

Sayavong, Randy (CI-StPaul)

From: Georgiana Podulke <podu0001@umn.edu>
Sent: Friday, June 12, 2020 2:00 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plan

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

matthew.graybar@ci.stpaul.mn.us

Dear Mr. Graybar:

The two proposals before the Board of Zoning Amendments for two building (830 Cretin and 2170 Ford Parkway) should be soundly rejected.

We should not be increasing building heights and decreasing green space. We should not be increasing the maximum building footprint, and we should not be building a 90-foot tower. All of these things go counter to the Plan that was agreed upon. We should be doing the opposite, in fact. We should be doing everything we can do to remain "The Most Liveable City in America." We should be looking to the quality of life for children growing up there, and people getting old there, not creating what could easily become a future slum.

As a lifetime St. Paul resident I hope that you will consider this.

Georgiana Podulke
1689 Dayton Avenue
St. Paul, MN

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

Sayavong, Randy (CI-StPaul)

From: Jody Cohen Press <jody@presslawoffice.com>
Sent: Wednesday, June 10, 2020 11:09 PM
To: Graybar, Matthew (CI-StPaul)
Cc: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: NEW FORD SITE PLAN AMENDMENT REQUESTS WILL LEAD TO INCREASED CROWDING AND URBAN UNSIGHTLINESS

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

Mr. Graybar and Members of the City Council:

I am a 35-year resident of Highland Park. I reside here because of Highland's livability which means, among other things, an equilibrium among people (density), housing (density), shopping and traffic. The Ford Site Plan, and now the amendments, will desecrate the equilibrium.

The obsession with and "battle cry" of density must be re-examined. *Have we learned nothing from COVID-19 regarding crowding and density???*

Although the project is barely underway, already it appears that Ryan Companies is determined to erode restrictions on building heights, further increase density and further diminish the minimal open space on the Ford site. Starting with the original Ryan amendments, Highland Park residents have watched agreed-upon restrictions and guarantees of the Ford Site Plan disappear.

And now the erosion continues. The recently proposed plan amendments call for:

- Increasing building heights from a 65-foot maximum to **75 feet, AND adding a 90-foot tower. *Why do we need a tower?*** We already have three towers in Highland Park on Snelling Avenue.
- Reducing open space from the minimum 25% to **only 6%.**
- Expanding building footprints where the maximum lot coverage was to be no more than 70% would now be increased to **90%**

If approved, the effect of these amendments will be to crowd out grass, trees, shrubs and gardens and will be replaced by towering concrete structures. The overcrowded, claustrophobic, canyon-like feel of the property will increase and "ugly-ize" the neighborhood. It will be the "new" urban blight.

As more buildings are ready for construction, will this mean more broken promises?

As a tax-paying Highland Park resident, I am telling you to put a stop to amendments that will further block the sky by increasing building heights and further diminish the already-inadequate open space at the site.

Do not approve the amendments.

Jody Cohen Press
2001 Magoffin Ave

St. Paul 55116

Graybar, Matthew (CI-StPaul)

From: Cherie Riesenber cherieriesenber@icloud.com
Sent: Thursday, June 11, 2020 8:33 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Ford site

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

Hello
My address is:
Cherie Riesenber
162 Mississippi River Blvd South
St. Paul, Mn 55105

Sent from my iPhone

> On Jun 11, 2020, at 9:23 AM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:
>
> Good Morning Cherie,
> 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
> 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: Cherie Riesenber cherieriesenber@icloud.com>
> Sent: Thursday, June 11, 2020 7:49 AM
> To: Graybar, Matthew (CI-StPaul) Matthew.Graybar@ci.stpaul.mn.us>
> Subject: Ford site
>
> Think Before You Click: This email originated outside our organization.
>
>
> As a resident I request that effects of any increased density be seriously considered before approval. If the overall area of the city becomes less livable no one wins.
> I would far prefer fewer developer incentives and more future tax revenue on a smaller project than even more concessions on an already subsidized project.
> People running the city need to demonstrate they are not in over their heads managing the city and private partnerships with the city.
> Cherie Riesenber
> St. Paul
>
> Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: railerrogers@comcast.net
Sent: Tuesday, June 9, 2020 7:30 PM
To: Graybar, Matthew (CI-StPaul)

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

I oppose ANY change to the amendments previously established.

