

Gordon Palzer – 2221 Scheffer – Encouraging CM Tolbert to postpone vote on Ford until there's a new mayor.

Joan Jackson – 6 Norbert Pl She is a long time resident of the Village and they don't need anymore people.

From: Joan K Costello [<mailto:j.k.costello@att.net>]

Sent: Sunday, September 17, 2017 10:41 AM

To: #CI-StPaul_Ward3

Subject: Ford Plan

Dear Councilmember Tolbert,

I am a "Yes" to the Ford plan. I know that the city did an extensive amount of research on how to create an equitable, sustainable neighborhood plan. I am excited about the effort made to create a livable, economically diverse environment. I attended three of the "input" and sharing sessions and found the process transparent and responsive. I think that the amended 7-story height limit is a reasonable compromise. I believe the plan is a fair plan for all of Saint Paul and for the Metro area. It is model that other areas would do well to follow. I hope it is the beginning of us not simply designing a replica of what we are! I urge you to vote yes on the current plan.

Sincerely,

Joan Kuzma Costello

1376 Bayard Avenue

From: Vicky Sandberg [<mailto:vsandberg@comcast.net>]

Sent: Sunday, September 17, 2017 2:29 PM

To: #CI-StPaul_Ward3

Subject: Ford site-build even taller but with smaller footprint

Dear Councilmember Tolbert,

I read a letter to the editor today from someone who pointed out that the tall apartment building on Cleveland, next to the Little League fields, is essentially invisible to us. They are right!

I would much rather see tall, very tall, residential buildings on the site—ala 740 River Drive, or the Montreal/Elway apartments. This would allow us to have higher density AND more green space!

Plus, you can see around tall buildings!! They are not as space-filling as 3-5 story buildings with large footprints. And think how many people would have a great view of our city and the river in the tall buildings!

I always thought a big mistake in downtown St Paul was the squat, 3-4 story residences built between Shepard Road and the river, just as you approach downtown St Paul. They totally wall off ANY view of the river from the roadway/bike path. If those buildings had been taller, with more space around them, they would seem less visually obtrusive and we could all still enjoy river views when driving, biking or walking by.

Just look at downtown Mpls riverfront development, which has a lot of tall buildings. You can see the river from so many places. Not so in St Paul.

Tall is better! Provided you plan for more green space around the tall buildings!

Has this been at all considered? Win-win!

Vicky Sandberg

846 Deer Park 55116

From: Stuart Orłowski [<mailto:stuartorłowski@gmail.com>]

Sent: Sunday, September 17, 2017 11:42 AM

To: #CI-StPaul_Ward3

Subject: Ford Site Plan

Dear Chris Tolbert,

It was nice meeting you at the town hall a few weeks ago. I would again like to express my wish for a "no" vote for the Ford Site Plan. I believe the site does not adequately address the affordable housing needs of St. Paul.

The Twin Cities are in an affordable housing crisis, and while affordable housing units would be added with the current plan, the development would have a negative affect on neighboring Naturally Occurring Affordable Housing as rents in the area increase. I believe this can be solved by adding a higher percentage of affordable housing units to the current plan.

Thank you for listening.

Stuart Orłowski

From: Nyan Pyae [<mailto:nyanpyae@hotmail.com>]

Sent: Sunday, September 17, 2017 11:04 AM

To: #CI-StPaul_Ward3

Subject: Re: Ford Site Zoning

Dear Sir,

I would like to express my opinion regarding Ford Site Zoning.

I Oppose the Ford Site Zoning and Public Realm Master Plan. I want the City Council to Delay the vote until a new Mayor is sworn into the office in January.

Regards.

Nyan Pyae

398 Mississippi River Boulevard S

St. Pau, MN 55105

From: Linda Wagner [<mailto:wagner13@comcast.net>]

Sent: Sunday, September 17, 2017 9:27 AM

To: #CI-StPaul_Ward3

Subject: Ford Site

Hi Mr. Tolbert,

As a resident of Highland Park, I would encourage you to consider a delay in any zoning action for the Ford Plant Site. While you and many others have worked hard to convey the plan and it's benefits to the community, people are just now realizing how important this is to their community. More time is needed to allow the community to understand the impact of any zoning plan for the Ford Site on Highland Park.

