

**From:** MARIAN BIEHN [<mailto:humanbiehn@msn.com>]  
**Sent:** Wednesday, September 20, 2017 2:11 PM  
**To:** #CI-StPaul\_Ward3; #CI-StPaul\_Ward4  
**Subject:** Ford Sight Plan

Dear Council Representatives

I hope it is not too late to register my objection to the current Ford Plan.

The whole process of the master plan for the sight was flawed.

The plan itself with the zoning changes is flawed.

The overall plan for development in the SW corner St Paul from Snelling Ave on the east to the River on the west/University Ave to the N to W 7th is too intense and will make this area of St Paul unlivable.

The infrastructure isn't in place and can't be built to support the planned density of housing and retail.

St Paul needs living wage jobs. The Ford sight with the rail road infrastructure and hydro plant in place offered that while it was a manufacturing sight. It could and should remain a light to medium industrial sight providing jobs for skilled factory, technical and professional employment.

- This would avoid the expensive clean up that is currently underway.
- This would provide living wages
- This would infuse economic growth in the city of St Paul
- Workers would build their own homes and provide a tax base for the city
- Working families would stay in the city and support the schools and parks

The Ford sight proposal with primarily housing and retail will create too much intensity of use

- The housing will be mostly apartments for singles or couples-- not family housing
- Each of those living units (of 1 or 2 people) WILL have at least one car (vs a single family home of 4 with 1 or 2 cars)
- The retail will bring more employee and customer cars
- There is NO easy access to the sight from 494 or 94 without overburdening the already overburdened arterials and adding traffic to the residential streets

The overall plan for the SW corner of St Paul is too intense

- By increasing the zoning level along Snelling Ave, more apartments (for 1 or 2 people) will be built
- Each single apt unit (or at least 3/4 of them) will bring a car
- The University of St Thomas continues to grow and plans more student growth
- UST's growth will add more cars and people to the area already stressed with congestion

The Ford Plan and the over all proposed zoning changes for this area of St Paul are

- out of sync with the popular voice and opinion

- were put into play then brought to the public for an "opinion" but no real input
- not looking at the current grid lock and back up that exists during rush hour along Snelling, Cleveland, Cretin, Marshall, Summit
- not listening to the people who live in the area
- not looking at long term, living wage, quality economic growth

Recommendation:

- Start over
- Listen to the public
- Do economic development - not housing development
- Use the Ford site infrastructure of the rail road and energy plant to attract light industry
- Fix the existing road surfaces (Summit, St Paul Ave, etc) and traffic back up before adding more density
- Look at the whole impact not just the sight development
- More planning that encourages single family and family housing - keep families in the City

Marian Biehn  
83 Otis Ave  
St Paul, MN 55104

From: Gerald Brennan [mailto:gerald.d.brennan@gmail.com]  
Sent: Wednesday, September 20, 2017 7:15 AM  
To: #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
Cc: Kathryn McGuire <mcguire.kathy56@gmail.com>; Catherine Brennan <cathy.c.brennan@gmail.com>  
Subject: Opposed to the Ford Site Zoning and Public Realm Master Plan: more time and choices needed

Councilperson Prince,

I AM OPPOSED TO THE FORD SITE ZONING AND PUBLIC REALM MASTER PLAN IN ITS PRESENT FORM. VOTE NO.

Decisions of this magnitude require more time for public debate, disclosure and a more thoughtful process.

More transparency in the decision-making process is required.

We the people of the community which is exposed to health risks cannot allow the responsibility for toxic materials to be avoided by those who caused it.

The decisions on the Ford Site Zoning and the Public Realm Master Plan should not be made until after the the elections. The new administration will be dealing with serious budget issues and the Ford Site Zoning and Public

Realm Master Plan must become part of that process. NO VOTE NOW. Allow the people to have input and choices.

Thank you for your service.

Jerry Brennan

From: Linda Moeller [mailto:linda@myalerts.com]  
Sent: Tuesday, September 19, 2017 11:14 PM  
To: #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
Subject: PLEASE DELAY THE FORD VOTE

Dear Councilmember Prince,

As a constituent, resident and business owner in Highland Park I urge you to delay the vote on the Ford plant scheduled to take place on September 27th until a more sustainable option can be agreed upon. Although you have listened to the hopes, desires, and needs of the community for over 10 years, the current plan fails to meet our expectations for a 21st Century Community that respects the history and context of the neighborhood. Specifically, we believe this plan fails to meet three key elements of sustainability:

#### ECONOMIC SUSTAINABILITY:

We do not believe that providing an option to leverage up to \$275 million in TIF Funding is necessary when developers have been “salivating” at the unique opportunity to purchase this unique property. This option significantly diminishes the economic benefit for the already strapped St. Paul taxpayers.

We are gravely concerned about the impact of the increased traffic on an already congested intersection of Ford Parkway and Cleveland. The current traffic studies, based on optimistic forecasts of driving behaviors, rate the level of service under the proposed plan to be a “D” during the evening hours. This is not acceptable.

#### ENVIRONMENTAL SUSTAINABILITY:

Ford must NOT be allowed to leave Section C a toxic wasteland. The clean-up company is ready to begin work but has been told to stall for fear of what they may encounter if they “start opening things up”. I agree with the Friends of the Mississippi River conclusion: Ford has a long history as a good corporate citizen in our community. Leaving a pile of industrial toxic waste, leaching contaminants into the Mississippi River and groundwater within a National Park would be a stain on the company’s legacy that should be avoided by fully remediating Area C.

#### COMMUNITY SUSTAINABILITY:

Those who are in favor of this plan state that opponents must “embrace change” and that we “live in a city so we should accept the inevitable density.” I grew up in Two Harbors, attended

Gustavus Adolphus College in St. Peter, lived in Uptown while attending the U of MN, Macalaster Groveland and now Highland Park. Our family business has adapted to, and thrived during extensive periods of change over 61 years in Highland Park. We believe packing 4-7,000 people into this small area creates a density level on par with New York city boroughs rather than the vibrant Cathedral Hill neighborhood. This level of density, and the height of these buildings do not fit with either the history nor the context of this neighborhood.

The Moellers have lived and worked in Highland Park for over 60 years. We have built a business that has helped generations celebrate milestones and supported hundreds of families. In spite of the high taxes: we have chosen to live in this neighborhood, send our children to Highland Catholic, attend Lumen Christi Catholic Community, serve as leaders on the Highland District Council and Highland Business Association, and advocate for our vibrant community.