William J. Rogers
1850 Saunders Ave.
St. Paul, Mn 55116

Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: Stephanie Ross <sjillross@gmail.com>
Sent: Thursday, June 11, 2020 9:30 AM
To: Graybar, Matthew (CI-StPaul)
Subject: expressing opposition

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

As a neighbor in the Highland community, I am emailing to express my dismay at the degradation to the original Ford Plan by Ryan.

Enough already.

I truly hope recent events are evidence that when you take advantage and abuse power, eventually people hit the wall. Enough.

Stop messing with our neighborhood. Stick to the already generous plan.
Stephanie Ross
1901 Yorkshire Avenue

Sayavong, Randy (CI-StPaul)

From: John Ryan <johne_ryan@yahoo.com>
Sent: Tuesday, June 9, 2020 7:41 PM
To: Graybar, Matthew (CI-StPaul)
Cc: Neighbors for A. Livable Saint Paul
Subject: Ford Plan

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

Matthew,

I oppose the amendments to the Ford Plan that Ryan Companies has proposed. The requested increase in building heights and reduction of open space are changes that will greatly increase population density, which will already be too high in the current plan. In addition, I have been a longtime supporter of the Highland Little League. I have watched in horror as the plan calls for the obliteration of the Babe Ruth field, a field that I have played, coached, and worked on. I have lived in St. Paul all my life, long enough to see the loss of athletic fields, which are never replaced.

Ryan Companies needs to do right by the citizens of St. Paul to maintain its good name.

John Ryan
1710 Beechwood Ave.
St. Paul, MN 55116
(651) 698-6695

Sayavong, Randy (CI-StPaul)

From: Liz <lsammy521@gmail.com>
Sent: Wednesday, June 10, 2020 9:09 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford site amendments

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

I am completely apposed to any amendments to building heights and density by Ryan Companies at the Ford site. I am apposed to any changes that diminish the agreed upon green space.

Liz Sampair
1845 Graham Ave W, St Paul, MN 55116

--

Liz Sampair

Sayavong, Randy (CI-StPaul)

From: Nancy Scanlan <nancyc@usfamily.net>
Sent: Tuesday, June 9, 2020 7:44 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site

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

I am writing to express my DISMAY at the Ryan Company's continuing efforts to change the plans for the development of the Ford site.

Have we not learned anything about the health risks of overcrowding as well as loss of green space? Do they not understand the amount of Anger and frustration the neighbors feel at the lack of respect for our opinions and concerns. There was an agreement in place - odious as it was - and now the Ryan Company is greedily pushing for more amendments to the plan. Please do what you can to block these changes!!

Nancy Scanlan
1115 Edgcumbe Road

Sayavong, Randy (CI-StPaul)

From: connie scanlon <connie.scanlon196@gmail.com>
Sent: Tuesday, June 9, 2020 6:57 PM
To: Graybar, Matthew (CI-StPaul)
Subject: ford plan

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

Dear Mr Graybar,

We are writing to voice our strong opinion regarding the changes that Ryan company wants to make on the agreed upon determinations for the Ford plan.

We want you to be aware that as neighbors, we want the height of the buildings to remain at the agreed-upon 65 feet, and we want the open space to remain at the agreed-upon 25%. In addition we want the maximum allowed coverage to remain at the agreed-upon 70%.

Shame on everyone involved who is trying to do a bait and switch in the agreed-upon proposal. We live here, we pay exorbitant property taxes, and to create an Area in Saint Paul that rivals the density of New York City remains disgusting and thoughtless.

Connie Scanlon

John Scanlon MD

Sayavong, Randy (CI-StPaul)

From: Karon Schmitt <karonschmitt@gmail.com>
Sent: Friday, June 12, 2020 3:04 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site

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

I was alarmed to hear that building height variances are being chipped away by the developers including a 90 FOOT TOWER!!!! What is wrong with this? Higher density was not the intentions of this site. Especially with the pandemic that we are living in right now and making it unhealthy for the prospective residents!!!! Please adhere to the original plan and be fair to the Highland Park Community.

Sayavong, Randy (CI-StPaul)

From: Rebecca Scholz <RebeccaScholz@hotmail.com>
Sent: Friday, June 12, 2020 12:01 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Opposition to the New Ford Plan Amendment Requests

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

Hello,

I would like to express my strong opposition to the New Ford Plan Amendment Requests. These amendments will increase crowding and are significant changes to the original plan. The increase in building heights and request for the 90 ft tower are of great concern to me.

Please do not approve these amendments!

