



**West 7th / Fort Road Federation**

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## **City Council Appeal: Site Plan for 560 Randolph Avenue**

*APC 25-5 5/21/2025*

*Submitted by the West 7th / Fort Road Federation*

To date, the Federation and neighbors have followed the public process. This started for neighbors at a community meeting in early December. The last six months, community members have spent their time, a scarce resource, testifying at multiple public hearings, attending key meetings, and writing written testimony. Dozens of public comments were submitted for the multiple public hearings throughout this process. Attendance may be limited today, but it is important to recognize the full participation throughout this process. We should also note that long before FCC was an issue, community members spent hundreds of hours sharing input and helping craft the city-adopted plans that speak directly to the future of this site. These active plans are being ignored and contradicted by allowing FCC to entrench this site in a heavy industrial use.

Our community knows this is not the right site for FCC. We are beyond disappointed, and frankly angry, that the City has abandoned its plans for our neighborhood. In our appeal, we outlined how the Planning Commission erred in fact, finding, and process. We stand by that. We ask that you give our appeal your full and honest consideration. We trust you have read our appeal and have that information. Because of that, we would like to focus on new information.

We recognize that you may choose to deny our appeal. If you take that action, we ask that you include the following conditions in the site plan. These conditions will help mitigate the negative impacts on the West 7th community:

- **Stop inappropriate traffic patterns to/from site, particularly cutting through Schmidt District. Mind all posted speed limits and obey traffic laws.**
- **Limit the number of garbage trucks allowed on-site to 36, which is what is needed to serve the city contract and would be in keeping with their designation as a “public works” facility.**
- **Prohibit use of the CNG refueling infrastructure by outside entities. 560 Randolph will not become a CNG fueling hub for other metro industries.**
- **Prohibit FCC employee parking on Randolph Avenue. This street is the only connection much of our community has to the River. Further limiting sightlines and street width add additional safety hazards to a street that currently lacks sidewalks**

**or any bike infrastructure.**

We were not able to discuss these conditions with FCC prior to the Council vote. However, it was communicated to the Federation that FCC did not agree to these conditions. Still, we believe these conditions are more than fair. Traffic patterns and limiting employee parking within the "75 parking spots" allocated to employees are not extraordinary requests. Similar conditions have been applied to other site plans in the past.

Our most significant request is limiting the number of trash collection trucks to 36. When the Council voted on our previous appeal, it found that FCC did not meet the definition of a "public works yard or maintenance facility." FCC was allowed to proceed with its site plan only due to the timing of the Mayor's veto, not because the use was deemed appropriate. Letting FCC now operate under the same rejected classification contradicts the Council's ruling and undermines public process.

FCC has been transparent about its plans for expansion and has stated this site will comfortably house up to 80 trucks. That transparency reinforces our concern: if this use were truly equivalent to a municipal public works yard, expansion would not be an issue. If FCC wishes to claim "public works" status to avoid zoning restrictions, then they should be held to that standard and limit their trucks at this site to those necessary to serve Saint Paul. If they won't abide by the spirit of a public works yard, let's call them what they are – a private waste hauler.

If, despite our appeal, the Council chooses to approve this site plan, we urge you to adopt these reasonable and necessary conditions. If West 7th is to bear the burden for the entirety of Saint Paul, then the negative impacts on our neighborhood must be mitigated.

Our community has participated in good faith throughout this process. We have raised valid concerns, offered compromise, and now we have proposed clear, enforceable conditions that, while they will not fully protect our neighborhood, represent the minimum level of consideration that should be applied to safeguard its health, safety, and livability. At the very least, West 7th deserves that.

Please do not approve this plan without safeguards in place. Add these conditions. Our neighborhood, like every neighborhood, deserves protection, respect, and a voice in shaping its future.