I believe we have the ability to integrate our values into a mixed-use plan that honors and extends this history by reducing the proposed density and building heights, increasing the amount of recommended greenspace and insisting that the current toxic Area C is fully remediated. The current plan does not align with the values of our community and those who have nurtured it from its infancy. Please delay this vote until we can reach a proper agreement centered upon sustainability.

Sincerely,

Linda Moeller  
R.F. Moeller Jeweler in Highland Park since 1951  
1626 Pinehurst Avenue a Moeller residence since 1996

Michael – listen to your constituents, Please support the Ford plan. It is important for the City’s climate initiative.

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

From: Lynette Sikora [<mailto:lynette@designguys.com>]  
Sent: Wednesday, September 20, 2017 2:50 PM  
To: #CI-StPaul\_Ward4  
Subject: Fwd: LISTEN to our PLEA, DELAY the Vote!

>

>

> Council Member Russ Stark

>

> You are not representing me on your current approach and support of the Ford Site Zoning and Public Realm Master Plan. The city must LISTEN more to its citizens and allow more time for the process. Much of the decision making is done by a small group of people that does not represent the voice of ALL the people nor has the process allowed adequate time for that. I believe the plan was determined long ago and inviting in the voice of the people was a required gesture rather than based in sincerity. Why should a few (city council) determine the fate of the Ford Site? Listen to the people.

>

- > 1) Reduce the height of the high-rise buildings. 4-6 stories are adequate, no?  
>
- > 2) Lessen the density plan, Let's not create a city within the city.  
>
- > 3) Reducing density will reduce traffic trips per day. Yes, people do bike but they also own cars, Mr Russ Stark ruined our neighborhood (Merriam Park) by voting for apartment building and condo development saying the plan included adequate parking and that many of the tenants will use bikes for their transportation. Yes, Russ was correct but they also have 1 or 2 vehicles and the neighborhood is a parking nightmare. Other woes is the constant turn over of tenants who are not committed to the neighborhood. Thanks Russ!  
>
- > Let's not solve the housing problem and then create traffic congestion.  
>
- > 4) Green space and recreational fields make people happy. Trees and green and gardens are necessary for quality of life to balance any city.  
>
- > 5) More park space is necessary to allow the new community that is being created the opportunity to have parks in the vicinity of where they live rather than have to travel a distance to enjoy other parks. It is a perfect area, near the river. to perfectly integrate parks into to the plan. Green space makes people happy - they thrive on it.  
>
- > 6) The Ford Development should not be a financial boon for developers who have absolutely no investment in our community except reaping a profit.  
>  
>
- > Council Member Tolbert, rethink your vote!  
>
- > Sincerely,  
> Lynette Erickson-Sikora

John Pihaly - 1887 Saunders

John Pihaly - 1887 Saunders - Called 9/20 at 9:26 am re Ford asking you to reconsider the plan to reduce the density.

Peter Menge - 690 Mississippi River Blvd - Ford

Peter Menge - 690 Mississippi River Blvd – Ford – Called 9/20 at 10:35 am - He is strongly against the current plan because too much density. It is out of character for the neighborhood and would destroy it. He supports development – just not this plan.

Jack Mueller – Ford

Jack called 9/20 at 10:46 am in opposition to any large expansion at the Ford site. We are not Berlin or London. The fewer residential the better. He lives 3 blocks from the site and as it is has problems parking in front of his house because he can't park. He thinks setting the date of the public hearing on Rosh Hashanah and continuing it to Sept 27 was done on purpose to divide the people.

From: Lisa Erbes [mailto:lerbes@gmail.com]

Sent: Wednesday, September 20, 2017 10:05 AM

To: #CI-StPaul\_Ward3

Subject: Ford Site Thoughts From A Recent Transplant to St. Paul

Dear Mr. Tolbert,

I am certain you are being inundated with emails and phone calls so one more may not make much of a difference. But I feel compelled to share my thoughts with you on the Ford Site plan. I moved to Highland Park 18 months ago from Atlanta, Georgia. I live on Bowdoin Street just 3 doors from the Ford site and a short 2 blocks from Hidden Falls Park. I am a life-long Atlanta native so packing up and moving to Minnesota at the age of 59 was kind of a big deal.

My family and friends back home are probably quite sick of hearing me rave about how much I love St. Paul. The quality of life I'm enjoying here is unlike anything I experienced in Atlanta. And here is why:

Atlanta went through unprecedented growth in the 70's, 80's & 90's. The Atlanta metropolitan area is a testament to unfettered development and uncontrolled sprawl. Historic buildings and older homes (pre-WWII) are extremely difficult to find. Older neighborhoods have been decimated to make room for subdivisions and strip malls. To find any true neighborhoods with older homes, buildings, sidewalks and parks you have to go into a small handful of in-town locations. Those neighborhoods are in very high demand and the home prices and taxes reflect that demand. Only the very affluent can afford them and others have had to leave those old neighborhoods for outlying suburbs where they can sometimes find affordable housing.

Atlanta has lost every bit of character it ever had.

When I first started visiting the Twin Cities on a regular basis 10 years ago I thought I had found heaven on earth. St. Paul, especially, drew me in with the lovely, affordable, older homes, sidewalks, family businesses that were easily accessible by foot and bicycle. I was astounded by the plethora of parks, green space, walking and biking trails.

I could go on and on. But I know today is a busy day for you so I'll get to the point.

I've lived through rushed development in my home town. I don't want to see my adopted home make the same mistakes. Your self-imposed timeline to approve the zoning for this site is not good for Highland Park, St. Paul or the Twin Cities area.

I've attended every public meeting except one since I moved here in February 2016. I have heard all the arguments for and against this plan including the one that states "we've spent so many years working on this, it's time to pull the trigger". I am paraphrasing.

I would argue that after all these years of planning what difference do a few more months make? The majority of your constituents are deeply apposed to this plan. They are not apposed to developing the site. We all want to see that happen. We are apposed to the density and building heights. You need to listen to your Highland Park neighbors. You work for them - not the Ford Corporation.

Don't let St. Paul become another Atlanta. All of her residents will regret it if you do.