Thank you,
Rebecca Scholz

2095 Village Ln.
St. Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: Mark Seuntjens <mark.seuntjens@gmail.com>
Sent: Wednesday, June 10, 2020 7:42 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Rezoning Ford site

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

Mr Graybar,

I am Mark Seuntjens and I live at 2211 Sargent Ave, St Paul, MN 55105. I am **OPPOSED** to the following proposed changes:

- 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 respect the neighbors of St Paul and do not approve the requested changes.

Thanks.

Mark Seuntjens

Sayavong, Randy (CI-StPaul)

From: Kate Severin <kateseverin71@gmail.com>
Sent: Thursday, June 11, 2020 2:34 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: fordplant

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

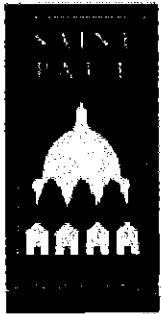
Will do, thank you. Sorry. I did read that. Kate Severin. 1373 Randolph Avenue, St Paul 55105.

On Thu, Jun 11, 2020 at 2:31 PM Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

Good Afternoon Kate,

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

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matthew.graybar@ci.stpaul.mn.us



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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: Kate Severin <kateseverin71@gmail.com>
Sent: Thursday, June 11, 2020 2:30 PM
To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Subject: fordplant

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

Please don't approve the amendments allowing Ryan to ruin this very valuable space by over building and reducing green space. they weren't allowed to propose development to ruin the area.

Sayavong, Randy (CI-StPaul)

From: Renate Sharp <rmesharp@gmail.com>
Sent: Tuesday, June 9, 2020 11:20 PM
To: Graybar, Matthew (CI-StPaul)
Cc: Renate Sharp
Subject: Opposition to Proposed New Ford Plan Amendments

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

Dear Mr. Graybar:

This is to express my opposition to the proposed Ford Plan amendments espoused in File #20-03888 and File # 20-038544.

I find the attempts very sad to further gobble up minimally required open spaces and minimal limits on building heights. Good health of our population and an attractive appearance of the neighborhood are indispensable to quality of life.

1. Re five -story, 60-unit senior housing building: The requested variances should be denied; peoples' good health requires open spaces of gardens and trees and clean air; requisite open spaces and set backs need to be maintained as well as 1 EV parking space.

2. Re six-story mixed use building: The requested variances should be denied. Again, the open spaces need to be retained and building lot coverage must not be increased. Also seeing the sky and the sun, stars and moon is vital to good health and increasing the height of this building and of the already sufficiently tall tower is at odds with what's good for us, the people. Same goes for the proposed elimination of all car share spaces.

Thank you very much for your consideration.

Renate Sharp
536 Mt. Curve Blvd.
St. Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: Miriam Simons <miriamj999@gmail.com>
Sent: Wednesday, June 10, 2020 8:35 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plan

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

Hello,

Please do not go ahead with Ryan's request to build DENSER, TALLER buildings and leave EVEN LESS greenspace. This plan will make for housing that is too much and too dense. No one wants to feel like they are living in, or in the neighborhood of, a fortress.

We work hard daily to keep our neighborhoods accessible, safe, unique and welcoming. The proposed changes would decrease those values at the Ford plant property and surrounding.

Let's try to keep our city a city, not a stronghold of units with people jammed in and nature blocked out.

Thank you,

Miriam Simons
2208 Princeton Av
St Paul MN 55105

Graybar, Matthew (CI-StPaul)

From: Aine Skow <aineskow@yahoo.com>
Sent: Wednesday, June 10, 2020 11:15 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Objection to Ryan Companies request for variance @ 830 Cretin Avenue

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

Hello,

My name is Aine Skow and I am a homeowner in Highland Park and live at 2209 Pinehurst Ave., St. Paul, MN 55116.

As a local resident, I wish to express my **strong** objection to the variance request for the senior housing project at 830 Cretin Avenue. It appears that Ryan Companies are determined to begin immediately to undo agreements made under the Ford Plant master plan. This variance would decrease open space, allow for greater density and above all, set a precedent for future amendments.

Please vote NO on this proposal.

Thank you,
Aine Skow

Sayavong, Randy (CI-StPaul)

From: Aine Skow <aineskow@yahoo.com>
Sent: Wednesday, June 10, 2020 11:18 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Objection to Ryan Companies request for variance @ 2170 Ford Parkway

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

Hello,
My name is Aine Skow and I am a homeowner in Highland Park and live at 2209 Pinehurst Ave., St. Paul, MN 55116.

As a resident who will be directly affected by the development on the site of the Ford Plant, I wish to express my **strong** objection to the variance request for the proposed building at 2170 Ford Parkway.

