

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

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**From:** lisa adams <ljadams2014@yahoo.com>  
**Sent:** Saturday, June 13, 2020 3:17 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** No to amendment at Ford

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

That wasn't the agreement for green space and height increase!!!  
Sounds like Ryan Company Builders are con artists!!  
Thanks

iPhone  
Lisa J Adams  
612/715-5972

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

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**From:** Aerts Home <chrisbillaerts@comcast.net>  
**Sent:** Thursday, June 11, 2020 8:58 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford site: no more amendments

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

Dear Sir,

The recent appeals to zoning brought by Ryan will crowd out the natural beauty and create a canyon-like feel to the area. Please do NOT approve these appeals. The Plan was agreed upon - let's stick to it, please!

Christine Aerts  
2124 Pinehurst Ave  
St. Paul, MN 55116

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

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**From:** Eric Amann <ericamann7@gmail.com>  
**Sent:** Thursday, June 11, 2020 5:15 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Site Amendments

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

Dear Mr. Graybar,

I am a 23 year resident of Highland Park St.Paul and I want to express my strong opposition to any amendments to the Ryan plan that increase the building height and cut down on open space and green space. The current plan is already bringing in too much building structure and density that will severely degrading the fabric of this community. Going further in height and building size exacerbates the problem. I feel the people making decisions for this project do not have to live with the ill effects of this planning. It saddens me that government is letting down the people and neighborhoods it is supposed to support.

Please do not approve these amendments.

thank you,

Eric Amann

2231 Scheffer Avenue

St. Paul, MN 55116

## Sayavong, Randy (CI-StPaul)

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**From:** Renate Amann <renateamann@yahoo.com>  
**Sent:** Thursday, June 11, 2020 10:52 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Amendments to the Ford Plan,

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

Dear Mr. Graybar,

My name is Renate Amann and my home is on 2231 Scheffer Ave, St.Paul, MN 55116.

I'm writing to you because I'm very opposed against new amendments that are in the works for development of the Ford Plan.

What I hear is that further degradation is planned, like

- 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%!**

**Please correct me if I'm wrong on this information.**

With the pandemic still hanging over us, we all just learned it the hard way, how important it is to keep our distance from each other and have open space to separate and be able to walk and exercise outside. We so appreciate the closure of one lane at the Mississippi River Parkway to be able to get away from each other and are very thankful for the planners of the City of St.Paul to provide for that in our neighborhood. We appreciate your future planning that keeps healthy living of the residents in St.Paul in mind and stick to the original plan and not adding more density to the original plan. For a family neighborhood with lots of children it is so important to provide green spaces and fields for them to stay healthy and occupied. The density of the original plan is already critical regarding the new experience with spread of viruses and if we should make new amendments than it would call for less buildings and certainly not for more.

Thank you for reconsidering.

Renate Amann

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

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**From:** David Anderson <imdranderson@gmail.com>  
**Sent:** Wednesday, June 10, 2020 5:01 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plan

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

Attn: Board of Zoning Appeals

This is to inform you that, as a longtime resident of the neighborhood, I am opposed to any plan changes that increase the density beyond those specified in the current plan. Thank you for your careful consideration.

Sincerely,  
David Anderson  
544 Mississippi River Blvd S, St Paul, MN 55116

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

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**From:** Bill <professorair@aol.com>  
**Sent:** Tuesday, June 9, 2020 7:58 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** I STRONGLY OPPOSE RYAN'S INCREASED DENSITY PROPOSAL

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

William J. Angell  
24 N. Mississippi River Blvd, St. Paul 55108

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

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**From:** Laura Arellono <latigger2@hotmail.com>  
**Sent:** Thursday, June 11, 2020 8:40 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Re: Immediate Action Needed

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


1856 Eleanor Ave S, St Paul, 55116


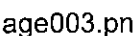


Sent from my iPhone

On Jun 10, 2020, at 4:01 PM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

Good Afternoon Laura,  
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:** Laura Arellono <latigger2@hotmail.com>  
**Sent:** Wednesday, June 10, 2020 8:31 AM  
**To:** Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>  
**Subject:** Immediate Action Needed

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

Please Do Not allow Ryan construction to change development plans without a community vote!

Do not allow them to decrease space, increase height and capacity.

- 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%!**

Thank you,  
L. Arellono



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

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**From:** Tatyana Avdeyeva <t\_avdeyeva@yahoo.com>  
**Sent:** Thursday, June 11, 2020 12:17 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Opposition to Ford Plant Amendment

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

Hello,

I would like to express my opposition to the Ford Plant Amendment. Thank you.

Tatyana Avdeyeva  
1717 Beechwood Ave.  
St Paul, MN 55116  
Tel. 651/788-3508

## Sayavong, Randy (CI-StPaul)

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**From:** Bobbette Axelrod <sisterfun@comcast.net>  
**Sent:** Tuesday, June 9, 2020 9:47 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** New Ford Plan Amendments

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

To Whom it may concern,

As a concerned member of the Highland community, I am requesting that you NOT allow Amendments proposed by the Ryan company, to the Ford Plan. There were agreements made, and compromises given by the neighborhood, and now he wants to chip away at the restrictions, that were agreed upon. This was precisely the problem in the first place.

The project is barely underway, but already we're seeing a determination by the developers to chip away at restrictions on building heights, further increase density, and further diminish the minimal open space provided by the Plan. Starting with the original Ryan amendments, the people of Highland Park have watched agreed-upon restrictions and guarantees of the Plan disappear one by one.

Please do not allow The Ryan Company to chip away at the already agreed upon restrictions. I have to live here, and see the drastic change and over crowding that is going to be coming to this charming neighborhood, which I have lived in for 60 year. I am the one who will have to pay higher taxes and have to subsidize this project, that I am greatly apposed to.