Jim and Linda Wagner

1444 Mississippi River Road

St. Paul, MN 55116

From: nancy olson [<mailto:olsongirl@yahoo.com>]

Sent: Sunday, September 17, 2017 12:02 AM

To: #CI-StPaul_Ward3

Subject: Ford Plant site

My name is Nancy Olson. I live at 1273 Cleveland. I am very concerned about the plan to create high density housing at the Ford Plant site. My husband, Steven Morrison, and I, moved here in 2005 from the Midway neighborhood. We were attracted to the quieter small town within the city atmosphere of the Highland neighborhood. We bought our 50s era house as our home to grow old in (we are both in our 60s). I believe that the traffic with this development could overwhelm our neighborhood and make our home a far less pleasant place. I believe there should be green space near the river road and none of the buildings should be high-rise unless it is for seniors.

I would be happy to discuss this further.

Nancy Olson

From: Brian Holmes [<mailto:bnholmes001@gmail.com>]

Sent: Saturday, September 16, 2017 10:39 AM

To: #CI-StPaul_Ward3

Subject: Ford Site Plan

I oppose the current plan for the Ford Site Zoning and Public Realm Master Plan and I think the City Council should delay the vote until the new Mayor is sworn into office in January.

In my opinion, the planned population density is too high and will negatively impact surrounding neighborhoods.

Thank you

Brian N Holmes

493 Mount Curve Blvd

St Paul, MN 55116

From: John And Robin [<mailto:jandrbellamy@aol.com>]

Sent: Saturday, September 16, 2017 10:28 AM

To: #CI-StPaul_Ward3

Subject: Oppose Ford Redevelopment Plan

Dear Councilman Tolbert,

We are residents of Highland Park. We oppose the Ford Plan as written. The massive redevelopment will create too much congestion (estimated 30,000 extra car trips per day) to already congested streets. Even now Fairview, Cleveland, Cretin, Snelling, and Ford Parkway have bumper to bumper traffic during parts of each day. We don't want to see massive buildings and such a minuscule amount of green space being created at that site.

We realize that some new housing and retail is inevitable, but we think up to 10,000 additional people, 30,000 car trips, and massive buildings are unnecessary and will significantly degrade the character, feel, and livability of the neighborhood. At a minimum, we think this redevelopment should be cut by half in size and scope. The rest could be devoted to green space. This seems like a reasonable compromise.

Please delay this vote until a new mayor is elected and be open to cutting back, significantly, the scope of the redevelopment.

Sincerely,

John and Robin Bellamy

1641 Highland Parkway

From: Parsonage, Ed [<mailto:EParsonage@sjm.com>]
Sent: Saturday, September 16, 2017 9:38 AM
To: #CI-StPaul_Ward3
Subject: Oppose Ford Plan
I strongly OPPOSE the current Ford Site Zoning and Public Realm Master Plan.
Ed Parsonage
2025 Norfolk Ave
St Paul

From: Molly Stucker [<mailto:mollystucker@hotmail.com>]
Sent: Saturday, September 16, 2017 8:42 AM
To: #CI-StPaul_Ward3
Subject: I OPPOSE the Ford Site Zoning and Master Plan
Dear Councilmember Chris Tolbert,
I have lived on Bayard Avenue for over 48 years and I oppose the Ford Site Zoning and Master Plan. Please delay the vote until the issues of traffic and high-density living are addressed. I cannot drive down to the Village easily anymore due to traffic congestion between the hours of 4-7pm. Rethink the redevelopment and listen to your neighbors.
Thank you,
Molly Stucker

Katie Simon – Lives in So Minneapolis right across the Ford bridge and supports the development proposals and mixed use housing & transit oriented development at the Ford site. It's been long awaited, 10-15 years. Would also like to see dedicated transit in the 46th Street/Ford Parkway corridor – BRT, light rail, trolley – to take as many cars off the road as possible into the future. Also keep height away from the river and make it a habitat friendly environment for the wild life.

From: Ashley LeMay [<mailto:heyalemay@gmail.com>]
Sent: Wednesday, September 06, 2017 8:05 PM
To: #CI-StPaul_Ward3
Subject: I say yes to the Ford site plan
Council Member Tolbert,
My name is Ashley LeMay. I grew up in Saint Paul, attended Highland Park High School and moved to Highland in 2014. I have lived in the city since 1996.
I strongly support the Ford site plan and greatly appreciate your work. Not to confine anyone to a box, but I find it very frustrating that the generation responsible for the housing struggles faced by my generation (and generations to come) are yet again still doing anything and everything possible not to ease the housing crisis faced by so many.
From the opponents I have seen, it seems that most will not be around when the project is completed. For those that will still be around, I think this development will come with more benefits than drawbacks. For a city that that I consider home and hope to take pride in its progressiveness, it is upsetting to see this be an issue at all. I think the progressives have been spread thin dealing with the many political qualms that have arisen this year and the opponents, whom I believe are out numbered

by supporters, appear to have the upper hand as they have banded together, have more time for organizing and probably more money for funding their campaign.