Thank you for your time and your service to our community,

Lisa Erbes

1032 Bowdoin St.

St. Paul, MN 55116

From: Steve Sikora [<mailto:steve@designguys.com>]

Sent: Wednesday, September 20, 2017 10:51 AM

To: #CI-StPaul\_Ward3

Subject: URGENT: Because I cannot attend tonight's meeting

Dear Councilmember Chris Toulbert,

As a citizen of St Paul for the past 25 years, a homeowner and business owner I am expressing my deep concerns over the Ford Site Plan as it stands today. I live near Shadow Falls, just a short distance off the Mississippi River. What drew us to St Paul (from our former home in south Minneapolis), was the aesthetic, the serenity and pace of life here. The mature urban forest, well cared for housing, the authentic sense of neighborhood where kids still played in outside and you knew all the neighbors, these are the traits that made St Paul, as advertised in the official slogan – “The most livable city in America.” Let’s keep it that way as we advance.

I understand the need to move forward, to modernize and anticipate the future, so St Paul can continue to succeed as a vital city into the 21<sup>st</sup> Century. But when the preservation of the defining characteristics of a place are not properly taken into account in the process of advancement, what you end up with is the mass homogenization. A city is not a set of coordinates on a map. It is a community, a culture, a distinct place, a group of people who identify as St Paulites. The unique character of St Paul is a precious and fragile thing. I have watched in dismay at the degradation of my own neighborhood through ill-conceived development. No thanks to the City Council, what was once a peaceful tree-lined neighborhood of single-family homes is now a noisy traffic snarl, a logistical and parking nightmare thanks to the addition of a few too many multi-family high rises.

Point 1: There is a place for high-density housing. This site is not the place. I understand the need for increased density in some parts of a city. But those places should be near the city center or near existing development, areas that are already high density, not in the most peaceful regions of this lovely city.

Point 2: The number of people that will be occupying the Ford Site will easily overwhelm the already busy roadways. I live, shop and commute in this part of the city and traffic is already overwhelming.

Point 3: There is nothing, nothing in this plan that connects the new development to the glorious Mississippi River Valley. Initial plans included the development of additional parkland as a gateway to the river. That is shamefully absent in the current plan.

Point 4: St Paul has a unique, one-time opportunity to create a parcel that can be part of the National Park system, an attraction featuring trails, interpretive areas and access to the Mississippi River! It is critical that we take this opportunity.

Point 5: Sports and recreation should not be sacrificed in the plan. A healthy community needs places for sport. The existing ball fields that were initially part of the plan are no longer included in it. The current plan feels more like a land grab than a thoughtful addition to and enhancement of our wonderful city.

Point 6: Don’t make promises based on the myth of people not owning cars, riding mass-transit or biking year round. The premise of mass transit and bike lanes solving traffic congestion is currently plaguing both Minneapolis and St Paul. As a life long biker I applaud the idea of safe places to commute by bike. That said, a tiny fraction of the population ride bikes. Most bike riders also own car here. The addition of bike lanes on biker-less roads has caused considerable traffic and parking problems. We do not have a fully coherent and comprehensive mass transit

system in the Twin Cities. Consequently, people will continue to drive, like it or not. Don't make plans that pretend anything other than one additional car for each additional one of two citizens.

Let's not make the redevelopment of the Ford Site solely a property tax boon for the city. Let's not make it another cluster of homogenous high rises. Let's make it a rare and special place.

Let's make it a community we're proud to be part of.

Best,

Steve Sikora  
173 Montrose Place  
St Paul, MN 55104

From: Kara Lynum [<mailto:kara@lynumlaw.com>]

Sent: Thursday, September 21, 2017 10:00 AM

To: #CI-StPaul\_Ward3

Subject: support for Ford Site

Hi Chris,

It was great to run into you at the Starbucks the other morning - I just wanted to email in and say thank you for supporting the Ford Site zoning. I know it's many years and meetings in the making and I look forward to having new neighbors move into a high density area in Highland Park. Once the Ford Site stuff dies down a bit, it would be great to meet to discuss some things St. Paul could consider to help protect immigrants from the current administration's immigration enforcement tactics. Have a good day! Kara

From: Lynette Sikora [<mailto:lynette@designguys.com>]

Sent: Wednesday, September 20, 2017 2:47 PM

To: #CI-StPaul\_Ward3

Subject: LISTEN to our PLEA, DELAY the Vote!

Council Member Chris Tolbert,

You are not representing me on your current approach and support of the Ford Site Zoning and Public Realm Master Plan. The city must LISTEN more to its citizens and allow more time for the process. Much of the decision making is done by a small group of people that does not represent the voice of ALL the people nor has the process allowed adequate time for that. I believe the plan was determined long ago and inviting in the voice of the people was a required gesture rather than based in sincerity. Why should a few (city council) determine the fate of the Ford Site? Listen to the people.

1) Reduce the height of the high-rise buildings. 4-6 stories are adequate, no?

2) Lessen the density plan, Let's not create a city within the city.

3) Reducing density will reduce traffic trips per day. Yes, people do bike but they also own cars, Mr Russ Starck ruined our neighborhood (Merriam Park) by voting for apartment building and condo development saying the plan included adequate parking and that many of the tenants will use bikes for their transportation. Yes, Russ was correct but they also have 1 or 2 vehicles and the neighborhood is a parking nightmare. Other woes is the constant turn over of tenants who are not committed to the neighborhood. Thanks Russ!

Let's not solve the housing problem and then create traffic congestion.

4) Green space and recreational fields make people happy. Trees and green and gardens are necessary for quality of life to balance any city.

5) More park space is necessary to allow the new community that is being created the opportunity to have parks in the vicinity of where they live rather than have to travel a distance to enjoy other parks. It



is a perfect area, near the river. to perfectly integrate parks into to the plan. Green space makes people happy - they thrive on it.

6) The Ford Development should not be a financial boon for developers who have absolutely no investment in our community except reaping a profit.

Council Member Tolbert, rethink your vote!