Thank you for your consideration,  
Bobbette Axelrod  
2080 Hartford Ave  
St. Paul, Mn. 55116

## Sayavong, Randy (CI-StPaul)

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**From:** Gibson Batch <gibsonbatch@hotmail.com>  
**Sent:** Tuesday, June 9, 2020 9:16 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford overcrowding

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

Gibson Batch  
2176 Bayard Avenue  
Saint Paul, MN 66115  
651 890 9753

I hear of creeping increase in population density proposals coming from the city or others who are opponents of a livable Highland.

Can't we build a little first to see what it looks like? How about 1000 families for starters, and then what that does to thinks. To go beyond that, well, that is not prudent.

Poor Highland residents who are left to suffer at the expense of who greed to build irresponsibly at the new location. Poor Cretin Avenue - probably forced to expand to 5 or 6 lanes and remove a number of homes, like mine. Poor taxpayers, already burdened with underfunded roads and schools, having to pay for all this with the grants the city gave the developers. Poor St Paul public Schools - having to deal with the influx of students without sufficient funds. Renters don't pay property taxes, do they? Poor streets and infrastructure, having to deal with the waste and wear and tear and garbage and air pollution and 'people stuff'. If you haven't figured it out, I remind you that people and population density are bad for the environment. No study can cover that up - it is all there in black and white if you open your eyes to read what is there. Ford Parkway and Randolph will become a nightmare. 4/5 - poor - heavy congestion. It is there. No one will be able to enter by Cretin because of nonstop traffic. Locked up.

In every city, there is a period of growing pains. For highland, that was over in 1960. The plans you are suggesting are for growth, yes, but it is painful. Asking a grandma to run a marathon. Won't work.

Forgive me for state the obvious, but isn't it infinitely better to put the new construction up on Snelling avenue and Montreal - plenty of open land close to the highway with existing streets and infrastructure. Build on the 9-hole golf course - plenty of land. The residents will have a great view, also. The golfers will still have the 18 hole course across the street. And we will have a livable Highland Park for the next 50 years. 1000-1500 in the Ford site is plenty of growth there - they will love it there, too, not being packed in like Asian White Carp coming into the Mississippi.

It is so quiet these days - hardly any traffic on Cretin except for certain times in the day. It is hard to believe that the wolves are out there, ready to change that peace forever. This proposal to expand the Ford site even more (and more and more) is a huge wolf.

It makes me want to leave Minnesota, actually. I may do that sooner or later. I cannot abide in a state which disregards the needs of its citizens to this extent. I have other places to live. If you applaud that decision and say 'fine, leave then, you don't belong here', then I wish you wouldn't. I love living here. This is my home, and I don't want to leave. This is my home, and I want to stay with a healthy environment, good for all, including the new neighbors living on the Ford Site. The wolves out there are trying to take that away from us. In light of global warming, pandemic, and riots, it is a distant 4th in priorities. But it still is very very sad and completely avoidable.

Gibson Batch

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

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**From:** SUZANNE <suziqloug@msn.com>  
**Sent:** Wednesday, June 10, 2020 4:19 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Re: Zoning

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

Good afternoon,

Thank you, I appreciate your quick response.

My address is:  
1988 Worcester Avenue  
Saint Paul, MN 55116

Sincerely,  
Suzanne Bennett

Sent from my iPhone

> On Jun 10, 2020, at 4:06 PM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

>

> Good Afternoon Suzanne,

> 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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> preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.

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> 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: SUZANNE <suziqloug@msn.com>  
> Sent: Wednesday, June 10, 2020 3:56 PM  
> To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>  
> Subject: Zoning  
>  
> Think Before You Click: This email originated outside our organization.  
>  
>  
> Dear Mr Graybar,  
> I oppose the Board of Zoning Appeals regarding the former Ford Plant site. Ryan Companies need to stick to the  
agreed upon plan.  
> Sincerely, Mrs Suzanne L Bennett  
>  
> Sent from my iPhone

## Graybar, Matthew (CI-StPaul)

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**From:** Eric Bentley <swimkelly@icloud.com>  
**Sent:** Thursday, June 11, 2020 2:56 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plant plans

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

Please don't change the plans already approved for the Ford Site. We need green space, we need less congestion and Ryan company needs to stick to plan. No taller buildings, no 90 foot tower. We live here.

Kelly deRosier

Sent from my iPad

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

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**From:** Peter Berglund <Berglund463@hotmail.com>  
**Sent:** Friday, June 12, 2020 2:37 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Site

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

Mr. Graybar,

I've heard that the development plans at the Ford site might be changed/modified.

If this means an increase in the "density", I would be opposed.

I'm concerned about increased traffic on the surrounding roads.  
Mass transit will not function very well if the roads are choked up with cars.

I use buses and the Blue Line, for getting to the airport and other destinations.

Thank you,

Peter Berglund  
1181 Edgcumbe Road  
No. 907  
St. Paul 55105



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

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**From:** ute bertog <utebertog@hotmail.com>  
**Sent:** Friday, June 12, 2020 1:10 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plan Amendment

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

Dear Mr. Graybar,

I am writing in regards to the proposed amendments to the Ford Plant development proposed by the Ryan Companies and oppose the proposal. I am especially concerned about the increased density this amendment is looking for and the decrease in green space on the site.

My address is 1575 Summit Ave in St. Paul on the corner of Summit and Snelling and already we feel the daily impact of increased traffic since a lot of trucks with heavy machinery is going up and down the street. With even more density on the site the projected traffic along Snelling will equally increase. In the last couple of years quite a few large apartment buildings have already been build along Snelling, which honestly I am in favor. Yet at the same time the increase in density along Snelling also increases the people who will be impacted by another increase in density in another connected area. It will be a detriment to noise levels and air quality along that street unless there is a strong traffic mitigation plan for Snelling in place. A direct connection from I-94 to 35-E would help greatly since it'll decrease the necessity for trucks to make that connection via Hwy 51.

But the increased density will also impact the people who will be living on the Ford Plant site. With quite a dramatic decrease in green spaces, yet more people it'll create more health and environmental problems than necessary. We should not make the same mistakes as in the past and especially not for monetary incentives that will only benefit a few.

Thank you!