If they want to live like the suburbs, maybe they should go live in the suburbs.

Thanks.

Ashley LeMay

From: Klein, William D. [<mailto:William.Klein@gpmlaw.com>]

Sent: Monday, September 18, 2017 10:50 AM

To: *CI-StPaul_Mayor; #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Cc: Drummond, Donna (CI-StPaul); Sage-Martinson, Jonathan (CI-StPaul)

Subject: Ford Site Planning Task Force Recommendations regarding Zoning and Public Realm Plan

Dear Mayor Coleman and Councilmembers,

Attached is a short memorandum from the Ford Site Planning Task Force regarding its recommendations concerning the Ford Site zoning and public realm plan to be considered by the City Council this month.

Please acknowledge receipt.

Best regards,

William Klein
Co-chair
Ford Site Planning Task Force

From: Richard Graves [<mailto:rmgraves@umn.edu>]

Sent: Monday, September 18, 2017 9:44 AM

To: Tolbert, Chris (CI-StPaul)

Cc: McMahon, Melanie (CI-StPaul)

Subject: Support for the Ford Site Zoning and Public Realm Plan

Councilman Tolbert,

Please accept this letter of support for the Ford Site Zoning and Public Realm Plan. Hopefully, I will be at the Council meeting on Wednesday to present the letter in person.

I wrote the letter in my professional capacity as the Director of the Center for Sustainable Building Research at the University of Minnesota, but I also support the plan as a resident of Highland (1409 Edgcumbe Rd)

Let me know if you have any questions,

Richard Graves

Tara Varco – 102 Exeter Place – St Paul MN – In opposition to the Ford plan and urged it be laid over for new Mayor – too much density, not enough green space.

From: Lenore Franzen [<mailto:lfranzen18@gmail.com>]

Sent: Monday, September 18, 2017 7:34 AM

To: #CI-StPaul_Ward3

Subject: Ford Development Plan

Dear Mr. Tolbert,

I am a 32-year resident of Macalester Groveland, with plans to live here until I'm not able to. I absolutely love the neighborhood and how accessible it is to both downtowns, not to mention local businesses.

I attended the first community meeting held at St. Thomas over a year ago, where the Ford plan was first presented. During Mayor Coleman's remarks, he referred to the development as "our everything." That phrase has stayed with me and is concerning.

Yes, the site offers the city a once-in-a-lifetime opportunity.

Yes, the location is ideal.

Yes, it will boost our city's tax base significantly.

Yes, St. Paul needs housing for its changing demographic.

But if the development truly is "our everything," wouldn't the plan take into account the many benefits the neighborhood already offers and make sure those elements core to any healthy community are preserved? Everyone will lose if we have a good (I would argue great) neighborhood and take away what makes it that.

I support thoughtful development and change if it considers all perspectives and there is a willingness to compromise. I have no doubt the Ford plan will proceed in some form. I ask you to lend thoughtful consideration as conversations continue so that the result is something we can all live with for years to come.

"Our everything" must be good for "everyone."

Thank you,

Lenore Franzen

2130 Princeton Ave.

St. Paul MN 55105

From: Frank Douma [<mailto:frank.douma@yahoo.com>]

Sent: Sunday, September 17, 2017 6:26 PM

To: #CI-StPaul_Ward3

Subject: Comment in support of current Ford Site Plan

Dear Councilmember Tolbert:

As a constituent (and Highland resident since 1998), I want to thank you for your patient, informed approach to handling the increasingly contentious discussions related to the Ford Site Plan. I have been involved in the planning process at varying levels since they began, and while it is regrettable that so many late to the table are choosing to make this a contentious discussion, your commitment to an open process and seeking a middle ground is admirable.

