything else.

Please be mindful of a decision like this and how it negatively impacts everything. Please stick to your original approved specifications. You have a plan, work the plan. It's way too early for this to morf into something terrible. Please reject the Ryan amendment proposal and do not compromise.

Sincerely,  
Gary Iverson  
335 Stonebridge Blvd  
St Paul MN 55105

**Sayavong, Randy (CI-StPaul)**

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**From:** Jean Iwen <jean2011i@yahoo.com>  
**Sent:** Tuesday, June 9, 2020 9:00 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Say NO to Ryan amendment on Ford Site

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

Its not fair to change building guidelines and restrictions NOW!

Jean Iwen , homeowner  
1855 Bayard Ave. st Paul, 55116

Sent from Yahoo Mail on Android

**Sayavong, Randy (CI-StPaul)**

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**From:** the <kjames725@aol.com>  
**Sent:** Thursday, June 11, 2020 9:28 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plant amendments

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

I am opposed to all the amendments proposed by Ryan . It is disappointing to say the least that they are now proposing these amendments. Please don't approve this.

Karen James  
2258 Fairmount Avenue

## Sayavong, Randy (CI-StPaul)

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**From:** Dale Johnson <johnsondale1@msn.com>  
**Sent:** Tuesday, June 9, 2020 7:00 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plan Amendments

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

To Whom It May Concern:

I oppose the following Amendments as I have opposed the plan to begin with. I don't like the density before the Amendments so I surly feel this are overboard.

- Adding to building heights — going from 65 feet maximum to **75 feet, AND adding a 90-foot tower!**
- Reducing open space — the Plan requires that a minimum of 25% of the lot be open space; **Ryan wants to cut that down to only 6% open space!**
- Expanding building footprints — the maximum lot coverage for a building is to be no more than 70%; **Ryan wants to increase the building footprint to 90%!**

If these Amendments are needed in order for Ryan to complete this project we Don't Need Ryan!

Sincerely, Dale Johnson  
1263 Scheffer Ave.

**Sayavong, Randy (CI-StPaul)**

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**From:** Betsy Judkins <weatherqueen@comcast.net>  
**Sent:** Thursday, June 11, 2020 10:44 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** RE: Ford Plant

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

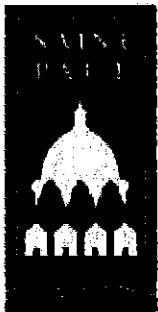
Absolutely. I live at 331 Mount Curve Blvd., 55105.

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**From:** Graybar, Matthew (CI-StPaul) [mailto:Matthew.Graybar@ci.stpaul.mn.us]  
**Sent:** Thursday, June 11, 2020 10:17 AM  
**To:** Betsy Judkins  
**Subject:** RE: Ford Plant

Good Morning Betsy,  
Thank you for your statement. Can you please give your address for the record since it is a public hearing?

Respectfully,



**Matthew Graybar**  
*Zoning Inspector III*  
Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101  
P: 651-266-9080  
F: 651-266-9009  
[matthew.graybar@ci.stpaul.mn.us](mailto:matthew.graybar@ci.stpaul.mn.us)



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*DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.*

*DSI's Vision: To be the leader in creating the safest, healthiest, most livable, and vibrant city in America.*

Think Green - please do not print this email unless necessary

Need assistance resolving a property issue with a resident or landlord?

Call the Dispute Resolution Center: <http://disputeresolutioncenter.org/> 651-292-7791

**There is FREE PARKING at our office located at 375 Jackson Street. Just tell the guard you're here for an appointment!**

**From:** Betsy Judkins <[weatherqueen@comcast.net](mailto:weatherqueen@comcast.net)>  
**Sent:** Thursday, June 11, 2020 10:12 AM  
**To:** Graybar, Matthew (CI-StPaul) <[Matthew.Graybar@ci.stpaul.mn.us](mailto:Matthew.Graybar@ci.stpaul.mn.us)>  
**Subject:** Ford Plant

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

I oppose any more amendments to the Ford Plant Re-do. You promised a certain amount of green space and I want that. And I oppose any tall buildings LIKE A TOWER! From Betsy, a long time Mac-Grove resident.



**Sayavong, Randy (CI-StPaul)**

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**From:** Winston Kaehler <winkaehler@gmail.com>  
**Sent:** Tuesday, June 9, 2020 10:25 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford site plan amendments

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

I strongly oppose requested Ford site plan amendments that will increase density and building heights, as well as reducing open/green space requirements. Such amendments will detract from the desirability of the both the site itself and the surrounding area and are irresponsible environmentally. They represent a trashing of commitments made by both the City and Ryan Companies over years of planning for the Ford site.

**Sayavong, Randy (CI-StPaul)**

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**From:** Riley Kane <rileykane@me.com>  
**Sent:** Tuesday, June 9, 2020 7:15 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Concerned about the density of project

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

We need more green and open spaces. Our neighborhoods are losing ash trees by the block.

Pease address this, and stop moving the goalposts. Thank you.

Riley Kane  
Fairmount Ave and Cretin

**Sayavong, Randy (CI-StPaul)**

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**From:** Louanne Kaupa <lkaupa@icloud.com>  
**Sent:** Wednesday, June 10, 2020 9:48 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford site development - proposed changes - No!

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

Dear Mr. Graybar:

As a new resident to St. Paul's Highland Park area, I am requesting that you do not allow for further changes to the Ford Site development that decreases green/open spaces and increases the height of buildings (concrete structures). I was attracted to moving to this area of the Twin Cities enlarge part because of the quaint/less metropolitan feel of this neighborhood. In a recent report about large cities with excellent park systems, St. Paul ranks slightly behind Minneapolis. The original Ford Plan site would enhance St. Paul citizen's access to similar park/green space systems as our neighboring city.

Access to nature is beneficial for our physical and mental health. Please support the Ryan Company's original Ford Plan site in limiting height of its structures and retaining green space/open spaces within this new development. I recognize that getting this development underway is important for creating a larger tax base for our city. Further amendments to the Ryan Company's plan, slows down the start of this development.

Louanne Kaupa  
1804 Wellesley  
St. Paul, MN 55105

**Sayavong, Randy (CI-StPaul)**

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**From:** Patricia Kelly <violaondemand@yahoo.com>  
**Sent:** Tuesday, June 9, 2020 9:34 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plan

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

Dear Mr. Graybar,

I want to say NO! to any plan amendment that would further block the sky by increasing building heights or further diminish the already-inadequate open space at the Ford site building development.

Patricia Kelly

1926 Bohland Ave. St.Paul, MN 55116

Patricia Kelly  
1926 Bohland Avenue  
Saint Paul, MN 55116  
violaondemand@yahoo.com

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