Sincerely,  
Ute Bertog

1575 Summit Ave  
St. Paul, MN 55105  
(612) 747-8663

## Graybar, Matthew (CI-StPaul)

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**From:** Carrie Bittner <carrie.bittner@spps.org>  
**Sent:** Wednesday, June 10, 2020 11:43 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plant plan amendments

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

Dear Mr. Graybar,

I am writing in regards to the plan amendments being sought for the Ford Plant project. We as a community have from the beginning sought to keep the project in line with the surrounding community as the guidelines demand, but are constantly being confronted with requests to change the parameters of the project. It is exhausting trying to fight outside forces who are focusing on the bottom line only and seem willing to sacrifice our neighborhood in order to get it. This unfortunately seems to include our own City Council. A council that is in place to represent us, and our needs.

I would ask that you deny the changes that have been requested regarding building height, reduction of green space, and housing density. As a student of public policy debates in the past, I would point out that a common tactic is asking for more than you want and then being happy with what you get after you "compromise" with the other side. We have compromised enough. The impact this development has, and will continue to have, on our neighborhood cannot be underestimated. We want to make Highland Park a continued amazing place to live. We want to encourage home ownership among families with various levels of income so there is more ownership of the decisions made that affect it. We want to be heard and respected.

The current traffic levels that occur during rush hour are dangerous and frustrating. The negative impact on the surrounding neighborhoods because of the increase in traffic will negatively affect their levels of safety and property value. The density suggestions, that are not supported by the current residents, are not in keeping with the surrounding community. For our safety, our quality of life, the meeting of the guidelines around new builds in a St. Paul neighborhood, and on behalf of those new residents who will soon call Highland Ford Plant home, please deny the amendments being sought by the developers.

Sincerely,  
Catherine Bittner  
Laurel AVE  
S. Paul, MN. t55104

## Sayavong, Randy (CI-StPaul)

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**From:** Carrie Bittner <carrie.bittner@spps.org>  
**Sent:** Wednesday, June 10, 2020 11:56 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Another thought

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

Mr. Graybar,

I just emailed a request that the amendments for the Ford Plant project around increasing building heights, decreasing green space and allowing greater density of building, i.e. increasing the size of a lot that can be built on, and I have another question. If these guidelines are in place and have been agreed upon, and I know they are far from what the surrounding community wanted so they are obviously a compromise, why is the developer being **allowed** to come back and ask for more changes? Why are you considering them? What vehicle does the community have to come back to the table and ask for more restrictions? Just because this is the way that they do business, keep coming back until they get what they want, doesn't mean you or our city or our community needs to entertain them. Please draw a line and shut down this avenue of requests. Without neighborhood support gathered through honest, real communication, an amendment request should not be considered on an agreed upon set of rules.

Just because they have the money to continue to come back, and as we all know based on the Snelling Ave projects - they only need to win once, doesn't mean they should be allowed to. Please stand up for the community and residents of St. Paul, not the bottom line. This is a once in a lifetime build, please fight for our neighborhood.

Thank you for your time and consideration.

Catherine Bittner  
1496 Laurel Ave  
St. Paul, MN 55104

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

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**From:** Michelle Blaeser <mmblaeser@gmail.com>  
**Sent:** Tuesday, June 9, 2020 9:45 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plant development

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

Dear Mr Graybar,

As a concerned member of the Highland Park neighborhood, I am following closely the development plans for the Ford plant site. I have read that Ryan Companies are asking to increase building heights and also want to diminish open and green spaces in the development. I am opposed to these plans and hope that the answer to these proposed amendments will be no!

Sincerely,

Michelle Blaeser  
1871 Bayard Avenue  
Saint Paul

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

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**From:** Jerry Blume <jerryblume@comcast.net>  
**Sent:** Thursday, June 11, 2020 1:46 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Re: GREED

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

Matthew, sorry I didn't include my address. Jerry Blume  
1730 Juliet Ave.,  
Saint Paul, MN 55105

As you can see I live in Macalester Groveland area, but I am frequently in Highland And businesses along Ford Parkway.

I trust you are going to get things straightened out as they were. Jerry Blume

Sent from my iPhone

> On Jun 11, 2020, at 1:40 PM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

>  
> Good Afternoon Jerry,  
> 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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> 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: Jerry Blume <jerryblume@comcast.net>

> Sent: Thursday, June 11, 2020 12:31 PM

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

> Subject: GREED

>

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

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>

> I guess I need to be blunt but changing the agreement is based on  
> greed, pure and simple. The goal is to make this very attractive and  
> lovable and that about profit and taxes. And if there are not units  
> for those less fortunate, You are racist and part of systemic racism.  
> Get your Konshens together. Peace and every good to you. Jerry Blume  
> Sent from my iPhone

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

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**From:** Jeanna Boland <jeanna.mischke@gmail.com>  
**Sent:** Wednesday, June 10, 2020 10:00 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Say NO to Ford plan amendments

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

Hi Matthew,

I'm writing you to let you know that I strongly oppose the new Ford Plant amendments proposed by Ryan Companies to add more height to the building, towers and reducing the green space.

Please do not let this pass. I'm strongly concerned as a Highland resident.

Thank you for your consideration.

Jeanna Boland  
1585 Pinehurst Ave  
St. Paul, MN 55116

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Jeanna Boland

## Sayavong, Randy (CI-StPaul)

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**From:** Melinda Bonk <info@wiseessentials.com>  
**Sent:** Wednesday, June 10, 2020 8:24 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Oppose the high density

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

I live two blocks from the ford plant area  
You are creating a high density area which the streets and bridge will not be able to handle  
We live in this area because it is low density and the traffic is bad now,  
The people you hired to check the traffic on river road was wrong.  
It appears the people who want higher density do not live in the area  
Also, the set backs on Mount Curve is an issue. We hear every  
truck that goes down the streets.

Do you want to pay to have all the windows on the street sound proof?  
The truck wake me up at 7.00 or evening too.