Sincerely,

Lynette Erickson-Sikora

From: Michael Roehr [<mailto:michael@roehrschmitt.com>]

Sent: Wednesday, September 20, 2017 2:50 PM

To: #CI-StPaul\_Ward3

Cc: Family Bernick-Roehr; Elisa Bernick

Subject: Ford Plan Approval process

Dear Councilmember Tolbert,

This is just a brief note in anticipation of tonight's council meeting regarding the Ford Plan to express my general support for the plan as prepared by the city's planning department. I've been paying attention to the process for several years now and have attended a couple presentations. It's my opinion as an architect, a business owner, and a 30 year resident of Mac-Groveland that the plan as prepared is a thoughtful and comprehensive framework to shape the development of this key urban property for the 20+ odd years that it will undoubtedly take for this new district to rise from the Ford site. No plan can anticipate all the challenges this site will encounter along the road to becoming a new neighborhood, but this plan is bold and specific enough to provide clear guidance in establishing a sustainable yet flexible infrastructure on which to base this new thriving mixed-use district. I understand the nostalgia and anxiety that lead many long-standing residents of Highland and Mac-Groveland to oppose this plan, and they are certainly entitled to their opinions and attitudes. This is one area on which reasonable people may honorably disagree. It is my feeling however that certain things are inevitable - in this case growth and density. Our neighborhood doesn't look anything like it did 100 years ago, and it won't look anything like it does now in another 100 years. These are not forces we can entirely control or effectively oppose - even if we wanted to (which I don't) - but they are forces we may effectively shape if we decide to engage them constructively and creatively. I think the Ford Plan is as thoughtful and effective a plan and development framework as we might ever expect to emerge from a public, consensual process, and as such I wholeheartedly support it.

Thanks for working so diligently to bring people together on this issue - it can't be easy!

I wish you the best in your ongoing efforts on behalf of our community,

Michael Roehr, AIA

From: Nolan Zavoral [<mailto:nzavoral@toast.net>]

Sent: Wednesday, September 20, 2017 3:43 PM

To: #CI-StPaul\_Ward3

Subject: re: ford plan

Dear Council Member Tolbert:

I oppose the Ford Plan that would, in my estimation, trash the living conditions I've enjoyed since I bought my house in Highland a dozen years ago.

Look around: yard signs opposing the plan are thick, and rightly so.

Traffic is barely tolerable now. I can't imagine what it would be with thousands of newcomers added.

We deserve better from our council. Please delay the vote until we have a new mayor, or scrap it altogether now.

Thank you,  
Nolan Zavoral  
861 Wilder St. S.  
St. Paul

From: [William.Cizek@microchip.com](mailto:William.Cizek@microchip.com) [<mailto:William.Cizek@microchip.com>]

Sent: Wednesday, September 20, 2017 5:25 PM

To: #CI-StPaul\_Ward3

Subject: Ford Site Plan

Hi Chris,

As a 50+ year resident in Highland Park,

I would like to OPPOSE the Ford Site Zoning & Public Realm Master Plan.

Further, I would like the City Council to delay their vote until we have a new Mayor in January.

Thanks Chris.

*Bill Cizek*

From: Anita Nelson [<mailto:anita1044@comcast.net>]

Sent: Wednesday, September 20, 2017 5:57 PM

To: #CI-StPaul\_Ward3

Subject: PLEASE JUST A ROAD ON THE RR PATH

The common denominator for the Ford site division is the traffic.

If you put through a road in the RR track area with a bike path on the high edge of the west fenced area we can live with that. The diagonal road saves the stress on Ford Parkway and Cleveland. It gives a two way access to Highway 5 and the Ford Bridge.

From: Sasha Bergman [<mailto:sasha.rae.bergman@gmail.com>]

Sent: Wednesday, September 20, 2017 8:05 PM

To: #CI-StPaul\_Ward3

Cc: McMahan, Melanie (CI-StPaul)

Subject: 333 Warwick Street, 55105

Hi CM Tolbert:

Thank you for all of your work for Ward 3. Just wanted to send a note to register my support for the Ford Site proposal. I appreciate your work on it.

Thanks,

Sasha

Sasha Bergman

From: Tyler Winkelman [<mailto:tylerwinkelman@icloud.com>]

Sent: Thursday, September 21, 2017 9:43 AM

To: Kelley, Pattie (CI-StPaul)

Subject: Re: Support for Ford Development

Apologies I did not include my address in previous emails: 1888 Grand Ave, St. Paul, MN 55105.

Thank you.

Tyler

On Sep 21, 2017, at 9:41 AM, Tyler Winkelman <tylerwinkelman@icloud.com> wrote:

Hi Pattie,

I wanted to drop a quick note to Councilmember Tolbert to 1) Thank him for the opportunity to speak in support of the menthol restriction ordinance last night, and 2) Voice my support for the City's development plan at the Ford Site. I appreciate his thoughtfulness and leadership around these increasingly contentious issues.

Sincerely,

Tyler Winkelman

From: Peg Rich [<mailto:pegrich@iphouse.com>]

Sent: Thursday, September 21, 2017 9:47 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plan

Dear Councilmember Tolbert,

I request you remove the Ford Plan from your agenda until there is more support for the plan and greater satisfaction that it meets the needs of the community. To do that I believe there needs to be greater transparency.

Peg Rich

From: MARIAN BIEHN [<mailto:humanbiehn@msn.com>]

Sent: Wednesday, September 20, 2017 2:11 PM

To: #CI-StPaul\_Ward3; #CI-StPaul\_Ward4

Subject: Ford Sight Plan

Dear Council Representatives

I hope it is not too late to register my objection to the current Ford Plan.

The whole process of the master plan for the sight was flawed.

The plan itself with the zoning changes is flawed.

The overall plan for development in the SW corner St Paul from Snelling Ave on the east to the River on the west/University Ave to the N to W 7th is too intense and will make this area of St Paul unlivable.

The infrastructure isn't in place and can't be built to support the planned density of housing and retail.

St Paul needs living wage jobs. The Ford sight with the rail road infrastructure and hydro plant in place offered that while it was a manufacturing sight. It could and should remain a light to medium industrial sight providing jobs for skilled factory, technical and professional employment.

-This would avoid the expensive clean up that is currently underway.