This variance would again allow Ryan Companies to decrease the open space requirements and increase the height of the building. It would increase density and traffic and most of all, sets a precedent for Ryan to routinely seek to amend agreed upon plans.

Please vote **no** on this amendment request.

Thank you,
Aine Skow

Sayavong, Randy (CI-StPaul)

From: Sheryl Sloane <slsloane88@gmail.com>
Sent: Wednesday, June 10, 2020 10:33 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Building

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

Ford Build!
I live only a few blocks! We don't need more density than was first planned! Thanks!

Sheryl

> On Jun 10, 2020, at 10:15 AM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:
>
> Good Morning Sheryl,
> You didn't state what you were referring to in your email. Can you please clarify the project you're talking about.
>
> 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: SherylSloane <slsloane88@q.com>

> Sent: Wednesday, June 10, 2020 10:14 AM
> To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
> Subject: Building
>
> Think Before You Click: This email originated outside our organization.
>
>
> Please do not go beyond what was first ok'd.
> Why?
>
> Sheryl

Sayavong, Randy (CI-StPaul)

From: Tom Stark <tom@tomstark.com>
Sent: Tuesday, June 9, 2020 7:09 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plant density

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

I am against the proposed higher density plan.

Tom Stark
Mortgage Banker
Licensed in MN, WI, AZ
Team Licensed in FLA
Office: 651-699-2525
Fax: 952-230-7752
www.tomstark.com

MegaStar Financial
530 N 3rd Street #310
Minneapolis, MN 55401
NMLS ID MN-MLO 452546
NMLS ID MFC 3043
NMLS ID AZ 0932533
NMLS ID WI 452546
NMLS ID FLA 28678

"The greatest compliment I can ever receive is a personal referral"

About me: <https://tomstark.com/reviews/>

Sayavong, Randy (CI-StPaul)

From: neddc10@aol.com
Sent: Thursday, June 11, 2020 10:01 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Ford plant

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

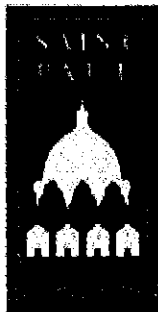
Edward Stephens 1865 Bayard ave St. Paul 55116
One more note Taxes and Crime on the rise.

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

From: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
To: neddc10@aol.com <neddc10@aol.com>
Sent: Thu, Jun 11, 2020 8:18 am
Subject: RE: Ford plant

Good Morning Edward,
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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From: neddc10@aol.com <neddc10@aol.com>
Sent: Wednesday, June 10, 2020 9:26 PM
To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Subject: Ford plant

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

My family moved to Highland in 1941 and I'am still here. Ryan is here to make money and not follow the plan with many variance as possibly. May look like downtown with to much traffic or just a housing project. The city will gain some new tax money but should not be a cost to the people who lived here for many years. Look at new apartments up on Snelling with variances and blocked streets during building. They want 10 more feet above a supermarket that might not be able to handle the number of units Ryan wants to build on Ford site. At one time the village had 4 supermarkets 2 local drug stores and many other business for all the needs of the area. So do the right thing for all the people in highland and Ryan is the pro and they knew what they were buying,

Thank You, Edward Stephens

Sayavong, Randy (CI-StPaul)

From: Victoria Stewart <stew0042@umn.edu>
Sent: Thursday, June 11, 2020 9:22 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Decreasing density at the Ford Plant site

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

I am a St. Paul resident writing to express my strong opposition to any plans now or in the future to increase density of housing or business at the Ford Plant site. This includes increasing the heights of buildings, increasing the overall footprint of buildings on the site as a percentage of the whole and decreasing the percentage of green outdoor spaces, grass and trees, as a percentage of the whole.

Recent experiences have shown how density and reliance on public transportation increase risks to public health leading to sickness, death and economic devastation particularly for our most vulnerable populations. This should not be St. Paul's plan for the Ford Plant site. It is not what people who live and work in St. Paul want and it is not in the interest of larger public good.

Victoria Stewart
124 Montrose Place
St. Paul, MN 55104

Sent from my iPad

Sayavong, Randy (CI-StPaul)

From: Julie Stroud <jstroud44@comcast.net>
Sent: Tuesday, June 9, 2020 7:56 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford site changes opposition

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

Dear Matthew,

I have received notice that the Ryan Companies are appealing previously stated restrictions on the amount of open space at the former Ford site, the height of the buildings, and the overall density of housing at the site. Highland Park and Macalester Groveland neighbors have been crystal clear about the myriad concerns this site brings to the fore, including greatly increased traffic, and bringing a crowded city feel to lower-density established neighborhoods. It seems that Ryan Companies has decided that padding their bottom line is far more important than any of the investment that we homeowners have made in making our neighborhoods pleasant and livable for decades.