**Please change your plans to lower density.**  
**You are destroying the quality in the area,**  
**Your plans are not good.**  
**Why do you listen to people who do not live in**  
**the area?**  
**I have been to a few meetings and was not happy.**  
**If you care about the people who live in the area**  
**and listen to us you should change your plans,**

Kind Regards  
Melinda Bonk  
716 Mount Curve Blvd  
St. Paul, MN  
P: 651-699-4468



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

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**From:** Paige Bosler <paigelbosler@gmail.com>  
**Sent:** Wednesday, June 10, 2020 11:31 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Zoning Reqs. on the Ford Plant

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

Hi,  
My name is Paige and I live in the Highland neighborhood up by the high school. I'm super excited about the new additions to the neighborhood in the Ford Plant, but I just wanted to write to express my opposition to altering the zoning requirements. Stick to the previously agreed upon zoning requirements of 25% open space and 70% building footprint! As has been proven with the current COVID-19 crisis, overcrowding creates incredible public health risks. With the melting of permafrost in the arctic, there is a huge possibility that more new diseases will be introduced in the coming years. ***Please do not let short-term capital gain negatively alter our wonderful neighborhood forever.***  
I also may be a bit late to the party on this one, but in the Midwest as of 2018, 82% of the apartments being built were high-end, high-rent apartments. While Highland is a wealthier neighborhood, I am really concerned that what is being built will be inaccessible. I'm fairly certain I read something that addressed this in the new Ford Plant site but just wanted to make sure I said it.

Thanks,  
Paige Bosler  
2023 Upper Saint Dennis Road

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

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**From:** Carolyn Brandt <brandtcarolyn21@yahoo.com>  
**Sent:** Thursday, June 11, 2020 10:35 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Re: Ford plant - urban planning

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

Mathew

Yes.

1940 Fairmount Ave  
St. Paul, Mn 55105

I own a duplex, so I know the importance of multi-units. A hundred years ago, city planners were smart, a few on a block were built, so anyone can own a duplex. They look like beautiful mansions, so our neighborhood looks dignified, yet houses two families. Like the option to own and have an investment. Everyone should have this opportunity and there are not many on the market. This home is my retirement plan!! : )

Also love living in the middle of 3 colleges. Was thrilled when I saw St. Thomas was planning to build and keep its history, using stone for its shell. Developers did a great job outside. It was not until I saw the inside - what a waste of space!!! An example of what not to do. Hope we see much improvement with the Ford plant.

Thank you for passing along my thoughts. If there is anything I can do to help make this project better, let me know.

Carolyn

> On Jun 11, 2020, at 8:54 AM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:  
>  
> Good Morning Carolyn,  
> 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: Carolyn Brandt <[brandtcarolyn21@yahoo.com](mailto:brandtcarolyn21@yahoo.com)>  
> Sent: Thursday, June 11, 2020 8:52 AM  
> To: Graybar, Matthew (CI-StPaul) <[Matthew.Graybar@ci.stpaul.mn.us](mailto:Matthew.Graybar@ci.stpaul.mn.us)>  
> Subject: Ford plant - urban planning

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

>  
>  
> Matthew

>  
> All my working life, I worked hard and saved, so I could live in MacGrove. Why? Both St. Anthony Village and off-shoots of Grand have unique one of a kind homes and were built with a strong sense of urban planning. We have a beautiful village like setting in a large city. Its historical character and unique setting, by the river is a dream come true.  
> When plans were developed for the Ford Plant, a space by the river that has a unique opportunity to continue our village is a gift. Please do not ruin our village by over-building or mass building or using the same contractor that will produce cookie cutter homes. This area has a chance for affordable housing and senior housing, to the cities attribute. I am a senior, so I applaud the cities effort. However, architecture has to be done with quality design and construction. This may mean small units and made to be unique.  
> The city has been ruined in the past by large units, like: 1800 Graham or 1034 Cleveland. There should be an opportunity to build smaller units with joining underground facilities and parking. I know building underground is costly, however, degradation of communities has a longer, more harmful outcome. There is a saying..."penny wise, pound foolish" - which means making decisions with small amounts of money that end up making bad sense for affecting larger amounts of money.  
> Most construction over the last 70 years has been embarrassing. There are handfuls of notable contractors who have paid attention to quality construction. Many are wisely using energy efficient guidelines, to their credit. Hawaii is requiring all new building to be 30% self sufficient (to the best of my knowledge).  
> Please make sure this gift of land is used wisely. I have seen great strides over the past few years, though the city is not quite there yet. Would love to offer more constructive ideas, though I am not completely familiar with the plans. I have only attended a couple meetings and have seen the plans on the internet.  
> Building for seniors is smart, as many do not drive. With approximately 30% more traffic, I do hope there are plans for better mass transit. Though very happy a shopping mall is close by, for essentials - like banking and groceries.

>  
> Please take my words into consideration. Urban planning requires much research, planning and thoughtful design.

>  
> Thank you for listening

>  
> Carolyn

## Sayavong, Randy (CI-StPaul)

---

**From:** Anne D Brataas <annebrataas@mac.com>  
**Sent:** Thursday, June 11, 2020 2:53 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** Prince, Jane (CI-StPaul)  
**Subject:** NO to Ryan Amendments in Highland Park; place the whole project on PAUSE due to Pandemic and Geroge Floyd civic unrest so you can GET THIS RIGHT

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

Dear Mr. Graybar and Ms. Prince,

The proposed Ryan Amendments to the Ford site are a dishonorable attempt to undermine the character and high-function of the neighborhood that WE — the residents — built through decades of attentive relationship building, savings to buy and care for property, tending, caring and improving.

Neither the city nor Ryan Companies created these desirable attributes. Yet now both seek to exploit them. Shame on you both. You go build character first, then come talk to us about neighborhoods. You have no idea how to create the spirit of a place that informs and sustains it. This out-of-date, underplanned development appears to seek only money and the involvement of foreign banks, shell companies, flipping for profit and tax revenues — and cloak it all in the language of building a brighter future. Nonsense. The amendments are about profits for Ryan.