With all of that said, I thought it might also be useful if I shared the thoughts I submitted as part of the record on the City's website:

I write to express my strong support for the Ford Site zoning plan as developed by city staff. It is an accurate representation of years of process and public input, reflecting the desires of the community balanced with the needs of the city and current site requirements, with an eye to being an attractive

place to live and work for years into the future. While some of the densities it allows are greater than exist in much of the surrounding neighborhood, I understand how these will work to reduce dependence on single occupant vehicle travel, increase multi-modal travel and increase neighborhood diversity. The higher densities will allow for a greater diversity of uses and housing, allowing for more trips that can be made on foot and by bicycle, while also providing a number of people necessary to support frequent and convenient transit service. As a result I can see this being an area that would be attractive to me in the future, when I am ready to move out of my current home and into a higher amenity multi-family setting.

I would like to note, however, the key role athletic fields, theaters and other public space play in making Highland a desirable neighborhood. Consequently, I would also like to voice my support for providing a replacement for the Ford fields, as well as possibly an expanded or 2nd community center to provide a location for activities that serve all members of the community, including softball, baseball, soccer and even volleyball teams, in addition to community theater and music / movie venues.

If you would like to discuss my points or contact me for any other reason, please feel free to do so at frank.douma@yahoo.com, 651-690-4344(h), 651-249-6502 (cell) or at my home address: 534 Cretin Ave S.

Thank you again for your long term work on this issue, and I look forward to the City Council reaching a reasoned result that supports the view of all current and future members of this neighborhood very soon. The opportunities excite me!

Sincerely,

Frank Douma

Sent: Monday, September 18, 2017 11:21 AM

Subject: Ford - public comment

Steve Devitt

327 Mt. Curve

Bought on Mt. Curve because of the quaint and charm of the street. Transportation is the number one concern of anyone that lives in the neighborhood. Quality of life will be diminished, and he's concern that his property value will go down. This feels like Ford and the Councilmembers are in charge and the neighbors have no voice. Again, increased traffic is his main concern.

julie Nordendale – Left VM 9/18 at 11:30 am in opposition for the Ford plan; lay over for new mayor.

From: Glaser, David [<mailto:dglaser@fredlaw.com>]

Sent: Monday, September 18, 2017 11:39 AM

To: #CI-StPaul_Ward3

Subject: A few Ford thoughts (pro-development, believe it or not!)

Hi Chris. We haven't talked much, but over the years I have had several meetings with both Pat and Mike. (I am sure Pattie was sick of me!) I have been following most of the Ford Plant discussion from the sidelines, but I wanted to volunteer to do whatever useful thing I could do to help advocate for the redevelopment. As I see it, there is a unique opportunity here and it would be a shame for fear and panic to prevent a chance to improve both the neighborhood and the tax base.

I have never thought of 740 as an attractive building, but I also don't understand the argument that buildings like it would ruin the splendor of the river. In fact, the idea of going up and leaving more green

space seems wise. (I shake my head at the rejection of the plan by the Johnson brothers to redevelop Sperry Univac as "too tall.")

I do understand the concerns people raise about traffic. I think that some of the city's attempts at "calming" are really just tools to increase congestion, and we need to work on ways to make things more pedestrian/bike friendly while INCREASING the ability of cars to get around, but concerns about traffic shouldn't prevent growth that will bring restaurants, stores and tax paying people to the city. With the impact of online retail, I think that only areas with very dense populations will get to enjoy the benefits of having stores nearby. I don't mind having some density if it comes with vibrancy. There is a chance here to make Highland the best place to live in the Twin Cities. Natural splendor within 4 minutes of the airport and 20 of either downtown is pretty amazing.

I am preaching to the choir here, but if I can do anything that would help make this more likely, please let me know.

David

1650 Mississippi River Blvd.

From: Darlene [mailto:jdthagquist@comcast.net]

Sent: Saturday, September 09, 2017 3:04 PM

To: #CI-StPaul_Ward3

Subject: Ford plan

I am writing to oppose the TIF financing of the Ford site. If I remember correctly, Mayor Coleman stated that this is a once in a lifetime opportunity to develop a prime piece of real estate. Therefore, I don't understand the reasoning for TIF. (I've read and heard that's it's to attract developers, but if this is a prime piece of real estate-WHY is this necessary?). We need to grow the tax base. Our neighborhood, whom you are supposed to be representing, is currently paying for several non-profits as well as the seat of government, in other words, a lot of the city. Darlene Hagquist

2120 Berkeley Ave.

Saint Paul, MN

From: Jerry [mailto:jerryblume@comcast.net]

Sent: Monday, September 18, 2017 11:52 AM

To: #CI-StPaul_Ward3

Subject: Highland's Ford Site

Chris I want to thank you for sometimes thankless work. Regarding Island Ford site you have said, "this is the biggest thing to ever happen to Highland in decades and it's a big opportunity, but is also a big responsibility to do it right." And your mayor has aspirations for net – zero energy efficient development.