I am not opposed to the development of this site, however, we can't let a developer who has zero personal emotional investment in this neighborhood run roughshod over the plans that were approved after many public hearings. Having 25% of space devoted to parks or other green space makes sense ecologically and would make that space more like the rest of St. Paul, where green space and parks are walkable for every person in the city. If Ryan Companies is trying to amend that to anything less than 25% green space, they're going to be building a small, unlivable city on the Mississippi River that will deteriorate quickly. Less pride of place in those environments. If these changes are approved, it makes me think that selling the house that I've renovated and lived in for over 30 years is a move to consider. So sad that getting out of St. Paul is sounding better, because it will soon be far less livable if Ryan Companies and city leaders get greedy.

Julie Stroud
1767 Juliet Avenue
St. Paul, MN 55105

Sayavong, Randy (CI-StPaul)

From: Jeanine Sundt <sundt510@comcast.net>
Sent: Tuesday, June 9, 2020 8:49 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plant

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

I just heard about the proposed changes to the Ford plant sight that would increase density and reduce green space.

I'm contacting you to express my opposition to any change that would result in increased density. I've lived on 510 Mt Curve Blvd for 17 years and the primary reason we moved to this neighborhood was the relative quietness in an urban area.

I encourage you to oppose any changes to the already approved requirements in the Ford development.

Jeanine Sundt
510 Mt Curve Blvd

Sayavong, Randy (CI-StPaul)

From: Karen Sutherland <suther@acm.org>
Sent: Thursday, June 11, 2020 8:19 PM
To: Graybar, Matthew (CI-StPaul)
Cc: Karen Sutherland
Subject: Ford site variances

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

Mr Graybar:

I have read Public Hearing notices 20-038544 and 20-038888 regarding the variances requested for the Ford site.

The wording of the requests makes it difficult if not impossible for neighbors to grasp what is really being proposed. For example, the decrease of open space at 830 Cretin Avenue will go from 25% to 16%. Although this is a change of 9% of the total area, it decreases the open space by 36%.

I'm emeritus from Augsburg and taught mathematics at St Kates for several years. This is a classic example of what an educated student should watch out for. I used this sort of thing as a class exercise in how not to get ripped off.

Attempting to stuff more density down our throats is bad enough. Doing so in a way that makes it look like it is being done for the better good is an insult to our intelligence.

I am requesting that it be clearly explained to the neighborhood what the proposed actions actually mean. The notices as they stand are deceptive and well below what our City and citizens deserve.

Thank you.

Karen Sutherland
464 Mount Curve Blvd
St Paul 55105

Sayavong, Randy (CI-StPaul)

From: David Swanson <dcorblyswan@gmail.com>
Sent: Friday, June 12, 2020 10:26 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ryan plan modifications

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

Dear Mr. Graybar

I have learned that the Ryan Companies wish to renege on the commitment to limit building height and to preserve green space in the Ford Plant site development.

I am strongly opposed to the bait and switch approach to development. It's not only dishonest but violates the intended character of the neighborhood.

Reduction of open space from 25% to 6% is a significant negative in livability and attractiveness as a neighborhood. Neighborhood probably is too generous a word to describe the proposed concrete ghetto.

I understand that everyone wants to make a profit, but the rules for Ryan company were clear going into the project and the current proposal would take unfair advantage and should be rejected with vigor. Defend the neighborhood!

Thank you

David C Swanson
1510 Edgcumbe Rd, St Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: Lance Teachworth <lanceanddot@comcast.net>
Sent: Tuesday, June 9, 2020 7:28 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plant Development

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

I understand there several proposed amendments to the building plans put forth by Ryan Development. These proposed amendments would permit increased building heights, reduced green space in the area, and permission to expand building footprints. I wish to express my opposition to all three such amendments. I am a long-term resident of Highland Park (43 years) and am very concerned that we do not "over develop" and provide excessive density of this site.

Thank you for your consideration of my concerns.

Lance Teachworth
1734 Hampshire Ave.
St. Paul, 55116

Sayavong, Randy (CI-StPaul)

From: Teresa and Mike <tennistm2015@gmail.com>
Sent: Friday, June 12, 2020 2:02 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Opposition

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

Say no to proposed amendments to Ford plan.
Thank you.