And because of it, this project is poised to leave taxpayers paying off debt from which Ryan skims the profits.

Given the epochal civic, social and economic changes the Covid-19 Pandemic has caused, you must PAUSE this project to recalculate the feasibility of this plan—begun more than 10 years ago!. Answer these questions in the public interest:

1. How many people REALLY will be left seeking housing, and on what evidence do you base this?
- 2, How will we accommodate racial justice and policing in this new George Floyd era? These two issues are very much in the fore of global discussions regarding our Twin Cities.
3. Will retail space return? On what evidence do you base your answer?
4. Will retail be an economic engine sufficient to drive the revenue flows you envisioned...10 years ago?
5. Can the project function without the robust retail presence, if that is the future?
6. Do you have enough bandwidth and broadband capability to sustain e-commerce and curb-side commerce?
7. Are water, electricity and sewage sufficient for people increasingly in their dwellings more hours/day than they are now. Office work, as you know, is likely to be greatly diminished.

8. If office work diminishes, why don't you vivify soon-to-be-empty downtown office buildings to provide safe, modern, efficient housing close to necessities and transit?
9. Artificial intelligence, bot commerce and 5G are imminent, and nowhere mentioned in your plans. They may offer convenience (if controversial), but they do not offer jobs for most of the people seeking housing at the Ford site. Then what? Your plan does not accommodate social changes now underway—it is short- and shallow-sighted.

It's time to review the Ford Site assumptions, scenarios, state-of-society, state-of-society to ensure we are not building a ghost-town of multi-family dwelling while destroying the vibrant neighborhood WE, the PEOPLE, built and maintained.

Thank you for your time and attention. I look forward to your response on how to pause this process.

These are all valid concerns that require your immediate attention—and action to pause site plans. Time to invoke the Act of God clause.

Sincerely,

Anne

**Anne Brataas | M.S., M.En.S., Ph.D.V.**

President

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e: [anne@fastponypress.com](mailto:anne@fastponypress.com)

w: [www.thestorylaboratory.com](http://www.thestorylaboratory.com)

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

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**From:** Tim Brennan <tim.brennan@jamf.com>  
**Sent:** Tuesday, June 9, 2020 8:46 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** Tim Brennan  
**Subject:** Ford Plan - Do the Right Thing


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


My father always said, "Do the right thing". He said it because he knew the wrong choice seemed easier. If it wasn't, we wouldn't make the wrong choice.  
But, the benefits of the easy way are temporary. Doing what's right is how we all win.  
I've lived in the River Crossing Apartments for close to a decade. Another development that was going to be great for the community.  
I've watched the family of businesses (owners/developers/management/legal) make millions and they reinvest pennies. The complex is 10-15 years old and it's falling apart.  
I've watched the story of the Ford Plant told repeatedly, each time trying harder than the last to make it sound great.  
They say one thing and PLAN to do another when nobody is looking.  
Appealing building heights, open spaces and increasing building footprints once they get going and then momentum carries them through. "It's business." It's wrong! It's disgusting!  
There isn't one example of a development like this, that's been good for the people and community.  
There isn't one example...  
I love Highland Park. It's a treasure, it's unique and it's fragile. Please don't allow money to win.  
Developers have been selling dreams to the public and providing pathetic realities for as long as they've had people 'on the inside' that let them.  
You know this is wrong. Do the right thing!  
Tim Brennan  
1730 Graham Ave 410  
St Paul, MN  
55116



**Tim Brennan**  
Account Executive

100 Washington Ave N, Minneapolis, MN 55401

 612.408.1416

 [tim.brennan@jamf.com](mailto:tim.brennan@jamf.com)

 [www.jamf.com](http://www.jamf.com)

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

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**From:** margit bretzke <margitbretzke@gmail.com>  
**Sent:** Thursday, June 11, 2020 9:52 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Variances

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

I believe that the variances proposed for the Ford plant site be rejected. It feels very disingenuous to ask for these when there was an agreement in place in which there was tremendous public input and debate. It also seems like these proposals are being put forward at a time when there is alot of distraction with the covid 19 crisis ( which has taught all of us the potential dangers of overcrowding) as well as the racial issues that plague our state/country.

Margit Bretzke  
1 Montcalm Hill  
St. Paul 55116

Sent from my iPhone

## Graybar, Matthew (CI-StPaul)

---

**From:** Lori Brostrom <lbrostrom@comcast.net>  
**Sent:** Thursday, June 11, 2020 10:44 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** Noecker, Rebecca (CI-StPaul); Prince, Jane (CI-StPaul); #CI-StPaul\_Ward3; vci-office@myvillager.com; livablesaintpaul@gmail.com  
**Subject:** Comment re: 2170 Ford Parkway Variance Request

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

Dear Matthew;

I'm appalled by this request on multiple fronts:


- Receiving notice of six (6) variances just three (3) days prior to the deadline for public comment is inexcusable and probably inadequate under the St Paul code and statute, especially given the scope of the subject variances. Where is the public notice and process which should be requisite for any variance, much less for those of such broad and encompassing scope? It doesn't appear that the community at large has been given the opportunity to learn more about this application. The usual source--the Highland District Council--has nothing on its website pursuant to these proposed changes. Under the "Ford Site" tab on their website, the most recent meeting cited was on March 10--clearly not relevant to these variances. Furthermore, under the committee notes, the CDC (Community Development Committee) minutes are only up to date through May 19 and there is no mention of these proposed variances: <https://www.highlanddistrictcouncil.org/wp-content/uploads/2013/07/CDC-Minutes-05192020.pdf> Similarly, the board meeting agenda for the June 4 meeting has no mention of this issue: <https://www.highlanddistrictcouncil.org/wp-content/uploads/2019/11/HDC-Agenda-6-4-2020.pdf> How would district community members know about these proposed variances and have an opportunity to share their concerns and views? Moreover, there is nothing on their calendar that would afford an opportunity for any community members to know about these variances until after this BZA meeting. The next CDC meeting is not scheduled until June 16 and no agenda has been posted as of this writing. This comment period should be extended to allow the thousands of citizen potentially affected by these variance to have a chance to a) learn about them and b) provide feedback.
- It defies any sense of reasonableness that these variances are even being considered, given the recent adoption of the Ford Site Master Plan just months ago. This, in fact, feels like bait-and-switch at best after years of community input and shared agreements, and at worst like a cynical, bad-faith "partnership" that is likely the tip of the iceberg. If these get approved, it would be a travesty. And, the precedent would lead to more variance requests that would undermine the entire premise and goals behind the plan as it was approved by the City Council. They are clearly driven by nothing else but profit motive and are a clear violation of Criteria #3: *The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.*