-This would provide living wages

-This would infuse economic growth in the city of St Paul

-Workers would build their own homes and provide a tax base for the city

- Working families would stay in the city and support the schools and parks

The Ford sight proposal with primarily housing and retail will create too much intensity of use

- The housing will be mostly apartments for singles or couples-- not family housing
- Each of those living units (of 1 or 2 people) WILL have at least one car (vs a single family home of 4 with 1 or 2 cars)
- The retail will bring more employee and customer cars
- There is NO easy access to the sight from 494 or 94 without overburdening the already over burdened arterials and adding traffic to the residential streets

The overall plan for the SW corner of St Paul is too intense

- By increasing the zoning level along Snelling Ave, more apartments (for 1 or 2 people) will be built
- Each single apt unit (or at least 3/4 of them) will bring a car
- The University of St Thomas continues to grow and plans more student growth
- UST's growth will add more cars and people to the area already stressed with congestion

The Ford Plan and the over all proposed zoning changes for this area of St Paul are

- out of sync with the popular voice and opinion
- were put into play then brought to the public for an "opinion" but no real input
- not looking at the current grid lock and back up that exists during rush hour along Snelling, Cleveland, Cretin, Marshall, Summit
- not listening to the people who live in the area
- not looking at long term, living wage, quality economic growth

Recommendation:

- Start over
- Listen to the public
- Do economic development - not housing development
- Use the Ford sight infrastructure of the rail road and energy plant to attract light industry
- Fix the existing road surfaces (Summit, St Paul Ave, etc) and traffic back up before adding more density
- Look at the whole impact not just the sight development
- More planning that encourages single family and family housing - keep families in the City

Marian Biehn  
83 Otis Ave  
St Paul, MN 55104

From: Donald and Rosemary Gruber [<mailto:grubers265@gmail.com>]

Sent: Wednesday, September 20, 2017 12:23 PM

To: #CI-StPaul\_Ward3

Subject: Ford Plant

Councilman Tolbert:

It is beyond disappointing that the City is marching ahead with the development of the Ford Plant site in a way that that is opposed by your neighbors, the very people you are called to represent. I was pleased to read the articles in the papers this week, with the pros of the plan and Liveable St. Paul's reply...that moved me today to sign their petition and get a sign for my yard. That will allow me to join my neighbors up and down the block.

Liveable is what the City touts, yet with each step it becomes harder and harder to live here and for retirees, it is almost impossible: high and steeply increasing taxes, bike lanes everywhere, silly city recycling, mandated city garbage pick-up, closing restaurants, closing grocery stores (wages and sick pay). The list goes on and on.

It is all too-bad...

Vote No. Ask Don Bostrom how you might represent a Ward of the city.

Sincerely,

Donald F. Gruber

265 Woodlawn Avenue

St. Paul, Minn 55105

From: Mary Drew [<mailto:marydrew@umn.edu>]

Sent: Thursday, September 21, 2017 10:47 AM

To: #CI-StPaul\_Ward3

Subject: Thank you - good job

Just a quick note to thank you for your continued proactive approach to the development of the Ford Plant site. I have watched this unfold for years and have been impressed with the availability of information, the large and inclusive number of meetings and forums, and the overall transparency of your process of working with the City and your Ward. Not an easy task and one in which you cannot please everyone. Thank you also for responding respectfully to the slings and arrows being thrown by those who are just now paying attention and think it is happening too fast. As it is, I will most likely be "pushing up daisies" by the time this project is completed. Sad; I was looking forward to moving back to the Highland area I love. However, I am relieved and pleased that you are insuring that this site is developed with citizen input as opposed to driven primarily by economic necessities and bidding developers.

Keep up the good work. I know that whatever plan you vote on will be a result of a well thought out and respectful process.

Mary Drew

Andrew Benjamin – Is opposed to the Ford Plan, the traffic at Cretin and Randolph is already bad and will only get worse; delay until a new mayor in January.

Ruth Tallakson – Left VM at 4:30 pm Wed 9/20 – Is opposed to the Ford plan; delay until a new mayor is elected.

Carl Johnson – Left VM Thurs 9/21 at 7:50 am – Lives on Amherst and said the more and more he reads about Ford the more he feels the plan is not a good idea for the neighborhood and for St Paul and urged you to vote against it. He usually does not call in to you but he feels this is important enough to place a call.

Lisa Clark – Left VM Thurs 9/21 at 10:00 am – Lives on Mount Curve and said she is in support of the Ford plan. She has concerns and feels it is not perfect but she is not against density or in general the plan or affordable housing. Her biggest concern is how will big development be controlled after the transition is made.

**Vote No** on the City's (vs the people) Ford Site Plan

Thank you,

Greg Nayman

1635 Hillcrest Ave  
St. Paul, MN 55116  
651-698-1527

Council Member Bostrom,

I am writing to express my opposition to the zoning change at the Ford site AND the Public Realm Master Plan Draft (5-4-2017). My primary concern is the complete ELIMINATION of a community that will occur if the rezoning and current Ford site plan is approved.

The current plan does not guarantee that green space will be dedicated to replacing the Ford Fields, which were essentially gifted to the Highland Little League program by Ford Motor Company. Six hundred boys play on the fields from April through October, with daily use starting at 3pm on weeknights until 10 PM, and weekend use from 8 AM-9 PM during the peak summer schedule. The Highland Little League Community is essential to what makes this community work. Where would all those kids play? What would they spend their time doing during the summers?

Honestly, if the fields do not exist, their families will make an exodus to the suburbs in order to get what they can no longer get in Highland. A community that doesn't have an opportunity for kids to play baseball is a blemish on that community. Highland Park would suffer greatly without such an important piece of it. Generations of Highland residents have built and run the program, and it's a slap in the face that this plan ignores that fact.

The league is made up of board members, coaches, and parents who all volunteer their time to make the program work. Hundreds of hours of time are dedicated to creating athletic and character-building opportunities that baseball and softball players will use far beyond their time on the field. Contrast this to the paid city employees who came up with this ridiculous plan and IGNORED all these kids and their families. They ignored the kids.

Many, many of those who oppose this plan are not only concerned with over development of a small parcel of land, but ultimately, they are concerned with what their children, their children's friends, and the entire community will do with a loss of an American essential like baseball.

Please vote NO to rezoning and and the Public Realm Master Plan Draft (5-4-2017).

Theresa Haider  
675 Sumner Street  
St. Paul, MN 55116 Theresa Haider

From: Daniel Maurer [<mailto:ilovesaintpaul@gmail.com>]

Sent: Thursday, September 21, 2017 6:15 PM

To: #CI-StPaul\_Ward3

Subject: Ford Site Zoning

Greetings!

I wish to write you that our family OPPOSES the Ford Site Zoning and Public Realm Master Plan. St. Paul is aptly named the "Most Livable City in America" as its by-line for the very reason that it feels like a very large—albeit cultured and very city-oriented—small town.

You really should, as representative to the City Council DELAY the vote until a new Mayor is sworn into office in January.

I wholeheartedly believe it would be a mistake to move forward with as many people that are currently slated to occupy this relatively small space. Also, additional green space would ADD and NEVER subtract to the overall value of this prime real estate for the city.