NEW FORD PLAN AMENDMENT REQUESTS WOULD INCREASE CROWDING

Teresa Tennis
1746 Beechwood Ave

Sayavong, Randy (CI-StPaul)

From: Darcy <darcy.cuaa@gmail.com>
Sent: Wednesday, June 10, 2020 4:26 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: OPPOSED to Ford site amendments

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

Thank you for reading my comment. Our address is below.

Hopefully those in charge of these decisions will hear us residents this time. I have heard there are quite a few very unhappy campers in Highland and Mac Groveland over this proposed amendment. To sum it up, many of us feel that city officials and now Ryan companies are simply stabbing us in the back, going back on plans / agreements / concessions that were made, and they never ever get enough.

Many of us long term residents are sick and tired of the leadership in our city. I have a handful of friends who have already left Highland Park because they couldn't stand it anymore.

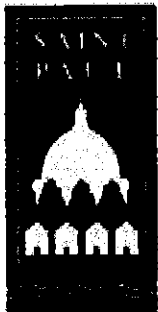
Please do the right thing and vote this amendment down.

Darcy Tinnes
1731 Saunders Ave
St Paul MN 55116

On Wed, Jun 10, 2020 at 4:07 PM Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

Anyone who wishes to provide a statement is asked to provide their address 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

Sayavong, Randy (CI-StPaul)

From: Tom Traxler <tomtraxler79@gmail.com>
Sent: Thursday, June 11, 2020 10:42 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Ford Plan

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

Tom Traxler
1780 Scheffer Ave, St Paul, MN 55116
Thank you for taking the time to read my email.
GL

On Thu, Jun 11, 2020 at 10:37 AM Tom Traxler <tomtraxler79@gmail.com> wrote:

There are over 100 people that I know in Highland Park and surrounding areas that support a low density population. The development needs to be mostly single family homes. The COVID - 19 pandemic and future viruses are proof that high density won't increase the value of the land. More futuristic models and values will be tied to low density. You need to have garden plots for residents. 40 % of the space should be for multi-purpose recreation and gardens for residents to use. A padded turf field that can be rolled up in the winter months and the space used for ice skating and other cold weather recreation. Refrigerated Ice rinks would be used November - February. We need recreation space for children and adults such as ice skating mentioned above, groomed cross country ski trails etc.

Make St. Paul an attractive area that people talk about enthusiastically. High rises equal high density, low health, low attractiveness, low enthusiasm. That Ford plant area could be developed into a river bluff oasis. The development could go right up to and onto the river bluff.

We are not in support of the new amendments for raising the building height from 65 feet to 75 feet nor the amendment to build a ninety foot tower.

The 25% open space needs to be increased to 40% not decreased to 6%.
Building coverage should be reduced to 40% or less.

I may have to take some time and find out who the lobbyist are pushing for these changes in the current plan. There are people quietly pushing the buttons per their individual interests which don't bode well for developing the property per the best interests of St. Paul. Hopefully you will scale back the current high density, high building coverage

Sayavong, Randy (CI-StPaul)

From: Christa Treichel <christajt@live.com>
Sent: Wednesday, June 10, 2020 11:26 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plan amendments

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

Good morning,

I would like to express my concerns about the proposed amendments for the Ford property. I am opposed to all of them.

Sincerely, Christa Treichel, 1860 Mississippi River Blvd., South, St. Paul, 55116

Sent from my iPad

Sayavong, Randy (CI-StPaul)

From: Bill & Eileen Troxel <troxelsmn@gmail.com>
Sent: Wednesday, June 10, 2020 8:59 AM
To: Graybar, Matthew (CI-StPaul)
Subject: More Amendments for Ford Plan

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

We are against these new, proposed Amendment changes as well as directions for monitoring or joining the hearing of the Broad of Zoning Appeals.

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

Haven't we all learned form the current and future problems created with increased city density?

Thanks for your consideration!

Bill & Eileen Troxel
1709 Pinehurst Ave.
St. Paul, MN

Sayavong, Randy (CI-StPaul)

From: Noreen Tyler <noreent Tyler@gmail.com>
Sent: Friday, June 12, 2020 11:48 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plan amendments

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

I oppose all degradation of the all ready approved plans for the Ford site that add allowances for more density, building height, less parking and less open space.

Let'e get real here, the developer has been gas lighting St. Paul and has been planning these changes and will most likely go for more to enrich themselves at our ultimate expense.