I would request that these variances be given the appropriate level of public notification and also the ability for input--especially given the potential impact they represent and the difficulty of the usual public input mechanisms that the pandemic and recent social unrest that have upended the usual processes--and thus, that this matter be laid over for at least a month to allow for same.

Thank you for your consideration.



Lori Brostrom  
710 Summit Ave

 Virus-free. [www.avast.com](http://www.avast.com)

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

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**From:** mary walker-buchanan <maryscott53@hotmail.com>  
**Sent:** Tuesday, June 9, 2020 8:09 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Proposed Ford Plan amendments

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

Proposed Ford Plan amendment to increase foot print, add building height and reduce open space are all very concerning. Much thought was given to the current restrictions and they were prominent as part of the approved plan. We are strongly opposed to such significant change that completely compromises the agreement.

Mary and Scott Buchanan  
545 Monntrose Lane  
ST PAUL

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

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**From:** Tisha <tlburke5@hotmail.com>  
**Sent:** Thursday, June 11, 2020 9:49 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Planns

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

This is a family neighborhood, it seems in every direction I turn everyone want to turn this area into a metropolitan area which will decrease the quality of life that we now have.

Sincerely  
Tisha Burke  
453 Griggs st s  
St. Paul  
Get [Outlook for iOS](#)

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

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**From:** Ruth Butros <RButros@msn.com>  
**Sent:** Thursday, June 11, 2020 7:39 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Amendments Proposed by Ryan Co.

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

I am writing to encourage you to deny the proposed zoning changes to the Ford Site sought by Ryan Co. As the plan stands, there is limited green space and high density housing. To allow even greater building height and more density not only negatively affects the Highland area, but all those residing along Cretin Avenue and the interior streets. Claims by the builder that residents will be using public transportation in our climate are just false, and so to allow greater density is to allow increased pollution, noise, road rage and danger to kids and bicyclists posed by drivers using Cretin and interior streets to get to 94. Also to be considered is the environmental affect of all the added traffic on the river and surrounding area. It is not a surprise that Ryan is trying to chip away at any restrictions on their income producing properties. Please do not allow changes to the already agreed upon plan.

Thanks for your consideration.

Ruth Butros  
358 Cretin Ave. N.  
St. Paul, MN 55104

## Sayavong, Randy (CI-StPaul)

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**From:** Jim Carlen <jpcarlen@comcast.net>  
**Sent:** Tuesday, June 9, 2020 7:42 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Opposition to amendments to Ford Development Plan

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

I want to express my opposition to the planned Ryan Company Ford Site amendments that 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%

I am opposed to any amendments to the Ford site development plan that increase maximum heights, increase building density or reduce green space.

Thank you.

Jim Carlen  
601 Montcalm Pl  
St Paul MN 55116

Mobile 651.485.3817

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

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**From:** A C Castelan <accastelan@gmail.com>  
**Sent:** Wednesday, June 10, 2020 9:30 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** Château Castelan  
**Subject:** Ford Site changes

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

Just to let you know that I am totally opposing to the New Ford Plan Amendment request. Vote NO for this and ANY type of changes to the original approved project, specially when high density shows -proven- the risk of people overcrowding. WE ALL NEED TO LEARN FROM OUR MISTAKES FROM THE PAST.

**Anselmo C. Castelan**  
1681 Saunders Avenue  
Saint Paul, MN

## Sayavong, Randy (CI-StPaul)

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**From:** Brett Charpentier <charps43@hotmail.com>  
**Sent:** Tuesday, June 9, 2020 7:05 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** NEW FORD PLAN AMENDMENT REQUESTS

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

Hi Matthew,

We're emailing you to express our opposition to the new Ford Plan amendments that have been recently requested. We have refrained from weighing in on the plans so far, but now that there is an agreement and a contractor has been brought in (Ryan Co.), they should be sticking with the original requirements.

The requirements of the Ford site plan are already going to put too much stress on the traffic situation in the neighborhood. With Highway 5 acting as the only thoroughfare out of Highland Park, going anywhere but south in the cities is already fairly congested. Once the Ford site is developed with its current plan, I'm fairly certain main roads west and north out of the neighborhood are going to be severely congested with east roads having a problem as well. Also Highland Village cannot handle much more congestion as well as it has 1 major intersection that must be passed through (Cleveland and Ford Parkway). Adding additional units on the Ford site is going to further make the situation unbearable.

Building higher buildings should not be considered either. As a neighborhood, we need to be good neighbors to the other neighborhoods and cities of Minnesota. We must respect that the Mississippi River is a special place for many people and not allow for it to be tarnished any further with large buildings along its shore.

I've never really reached out like this via email so I hope this is helpful in some way to give you some perspective from one couple living in the great neighborhood of Highland Park. We really love this neighborhood and are not opposed to change, but we are opposed to large scale changes where the benefits are overshadowed by the negative effects.

Thank you,  
Brett & Megan Charpentier

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

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**From:** Liz Hathaway-Castelán <hathawaycastelan@msn.com>  
**Sent:** Wednesday, June 10, 2020 8:55 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford site

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

Greetings,

I would like to express my unequivocal opposition to the changes and amendments being proposed to the development of the Ford Site. I don't agree with increasing building heights, and I really oppose reducing the amount of green space set aside for the well-being of the community. Please do not allow these changes to be allowed.