Thank you for your time and listening to your constituents.

Regards,

Daniel & Carol Maurer

388 Mount Curve Boulevard, Saint Paul

Kevin O'Brien – Left VM at 6:40 AM Fri 9/22 – Lives on Cleveland; the Ford plan is not good for the neighborhood – too much congestion. Has to be a better compromise; disappointed you're going for it. Wait until a new mayor is elected.

From: [thaas26@comcast.net](mailto:thaas26@comcast.net) [<mailto:thaas26@comcast.net>]

Sent: Saturday, September 23, 2017 1:10 PM

To: #CI-StPaul\_Ward3; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Subject: I am opposed to the current Ford Development Plan.

I am opposed to the current Ford Development Plan as are the vast, vast majority of people who live in St Paul

It should be 3 stories max, 25 % parks, not counting run off, and leave the baseball fields where they are.

Thanks for reading my letter. Tom Haas

From: [Gailstremel@aol.com](mailto:Gailstremel@aol.com) [<mailto:Gailstremel@aol.com>]

Sent: Saturday, September 23, 2017 1:40 PM

To: #CI-StPaul\_Ward3

Subject: observation

Too often a rush for a "decision" is a cover up for personal ambitions..

I urge you to delay action on Ford plant plans for thoughtful review. Several of the current proposals, height of buildings and sport fields, are dangerously short sighted and detrimental to our younger generations.

Gail Stremel  
1383 Scheffer Ave.

From: [thaas26@comcast.net](mailto:thaas26@comcast.net) [<mailto:thaas26@comcast.net>]

Sent: Saturday, September 23, 2017 8:11 AM

To: #CI-StPaul\_Ward3; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Subject: Delay the Ford vote please!

Mr. Tolbert,

Delay the Ford vote please!

City wide there is little support for it and there are so many unanswered questions. Most people were unaware of the tremendous impact all of those people in multi unit buildings would have until recently. 90% or more of the residents of St Paul thought Ford would be lots of parks, a regular neighborhood with a thousand people and keep the ball park. There is no need to vote until more citizens of our great city are on board.

On TV, a Green Party activist was on the air to discuss this very issue. He, of course, does not live near Ford as you might expect.

His reason for voting on the development plan now is to make the Ford company happy. He said Ford wants a vote now. Hey, Mr Tolbert, this is business and your job is to make the people happy not Ford.

Please delay the Ford vote

Thanks for reading my letter.

Tom

From: Theresa Haider [<mailto:theresahaider@gmail.com>]

Sent: Sunday, September 24, 2017 11:50 AM

To: #CI-StPaul\_Ward3

Subject: SAY NO to the REZONING and Current FORD PLAN

Councilman Tolbert,

I am writing to express my opposition to the zoning change at the Ford site AND the Public Realm Master Plan Draft (5-4-2017). My primary concern is the complete ELIMINATION of a community that will occur if the rezoning and current Ford site plan is approved.

The current plan does not guarantee that green space will be dedicated to replacing the Ford Fields, which were essentially gifted to the Highland Little League program by Ford Motor Company. Six hundred boys play on the fields from April through October, with daily use starting at 3pm on weeknights until 10 PM, and weekend use from 8 AM-9 PM during the peak summer schedule. The Highland Little League Community is essential to what makes this community work. Where would all those kids play? Honestly, if the fields do not exist, their families will make an exodus to the suburbs. A community that doesn't have an essential



opportunity to play baseball for kids is a blemish on that community. Highland Park would suffer greatly without such an important piece of it.

The league is made up of board members, coaches, and parents who all volunteer their time to make the program work. Hundreds of hours of time are dedicated to creating athletic and character-building opportunities that baseball and softball players will use far beyond their time on the field. Contrast this to the paid city employees who came up with this ridiculous plan and IGNORED all these kids and their families. They ignored the kids.

Many, many of those who oppose this plan are not only concerned with over development of a small parcel of land, but ultimately, they are concerned with what their children, their children's friends, and the entire community will do with a loss of an American essential like baseball.

Please vote NO to rezoning and the Public Realm Master Plan Draft (5-4-2017).

Theresa Haider

675 Sumner Street  
St. Paul, MN 55116

From: Anne Hanson [<mailto:anneskier@outlook.com>]

Sent: Sunday, September 24, 2017 2:09 PM

To: #CI-StPaul\_Ward3

Cc: Anne Hanson; Craig Hanson

Subject: FW: HJC Comments on Ford Master Plan

Hi Chris – I got this from a friend who works at the Housing Justice Center and I found it interesting. Although I don't fully understand all the nuances of the statute to which they're referring in these remarks, I am in support of their comments. I think it's important to include a fair amount of low-income housing on the Ford site.

I would also like to see comprehensive senior housing – similar to Carondelet or Episcopal Church Homes. I think it's important to include not just senior apartments, but a whole spectrum of senior living – from independent living to assisted living, full nursing care and memory care. My grandparents all lived in retirement facilities similar to Carondelet – where they could transition from one housing option to another, as they needed more care. It extended their lives and gave them wonderful communities to live in. I plan to eventually live some place similar and hope there are additional senior facilities developed on the Ford site.

I'm still concerned about the traffic impacts on all of us in Highland and hope you'll continue to work on short and long-term options re this.

Thanks for all you're doing to make sure the Ford site is developed in a reasonable manner. I appreciate it.

Anne Hanson

1816 Pinehurst Ave  
St. Paul, MN 55116

ATTACHMENT:

From: Lael Robertson (via Google Docs) [<mailto:lael.e.robertson@gmail.com>]

Sent: Wednesday, September 20, 2017 10:13 AM

To: Jack Cann

Subject: HJC Comments on Ford Master Plan

Lael Robertson has shared a link to the following document:



## HJC Comments on Ford Master Plan



FYI - here is the letter I will be submitting to the city today. September 20, 2017

St. Paul City Councilmembers and City Staff:

Housing Justice Center is a nonprofit organization based in St. Paul that is dedicated to expanding and preserving affordable housing. We write today to express our general support for the Ford Master Plan. However, we have serious concerns about the affordable housing component as it is currently written. We do not believe that it meets St. Paul's obligations under the Land Use Planning Act, and we look to the Council to update the Ford Master Plan to reflect the current and projected need for deeply subsidized housing.