It appears the voices of Ford, Developers, Saint Pauls money problems, younger and older people are creating a lot of pressure, conflict and divisiveness.

I wonder what is the hurry to side especially the site will not be ready for another year? Could it be possible to model what is missing in our society: civility and compromise?

I want to be a proud Saint Pauline who looks back and sees wise futuristic development with a Tangle town look including green space, net zero energy efficiency, totally unpolluted green space with Little League fields, Cohousing (along with high-rises and multi Family developments) instead of sterile, square, cookie cutter development.

Instead of listening to the greed of Ford, Investors and developers in fear for thinking that is up to Highland to solve the money problems of St. Paul; how about imagining what do I look back and see when you are elderly?

Chris, one thing I have learned over the years "is that when in doubt, don't." You can cut your hair shorter but you can't cut it longer. What does you and Saint Paul lose if you slowdown to make a wiser decision? I know this takes courage, "but there's also a big responsibility to do it right." Jerry Blume
AND

This is Jerry Blume and I just sent a comment, but forgot to include it would ask you to include: logically it seems the first step in terms of density is how much can A realistic improved infrastructure
[handle?jerryblume@comcast.net](mailto:jerryblume@comcast.net)

Annemarie Hogan – Left VM 9/18 Lives in Highland Village but thinks it should be called Highland City. She is against the Ford renovation. Too many people, property taxes will go up. Lives on Ford Parkway – rethink plan

Casey Nordendale – he and his wife live on Niles

FORD – He is against the current plan and urges you to delay the vote until a new Mayor.

Julie Kaupa - in opposition to the Ford Plan and urging CM Tolbert to delay the vote until a new mayor is elected in January. Too much congestion and extreme traffic on her street; wants to maintain the culture and beauty of Highland.

From: Elena Sunland [<mailto:info@actionnetwork.org>]

Sent: Wednesday, September 13, 2017 4:55 PM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: I support the Ford Site Zoning and Public Realm Master Plan

Amy Brendmoen,

I am writing in support of the current Ford Site Zoning and Public Realm Master Plan.

I am an Old Lady in my 70s.

I LOVE Mass Transit.

I LOVE Walking.

I LOVE having shopping options accessible by transit or feet.

I LOVE a neighborhood that has Affordable Housing AS WELL AS other kinds of housing for all income levels.

I am an Environmental Activist.

I have lived in Saint Paul most of my adult life, near Como, near Marshall & Lex, in the Upper Landing, I LOVE SAINT PAUL! I have lived in Highland for the past 4 years, moving here to

be nearer my grandchildren.

PLEASE approve the plan so that I can continue to live near family and still live a full life.

Thank you!

Elena Sunland

#SayYesStPaul

Elena Sunland

Elena.Sunland@gmail.com

1809 Scheffer Ave

Saint Paul, Minnesota 55116-1457

From: Rachel Shands [<mailto:info@actionnetwork.org>]

Sent: Tuesday, September 12, 2017 5:43 PM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: I support the Ford Site Zoning and Public Realm Master Plan

Amy Brendmoen,

I am writing in support of the current Ford Site Zoning and Public Realm Master Plan.

I affirm my support for the current Ford Site plan which proposes environmental, community and fiscal sustainability.

The current plan provides responsible protection of natural resources, adequate green space, and an opportunity to explore alternative forms of energy.

It also proposes medium and high density housing options which allow aging in place, equitable living opportunities, and expansion of a diverse population.

In addition, the current plan expands Ward 3 and St. Paul's tax base and will enhance commercial and economic opportunity in Ward 3 and the greater city of St. Paul.

Finally, the current plan has been available to the public over the past three years. It is a responsible plan that has been vetted and approved by the City of St. Paul.

Please #SayYesStPaul and vote to adopt the current St. Paul Ford Site plan.

Thank you.

#SayYesStPaul

Rachel Shands

rachel.shands@yahoo.com

1320 Lincoln Ave

Saint Paul, Minnesota 55105