Liz Hathaway Castelán  
1681 Saunders Ave  
St. Paul. 55116



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

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**From:** Adina Cioc <adina2202@yahoo.com>  
**Sent:** Friday, June 12, 2020 1:04 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Concern regarding Ryan Plan amendments for Ford site

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

Mr. Graybar,

We are writing to express our opposition to the Ryan Plan amendments that attempt to increase building heights or further diminish the already-inadequate open space at the former Ford site.

As concerned members of the Highland Park community, we feel that such crowding presents a threat to the health and welfare of our community.

We are dismayed at the developers' attempts to do away with restrictions on building heights, further increase density, and further diminish the minimal open space provided by the Plan.

Please take into consideration our deep distress and concern as we see agreed-upon restrictions and guarantees of the Plan disappear one by one.

Thank you,

Adina Cioc

Deniz Aslan

2247 Edgcumbe Road

St. Paul

Sent from my iPhone

## Sayavong, Randy (CI-StPaul)

---

**From:** T Condon <tcondon1840@yahoo.com>  
**Sent:** Friday, June 12, 2020 9:26 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** For a livable Saint Paul - opposition to recent Ford plan ammendments

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

Matthew,

Part of the appeal of Saint Paul and Highland Park in particular, is the open feel of the land and the buildings. Out east the buildings are more crowded and people have less access to green space. I know of no one in any city who says we need more development and less green space except, of course, developers who don't live there. Open and green space provide outlets for people to relax especially in these trying times. Without outlets, how will people act? Will they be more likely to turn on their neighbors? Or, be less generous to new-comers? How could that impact crime? And, the need for police? These latest amendments to the Ford plan go counter to strong neighborhoods and agreed upon zoning:

[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)

Please promote Highland Park's strong and healthy neighborhood by rejecting these crowded city amendments by those removed from their consequences.

Thank you,

Tim Condon  
1840 Montreal Avenue  
Saint Paul, MN 55116

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

---

**From:** Barbara <teamcbagnoli@comcast.net>  
**Sent:** Wednesday, June 10, 2020 10:36 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford plan

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

Dear Mr Graybar,

I am writing to express concern that the amendments being considered now violate the trust and transparency of a process that came up with one plan and seemingly is now without appropriate notice is adding density and taking away green space. The roads in this area are in terrible shape so the idea that so many more people will use them (even on bikes) is a safety concern in addition to this seeming "bait and switch."

Thank you for your consideration.

Best Regards,  
Barbara Cox  
272 Woodlawn 55105

Sent from Xfinity Connect App

## Sayavong, Randy (CI-StPaul)

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**From:** Colleen Crenshaw <4ccrenshaw@gmail.com>  
**Sent:** Thursday, June 11, 2020 9:22 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Re: ford development

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

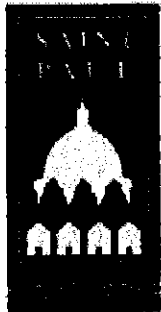
Thanks for checking.  
2182 Goodrich Ave., St. Paul. MN 55105

On Wed, Jun 10, 2020 at 4:05 PM Graybar, Matthew (CI-StPaul) <[Matthew.Graybar@ci.stpaul.mn.us](mailto:Matthew.Graybar@ci.stpaul.mn.us)> wrote:

Good Afternoon Colleen,

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

The Most Livable  
City in America

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



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

**From:** Colleen Crenshaw <[4ccrenshaw@gmail.com](mailto:4ccrenshaw@gmail.com)>

**Sent:** Wednesday, June 10, 2020 2:14 PM

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

**Subject:** ford development

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

I am writing to express my opposition to the changes at the former Ford plant.

An agreement was reached, and I don't understand why changes would be made to that agreement.

There is a distrust of government that is rampant; this is an example of why.

Colleen Crenshaw

## Sayavong, Randy (CI-StPaul)

---

**From:** Susan <susan.libbey.crosby@gmail.com>  
**Sent:** Tuesday, June 9, 2020 11:22 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Please vote no on Ford developers request to increase building density!!

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

Dear Councilman Graybar,

Please do not allow any further degradation in the allowances to the Ford plant developers for greenspace proportion requirements, building footprint size, and height to be pushed through your council. It has recently come to my attention that they are proposing the following:

Recently proposed plan amendments (see links below) 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%!**

This would be a terrible development for Saint Paul to put in Highland Park. It would be completely out of character with the rest of the neighborhood, and would be unpleasantly dance such that I wouldn't even want to move into that development to retire. Frankly, it seems awful.

Please vote no on this.

Sincerely,  
Susan Crosby

575 Montrose Ln.  
Saint Paul, MN 55116

612-396-1606

—  
Susan Libbey Crosby, MEd., LPC  
Executive VP, PainCare, LLC, Navio Health

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

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**From:** Theresa Curtin <curtin\_theresa@yahoo.com>  
**Sent:** Friday, June 12, 2020 9:38 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plant Site Proposed Zoning Variances

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

I am opposed to the proposed zoning variances at the Ford Plant site.

Theresa Curtin  
1095 Davern Street  
St. Paul, MN 55116

## Graybar, Matthew (CI-StPaul)

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**From:** Rick <rdagenai@cpinternet.com>  
**Sent:** Friday, June 12, 2020 12:01 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward3; kathy@highlanddistrictcouncil.org  
**Subject:** Variance request for 830 Cretin Ave. File#: 20-038888

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

Members of the Board of Zoning Appeals:

I request that the Board rejects the variances requested for 830 Cretin Ave. The zoning was established after years of negotiations with the neighborhood, City of St Paul and the developer. It's difficult to understand why there is a need for variances on lot coverage and off-street parking setbacks when the developer knows the zoning requirements and this being a "clean slate" new development. The design of the development must follow the zoning in place. This is different than a redevelopment in a community that is well established. The Ford site is a new development so there is no need for these variances. If these variances are allowed than what was the purpose of the millions of dollars and years spent developing the zoning and development standards? The standards were developed to preserve green space. Both these variances greatly diminish the available green space. If this is allowed on the first develops it will set a precedent for how the rests of the develop with evolve.