Noreen Tyler
333 Ramsey St
Saint Paul, MN 55102

Sayavong, Randy (CI-StPaul)

From: Lynn Varco <lvmaroon@yahoo.com>
Sent: Friday, June 12, 2020 12:53 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ryan Amendments

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

Dear Mr. Graybar and Members of the Board of Zoning Appeals,

I oppose the variances being requested by Ryan Companies (file#20-038544) and CommonBond Communities (File #20-038888). Variances shouldn't be granted for increased building heights, increased building footprints, reductions in open space, and reduced setbacks.

This variance request is a gross violation of the Ford masterplan with no compelling rationale for its implementation and clear evidence that it would harm the community. In sum, it doesn't meet the balancing test for approval by which such variances are measured.

The City of Saint Paul and Ryan Companies do not have the best interests of the community in mind as they pursue this maximum high-density development. It's unfortunate that Ryan Companies continue to play this shell game with the community by changing fundamental parts of their plan.

The Board of Zoning Appeals should reject all variance requests for increased building heights, increased building footprints, reduced open space, and reduced setbacks.

Respectfully submitted,
Lynn Varco
1587 Beechwood Avenue
St. Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: amwachter@aol.com
Sent: Wednesday, June 10, 2020 5:42 PM
To: Graybar, Matthew (CI-StPaul)
Subject: do not support Ryan proposed changes

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr. Graybar,
I live in MacGroveland and ask you NOT to support continued amendments and changes to Ryan Companies plan....building height requirements, further increases in density as well as less open space DOES NOT sound like what we thought would be happening on the Ford site.

Sincerely

Alice Wachter

2199 Sargent Ave.
St. Paul, MN. 55105

Sayavong, Randy (CI-StPaul)

From: Bill Warner <billwarnermn@hotmail.com>
Sent: Tuesday, June 9, 2020 10:24 PM
To: Graybar, Matthew (CI-StPaul)
Subject: The new amendments are not palatable!

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

Hello Matthew,

As someone that lives on 1920 Worcester Ave, in a small family home, I cannot stand for the amendments to the plan. Not near enough green space, and the traffic, which is already brutal in Highland Village, will become far worse. As a family that needs to get to DT MPLS for jobs, this will make our commute ridiculous! We can't allow Ryan to put amendments to increase their pocketbooks.

Thanks,
Bill warner

Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: Robert Warner <bwarnerdr@aol.com>
Sent: Thursday, June 11, 2020 7:37 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plant project

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

My wife and I do not approve or want any new change to the current Ford plant project.

Bob and Mary Warner
661 Mount Curve blvd
St Paul, Mn 55116

Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: JILL <jillwarren46@comcast.net>
Sent: Thursday, June 11, 2020 9:51 AM
To: Graybar, Matthew (CI-StPaul)
Subject: RE: Concern About New Amendments To The Ford Project

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

Certainly. My address is:
1624 Juno Ave
St Paul MN 55116

Jill Warren

Sent from Xfinity Connect Application

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

From: Matthew.Graybar@ci.stpaul.mn.us
To: jillwarren46@comcast.net
Sent: 2020-06-11 9:31:10 AM
Subject: RE: Concern About New Amendments To The Ford Project

Good Morning Jill,
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

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: JILL WARREN <jillwarren46@comcast.net>

Sent: Thursday, June 11, 2020 9:27 AM

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

Subject: Concern About New Amendments To The Ford Project

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

If the amendments that Ryan is proposing, which Neighbors for a Livable St Paul have presented, are true, I want to voice my opposition to all three.

>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 this info is not accurate, I'd like to be referred to the source for what you really are proposing.

Thank you,
Jill Warren
Highland Resident

Sayavong, Randy (CI-StPaul)

From: nancy werner <fedooley2@gmail.com>
Sent: Tuesday, June 9, 2020 7:10 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plan

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

To Whom It May Concern:

No No No to the most recent plan amendments from Ryan in regards to the Ford plan. They assured us there would be at least 25% open space. Please keep at least that much. Considering the premium location right on the Mississippi it is imperative that building heights be no more than 75 ft. along with the earlier guarantee for buildings on lots to be no more than 70%.

Please stop this now. Why have agreed upon plans if they are only to be ignored? Was this the true plan all along? This is why so many had reservations as to so many aspects of the plan; that Ryan would just do whatever they want with no regard for the surrounding area, the river, the neighbors and our neighborhood.

Keep the tiny green space and air space that was promised.

