

**Highland Pointe Condominium Association**  
**1800 Graham Avenue**  
**Saint Paul, Minnesota 55116**

January 8, 2015

Mayor Chris Coleman  
390 City Hall  
15 West Kellogg Blvd  
St. Paul, MN 55102

Dear Mayor Coleman:

The Highland District Council heard a plan for the development of the former U.S. Bank site on Shepard Road between Gannon Road and Davern Avenue by Shepard Development LLC (Johnson Bros). We, as owners and residents at Highland Pointe Condominium, have two specific objections to that plan.

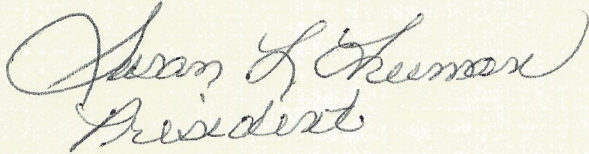
First, we would like to make it clear that we are happy this property is going to be developed as luxury apartments. However, we have two objections to the current proposals:

1. The request for a height limit variance from the required 40 foot height limit to over 65 feet.
  - a. This property is in the Mississippi River Critical Corridor Area which limits the height to 40 feet, and that should be adhered to for environmental concerns.
  - b. All other buildings in Gateway Village adhere to the 40 foot height limit, and they are successful. The Shepard Development LLC project should also be successful with the same 40 foot height limit.
2. The proposal by the City's Traffic Planning Department to reroute Shepard Road to Norfolk/Stewart Avenues and to make a 5-lane exit off of Highway 5 through the neighborhood and then reconnect to the current Shepard Road.
  - a. The Shepard Davern Task Force has proposed re-routing east-bound traffic off of West 7<sup>th</sup> Street to Shepard Road because West 7<sup>th</sup> Street is handling more traffic than it was built for, but Shepard Road was built for that traffic; however, the Task Force did not propose re-routing Shepard Road onto Norfolk/Stewart. That is a City proposal, and we strenuously object to that.
  - b. There are many athletic events on Shepard Road from spring to fall, closing Shepard Road many Saturday and Sunday mornings. All of these events would close Norfolk/Stewart, and it would not allow us to get out of our garage. There seems to be more and more 4-6 hour closures on the weekends from spring to fall which already makes it difficult to find alternative routes.



Attached is our petition of 181 people supporting those objections. We urge you to highly consider the weight of this input when making decisions on this issue.

Sincerely,



*Susan Freeman*  
*President*

Susan Freeman, President  
Highland Pointe Condominium Association  
1800 Graham Avenue #111  
Saint Paul MN 55116

cc: Highland Pointe Condominium Board of Directors  
Councilmember Chris Tolbert  
Paul St. Martin, PE Division Manager  
Mark Finken, Traffic Planning  
Merritt Clapp-Smith, Planning & Economic Development  
Michele Beaulieu, Planning & Economic Development  
Kathy Carruth, Executive Director, Highland District Council  
Connie Barry, Chair, Quality of Life Committee, Highland Pointe Condominiums  
Sally Walsh, Resident of Highland Pointe Condominiums