As you know, the Land Use Planning Act requires cities to develop a comprehensive plan every ten years. Within that plan, a city must have a housing element, "containing standards, plans and programs for providing adequate housing opportunities to meet existing and projected local and regional housing needs." Minn. Stat. 473.859(c). Cities must also have a plan to implement the housing element which "will provide sufficient existing and new housing to meet the local unit's share of the metropolitan area need for low and moderate income housing." Minn. Stat. 473.859 (c) subdiv 4. Cities cannot adopt zoning, site plan regulations, ordinances, or fiscal devices that conflicts with its comprehensive plan. Minn. Stat. 473.865, subdiv. 2.

The current Ford Master Plan conflicts with St. Paul's 2010 Housing Element, a part of the city's Comprehensive Plan, by not planning for any housing at or below 30% of the region's area median income (AMI). St. Paul's housing plan, Section 3.3, sets a goal of providing affordable housing in new production projects. It states,

For new production, the following affordable housing standards shall hold:

- a. For City/HRA-assisted new rental units, at least 30 percent will be affordable to households earning 60 percent of the AMI, of which at least one third will be affordable to households earning 50 percent of the AMI, and at least one third will be affordable to households earning 30 percent of the AMI.

Page 26. However, even though city-assisted rental units will have to be a significant part of the units built on the site and the city will be contributing to the infrastructure of the development, the current Ford Plan calls for only 20 percent of units to be affordable, 10 percent at 50 percent of AMI, and 10 percent at 60 percent AMI. There is no mention of the 30 percent component. The City's reasoning for this conflict, as stated in a staff memo entitled, "Affordable Housing Strategy: Ford Site Planning" is, "Ward 3 is already home to approximately 700 publicly-assisted low income and public housing rental units of which approximately 500 are affordable to households at or below 30% of AMI." Memo, pg. 2. While this is accurate, it is important to note the placement and type of housing that is referenced. Almost all of the subsidized affordable housing in Ward 3 is along West 7th Street.. In contrast, the only subsidized housing in the Highland Park area, a wealthier and more pedestrian friendly neighborhood, is a senior high rise apartment building. There are no subsidized family units in Highland Park, an area that has high performing schools, community centers, and many other opportunities for families. Not only do the Ford Master Plan affordability goals conflict with the Comprehensive Plan, it also does not "provide sufficient existing and new housing to meet the local unit's share of the metropolitan area need" established by Metropolitan Council for this decade or the next.

The established need for affordable housing in St. Paul for the decade between 2011 and 2020 was projected to be 2,625 units. As of 2015, St. Paul had created 832 units, less than halfway to its projected need of 2,625 units. For the next decade, 2021 to 2030, the Metropolitan Council has projected that St. Paul will need a total of 1,973 units. Almost half of those units - 832 or 42% - are needed at or below 30 percent of AMI. Currently, the Ford Master Plan does nothing to plan for this projected need, violating its obligations under the Land Use Planning Act. While actual construction is many years away, it is vital to begin thinking about affordable housing now. This is one of the largest planned developments that the region will see for decades, and has the potential to spur rapid increases in land and housing costs, making it extremely difficult, if not impossible, to build deeply affordable units.. As the enclosed *Shelterforce* article points out, Atlanta's BeltLine was created with a "trickle down" affordable housing philosophy - planning for affordable housing was thought about as a later-stage concern, after most of the other major decisions were made. Unfortunately, it resulted in land prices skyrocketing to a point where it was only affordable to create 800 units of affordability out of a total of 15,000 units.

The City of St. Paul can't put off planning for deep affordability at the Ford site. The Master Plan needs to reflect the City's 2010 Housing Plan and its LUPA obligations by specifically planning for affordable housing at 30 percent of AMI.

We ask that if the City of St. Paul passes the Ford Master Plan, the Council immediately begin preparing to update the affordability goals.

Sincerely,  
Housing Justice Center

From: Char Mason [<mailto:char@colemanmasonevents.com>]

Sent: Sunday, September 24, 2017 2:24 PM

To: #CI-StPaul\_Ward3

Subject: Please delay the Ford Plan, Find a Compromise

Dear Councilmember Tolbert and Entire Saint Paul City Council-

I am writing to let you know I oppose the current Ford Site Zoning and Public Realm Master Plan. The council should heed the wise advice from the Pioneer Press Editorial board and delay any vote to allow more time for a revised plan that will gain much more agreement from the neighbors and landowners who will forever inherit the outcomes of this plan.

By all measures (even all city measures), the vast majority of residents oppose the current proposal for the Ford site as it would have a profound, negative impact on the surrounding neighborhoods - up to 10,000 residents and workers on less than .2 square miles, loss of recreation fields and an estimated 30,000 vehicle trips per day creating traffic gridlock. Please listen to these concerns. They are valid. They are real. They should not be dismissed.

Please show true leadership and postpone this very important vote until a revised vision of compromise can be reached.

Thank you.

Char Mason

695 Mount Curve Blvd.

Saint Paul, MN 55116

From: Mary Gruber [<mailto:marygruber03@yahoo.com>]

Sent: Sunday, September 24, 2017 3:04 PM

To: #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

Subject: Investment and Economic Development in St. Paul

Courage has been defined as "grace under pressure".

We citizens of St. Paul are still wondering what pressure is driving the council to rush the vote on the Ford Site issue.

We have always expected our elected representative to carefully deliberate on all issues that come before them.

Another editorial in the Pioneer Press and a challenging article by Ward 7 Council Member, Jane Prince, as well as a Philip Jacobs' letter to the editor in Sunday's Pioneer Press would certainly suggest that further deliberations on the future of St. Paul are needed.

Without one word said, "General" Eisenhower, once answered a reporter's question on the General's World War II leadership philosophy by silently placing a piece of string on the table top and by at first pushing that string; pausing, and then pulling that string, put the string back in his pocket.

We certainly do not equate the councils' pressure with the General's pressure, but the council's pressure seems self-imposed.

Slow down and deliberate!

Consider the possibilities of spreading the wealth and spreading the tax increment financing throughout the great city of St. Paul.

Abandon the "divide and conquer" attitude that appears to be in vogue.

Pull that string! Don't push it!

With a positive view for the future

Gerald F. Gruber

1140 Juliet Avenue

St. Paul, Mn. 55105

Dear Elected Members of Saint Paul City Council,

I am writing to implore you to vote "No" to the current Ford Site Plan on September 27<sup>th</sup>. As you have seen and heard, there has been a strong groundswell of local residents; those who would be most impacted by the very high density plan, voicing their opposition to the plan.