Thank you.
Nancy Werner
1680 Bayard Avenue
St. Paul, MN 55117

Sayavong, Randy (CI-StPaul)

From: Kevin WIER <k2wier@msn.com>
Sent: Friday, June 12, 2020 10:39 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Opposed to Ford Plant Amendment

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

Hello Matthew,

I want to express my strong opposition to any amendments requested by Ryan Co that lead to increased building heights, expansion of building footprints and especially any reduction in open natural space. This plan is already too crowded with buildings and people and requests to increase are ridiculous and greedy. We live right next to this property and have put up with a lot of over the years. Don't give in to the greed of the developer and do what's right for the city and the neighborhood that has to live with these decisions.

Thank You,

Kevin Wier

1050 Finn St S

St. Paul MN 55116

Sayavong, Randy (CI-StPaul)

From: Jerry Wind <jerrywind@comcast.net>
Sent: Tuesday, June 9, 2020 6:32 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ryan's request for plan amendments

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

To whom it may concern:

I agree with Neighbors for a livable St. Paul that Ryan's requests for taller buildings and less open space goes way beyond what was previously agreed to. I know Ryan must have financial concerns but these new requests will simply put traffic and density over the top. This is becoming the exact opposite of a livable community.

Jerry Wind
2119 Juno Ave.
St. Paul, MN 55116

Graybar, Matthew (CI-StPaul)

From: jcwinterer@gmail.com
Sent: Thursday, June 11, 2020 6:52 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Comments on Ryan Co. variance requests for Ford site development

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

Dear Board of Zoning Appeals,

My name is Jim Winterer and I have lived immediately south of the Ford site for more than 25 years. My address, three houses south of the Ford site, is 1032 Bowdoin St.

I wish to comment on the Ryan Co. requests for variances for greater density at the Ford site.

I have commented like this at every opportunity in recent years although I feel now it is a waste of time. I have no doubt these variances will be approved.

Looking back at all the community meetings that were held for years about the site, one of the consistently stated goals of these discussions was that the Ford site development would be integrated with the rest of the community. You can look it up ... it's in all the planning documents. We, the neighbors, believed that ... at least until the city unveiled plans that called for extreme density ... the like that this state has never before seen.

After the site's zoning plans were approved by the city, and Ryan became the official developer, we are now seeing what can only be described as bait-and-switch. Ryan is seeking greater building heights, less open space and expanded building footprints.

I am not sure what is going to be more disappointing: the fact that the Ryan Co. had the nerve to ask for these variances, or that the city will happily grant them.

I'm sure I'll have more opportunities to comment, because I'm sure Ryan Co. will continue to seek variances so that it can build its 120-acre fortress that has zero integration with the surrounding community.

Sincerely,
Jim Winterer

Sayavong, Randy (CI-StPaul)

From: Karen Woodward <karenbythelee24@gmail.com>
Sent: Friday, June 12, 2020 8:18 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Added Input (part 2) Ford Plan

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

Mr Grabar:

I wrote to you yesterday (6/11) and want to offer a few additional questions and thoughts to the Zoning Board:

1. Ryan's message is there is no change to the "core" plan, as if the variances don't matter. The percentages they offer may be minor on a legal or zoning scale. If the zoning board CAN approve the variance because the changes are within "core" limits, that doesn't mean they **should** approve the variance. If this is about the numbers AND if the zoning board only makes the decision based on numbers, the percentages likely play to the advantage of the Ryan variance request. If the zoning board can be convinced that the numbers may represent an unreasonable change AND be open to what constitutes "reasonable" change, then this can be a more thoughtful decision process. Question: At what point (or percent change) is the plan NOT core?
2. I see six "occupied" stories in the rendering below. Question: Would such a variance open the door for adding up to 8 stories of occupied space elsewhere in the plan down the road?
3. Building on the question above: a key question in all of this process--for any variance request now and down the road: is approving these variances setting a precedent for this plan and developmental process?
4. Opportunity: The image below looks like a fairly elegant rendering of the plan. The unoccupied tower is a part of that elegance (to me) and could be an interesting landmark opportunity to "bookend" the Ford Parkway drive between our water tower and the bridge "tower" end of the parkway. That's an aesthetic aspect I like. I have not read everything about the plan--but I'm hopeful this kind of local landmark connection would be something Ryan would consider. It might be a good way to connect with our community. Question: is this something Ryan has considered? [Note, this question may be outside the zoning board realm and rubric for decision-making; it is a way to connect to the community and personalize the process.]

Thanks for considering my input and questions.

Karen Woodward
730 Mount Curve Blvd