A suggestion on EV vehicle parking: It's apparent that some developments, such as 830 Cretin, the amount of EV designated parking requirements will be small. A possible better alternative is to have areas designated as joint EV parking for a group of developments. Doing this would also provide an opportunity to have charging stations which could possibly be provided by a 3<sup>rd</sup> party. The larger developments with more parking requirements would be required to meet the EV parking spaces as stated in the zoning rules.

Thank You

Rick Dagenais  
2111 Highland Parkway  
St. Paul, MN 55116

cc: Council Member Chris Tolbert, Kathy Carruth HDC



## Sayavong, Randy (CI-StPaul)

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**From:** Rick <rdagenai@cpinternet.com>  
**Sent:** Friday, June 12, 2020 12:01 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward3; kathy@highlanddistrictcouncil.org  
**Subject:** Variance request for 2170 Ford Parkway. File#: 20-038544

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

Members of the Board of Zoning Appeals:

I request the Board to reject items 2 through 6 of the 2170 Ford Parkway variance application. Item 1 as proposed should be approved.

Items 2 through 5 must be rejected as they go against the spirit and goals set by years of negotiations between the neighborhood, City of St. Paul and developer. The developer understood the zoning requirements while designing the building and should be kept to those requirements. Green space is a very important requirement of the Ford site development. It's critical these requirements are enforced throughout the development cycle. The height of buildings was also debated at length during the design and zoning discussions. It's difficult to understand how the height restrictions can be agreed to by all only to have one of the 1st developments request a variance. This is not a redevelopment of an existing area but is a new development with a specified set of zoning and design criteria in place. Building height and green space are critical aspects that must be adhered to. Only public areas should be considered green space. Private balconies for private and commercial residents are not green space.

Item 6 must also be adhered to as having ride share parking is vital for many that will be living and use this area. Ride share is a future growth mode of transportation demanding more parking spaces. Planning and building for now is in the best interests for a new development such as the Ford Site.

Members of the board please do not allow variances now or at any time during the development on building height, size on lots or green space reduction. Too much money was spent and way too many hours by all involved developing the zoning and design requirements only to have them thrown out on the first buildings proposed. Developers and the City of St. Paul must operate within the design and zoning requirements as specified, with very few exceptions such as item 1 of this request.

Thank You

Rick Dagenais  
2111 Highland Parkway  
St. Paul, MN 55116

cc: Council Member Chris Tolbert, Kathy Carruth HDC

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

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**From:** Elizabeth DeLay <edelay88@gmail.com>  
**Sent:** Tuesday, June 9, 2020 7:01 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ford Plant Amendment

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

I oppose the new Ford Plant Amendment. More density is going to create major problems, physically, mentally and environmentally.

Liz DeLay  
669 Sumner Street  
St. Paul, MN 55116

## Graybar, Matthew (CI-StPaul)

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**From:** Laura Donovan <donovans4@usfamily.net>  
**Sent:** Thursday, June 11, 2020 8:40 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Cc:** TIM DONOVAN; 'Laura Donovan'  
**Subject:** proposed variances to the Ford Plant site

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

Mr. Graybar,

My husband and I are residents of the Highland Park neighborhood, living just two blocks from the Ford Plant site. We are literally living in the dust and noise of the construction already, imagine our shock when we received the notice from the city of St Paul detailing the variances requested for the construction at 2170 Ford Parkway.

We have been in favor of the approved plan and having the Ford Plan create a welcoming gateway to the City of Saint Paul, up to our receipt of the letter detailing the variances requested by Ryan Companies. These variances are unacceptable.

The approved Masterplan had neighbor, community and city support, after much work to compromise with various groups, as it was planned, NOT with variance. The proposed variances as a total package are going against that commitment to the plan made by Ryan Companies.

Every single variance requested is a complete contrast to what was promised to the community. A decrease in open space (by 18.7%), an increase in building height and addition of a 95 foot tower, an increase in the lot coverage from 70% to 903.3%, and having ZERO parking spaces for car sharing, are the exact opposite of the commitments made to the Highland Park and greater St Paul communities.

We respectfully ask that the Board of Zoning Appeals deny these requested variances.

Sincerely,  
Laura & Tim Donovan  
2190 Pinehurst Ave  
St Paul, MN 55116  
651-210-8956

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

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**From:** Elizabeth Drumm <end1628@gmail.com>  
**Sent:** Tuesday, June 9, 2020 7:40 PM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** opposition to amendments

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

My name is Elizabeth Drumm. I live in Highland Park. I oppose the amendments proposed to increase building coverage on the site and reducing green space.

Sincerely,

Elizabeth Drumm

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

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**From:** A Dvorak <advorak64@yahoo.com>  
**Sent:** Wednesday, June 10, 2020 6:15 AM  
**To:** Graybar, Matthew (CI-StPaul)  
**Subject:** Ryan companies are disgraceful

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

Dear Mr. Graybar-

Surely by now you have received many other letters in disbelief of the audacity of Ryan companies. Clearly they had a plan all along to decrease the green space and lied to our community, presenting the plan with beautiful and plentiful green space. It is appalling to me that anyone would even entertain this idea to further reduce the mere 25% that was in the original proposal.

I could fill this page with reasons why it is ludicrous to reduce the green space--for the environment, the community and quality of the city. But one outstanding reason is our current affair: COVID. We have shut down our economy in the name of "flattening the curve". and we are now being prepped for "a second wave". Certain communities have been disproportionately affected--communities that are dense--NYC, SF, senior living facilities. Yet, in the name of money and profit we are going to create yet another community and hand it over to the next impending virus.

I will stop now, and would be very happy to discuss in person the myriad other reasons why it is ridiculous and dangerous--on many levels.

Please take the time and courage to stand up and protect what little we have left.

Sincerely,

Ann Dvorak