Change is inevitable and progress is generally good. As elected council-members tasked with preserving the integrity and vitality of Saint Paul, I ask that you carefully examine your personal motivations regarding the current Plan and consider the impact on the communities directly adjacent to the Ford Site.

My wife, daughter, and I moved to Saint Paul in 1995. We first lived in the apartments across from the Ford field. As a young couple that's what we could afford. We are now in our second house in Highland Park, on Bordner Place, just down from Cleveland Ave. Please feel free to drive by our house. We've put a lot of money into it because we know we want to stay in Highland Park, and we are pleased with making a positive contribution to the neighborhood.

We came here because of the low crime rate, the strong property values, the proximity to the river, the convenience of easy access to Highland Village, the great schools, and strong religious foundation as evident by the number of synagogues, temples, and churches in this area. We stay because all of those things are still true!

In many ways this is a sleepy residential community tucked in the heart of a great city. I, along with so many others who oppose the current plan want to see future generations, and peoples of all walks of life share the experience of living in Highland Park.

Unfortunately, these qualities will be considerably, and irrevocably weakened if 7,000 – 10,000 people many living in 10-story buildings were crammed into the 135 acre Ford Site. Traffic and noise will absolutely and dramatically increase! Crime will increase. Accessing the shops and stores in the Village will get much harder due to high volumes of traffic and limited parking. The area will become much more like Minneapolis' Uptown than Saint Paul's Highland Park. The Great River Road, which I've lived near all my 51 years will lose its character. That character which depends on low car traffic and accessibility, and which is known for its lovely cycling and walking paths, mature trees, and beautiful single family homes.

We're all excited about the potential of this site. Many of us look forward to the mixed use with retail and commercial businesses of the type that will preserve and strengthen the character of Highland Park; reasonable density with high quality facilities to attract new people and to retain current residents, especially those who will be seeking senior or assisted living, parks, and public green space.

So, before you embark on a grand experiment of such high density that it will completely reshape a fantastic neighborhood, consider the will of people who already live here; with strong and legitimate concerns about current plan; who chose to live here because of what it IS, and who hope to perpetuate its quality of life for future generations.

Kind regards,

John Bielinski PhD

2032 Bordner Place

From: Bielinski, Suzette J., Ph.D. [<mailto:Bielinski.Suzette@mayo.edu>]

Sent: Monday, September 25, 2017 8:07 AM

To: #CI-StPaul\_Ward3; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward4; #CI-StPaul\_Ward6; #CI-StPaul\_Ward5; #CI-StPaul\_Ward7

Subject: RE: Oppose Ford Redevelopment Plan

Importance: High

Councilmembers,

Thank you for the opportunity to speak out in opposition to the current plan last week. As follow-up to my prior email below I would simply like to make two points.

1. While the overall mixed use redevelopment plan is a culmination of 10-years in the making, the excessive density is a newer change. The proposed density is well over any of the four options (including the one considered high density) that was highlighted in the Villager a couple of years ago. The argument that residents' concerns are "coming too late in the game" is completely false.
2. I admit to being a political novice – however, I was surprised to find out that folks at the meeting representing "Sustain Ward 3" were not all residents of the area – rather volunteers from the larger housing lobby coalition. I had never heard of Sustain Ward 3 prior to the meeting last

week but evidently they are an established lobbying group. I have been told that this group receives government funding. However, I was unable to verify as financials were not available online. Does anyone know how this group is funded?

Again, I ask that you vote against the current plan.

Suzette Bielinski  
2032 Bordner Place  
Saint Paul, Minnesota 55116

From: Jane Carlson [<mailto:carlsonjaneellen@gmail.com>]  
Sent: Monday, September 25, 2017 8:44 AM  
To: #CI-StPaul\_Ward3  
Cc: Madhav, Chandrakant B (US SSA)  
Subject: Ford Site Zoning and Public Master Plan: OPPOSED to current version  
Dear Councilmember Tolbert,

We have lived in Highland Park for over 20 years. We love living at 2141 Juno Avenue. We are writing to express our concerns for the current Ford site development plan. We support development of the site and welcome new development; however, we are opposed to the current plan because:

- 1) it has too many high rises, especially for an area that does not have light rail. Buildings should be low profile, three stories high.
- 2) it does not require enough green space.
- 3) it does not require enough affordable housing. There should be a target of 25 to 30 percent affordable housing. This area should not be for the wealthy only.

When Summit avenue was being developed over 100 years ago, it was zoned for a lot of green space, low profile buildings, and only residential and institutions. What we can learn from that history is our initial Ford site plan will have a legacy beyond our years. It is our responsibility to take the time to get it right. We are asking you to delay the vote on the plan and make updates we and others in the community are requesting.

Thank you for your attention in this matter.

Jane Carlson & Chucks Madhav  
2141 Juno Ave.  
St. Paul, MN. 55116

Bob Whitehead – Called Sept 25 wanting CM Tolbert to know he supports the Ford plan and says YES to Ford.

Martha Par (misspelled?) – Left a VM at 8:20 am on Mon 9/25 – Lives in Highland Park and asking that the Ford vote be delayed. What's the rush? Not a benefit to the neighborhood or to Ward 3.

From: Eileen Martin [<mailto:eileenswansonmartin@gmail.com>]

Sent: Friday, September 22, 2017 3:12 PM

To: #CI-StPaul\_Ward3

Subject: The Ford Plan

Chris Tolbert

I oppose the Ford plan site zoning and Public realm master plan and you should delay your vote for the next Mayor is sworn in January 2018.

1806 Mississippi River Blvd South

From: April gardnertaylor [<mailto:agardnertaylor@gmail.com>]

Sent: Saturday, September 23, 2017 3:39 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plant is a ghetto statistic

The Ford Plant plan is too dense. It ruins Highland park as we know it. The plan takes a highly desirable place to live and makes it a ghetto statistic.

From: Esther Kellogg [<mailto:enmkellogg@usfamily.net>]

Sent: Saturday, September 23, 2017 8:14 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plant

You told us with passion when you were door knocking that you would listen to your constituents. If that was true, then you need to stop this train wreck and give everyone some time to work out a better plan.

We have the time. Don't ram through the present plan.

Martin and Esther Kellogg