

Sayavong, Randy (CI-StPaul)

From: Cindy Kerr <cynthia.kerr76@gmail.com>
Sent: Thursday, June 11, 2020 6:57 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plan Amendments

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

Please do not allow any changes to the Ford Plan that would increase the height of structures or take away from open space or the agreed upon park/planting spaces.

Cynthia Kerr
619 Saratoga St S
St Paul MN 55116
651.332.0121

Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: M K <irishcillin@gmail.com>
Sent: Tuesday, June 9, 2020 9:30 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site Opposition!

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

I am opposed to the following!

- 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%!**

Margaret Killeen
2076 Niles Ave
St Paul MN. 55116

Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: lee koch <leekoch4@gmail.com>
Sent: Friday, June 12, 2020 12:42 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: No to highland site zoning requests

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

My address is 725 Cleveland St. Paul 55116

Get [Outlook for iOS](#)

From: lee koch <leekoch4@gmail.com>
Sent: Friday, June 12, 2020 12:39:01 PM
To: matthew.graybar@ci.stpaul.mn.us <matthew.graybar@ci.stpaul.mn.us>
Subject: No to highland site zoning requests

As a resident of highland park I do not agree to a zoning variance from Ryan cos for the ford site that would increase heights and have many other affects.

Please have an open hearing so that the community has a voice.

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Sayavong, Randy (CI-StPaul)

From: Lindsey Krech <lindsey.krech@gmail.com>
Sent: Thursday, June 11, 2020 2:15 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Ford Plant Development

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

Sure,
499 Cretin Ave S
St Paul MN 55116

Sent from my iPhone

> On Jun 11, 2020, at 1:37 PM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

>

> Good Afternoon Lindsey,

> 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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> 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: Lindsey Krech <lindsey.krech@gmail.com>
> Sent: Thursday, June 11, 2020 12:05 PM
> To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
> Subject: Ford Plant Development

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

>
>
> Hi Matthew,

> I am writing as a concerned citizen in Highland Park. I heard about the recent updates made by Ryan Companies to the plan. Is this what we can expect going forward, plan on one thing then decisions are made to do something else?

> I live on Cretin and know the traffic will become more of an issue, (Which means safety is also an issue), so it is disappointing to say the least. I enjoy walking in my neighborhood which is why we moved here. Now I take my life in my hands when I cross the street due to speeding (it is awful). I don't believe the traffic analysis is correct because everyone underestimates how much people drive. This may also change with our current climate, where it can be safer to get in your car to avoid exposure to a virus or have to drive because resources you used to walk to are burned down or closed for safety reasons. My husband and I moved here to enjoy this neighborhood that is beautiful, quiet, safe, and close to amenities. These updates are not what we signed up for. We made numerous improvements to our home and have done our part to make Highland a place people will want to live (including helping our neighbors and spending money in our community). I am curious why these changes are happening?

>
> Sincerely,

> Lindsey Krech

> Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: Maggie LaNasa <maggie.lanasa@gmail.com>
Sent: Tuesday, June 9, 2020 8:18 PM
To: Graybar, Matthew (CI-StPaul)
Subject: No plan amendments for Ford Site

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

Mr. Graybar- I am very concerned that the amendments requested for the Ford Site. I believe these are unacceptable. Any amendments that further block the sky by increasing building heights or further diminish the already-inadequate open space at the site are not supportive of the agreed upon plan. This is just one more example of the corporate and government greed and corruption. Please do not approve these amendments.

Maggie LaNasa
1752 Bohland ave

Sayavong, Randy (CI-StPaul)

From: Steve Larson <northernskyprods@yahoo.com>
Sent: Wednesday, June 10, 2020 4:05 PM
To: Graybar, Matthew (CI-StPaul)
Subject: No! to the proposed amendments to the Ford Plan

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

Mr. Graybar,

I just heard of the proposed amendments to the Ford plan and want to express my opposition to granting them. All of the major north-south streets (Cretin, Cleveland, Fairview and Snelling) are already seeing much more traffic than I have ever seen in my 46 years of living in St. Paul. As a resident of Mac-Groveland, this concerns me in a number of ways -- more pollution and less safer streets (especially for children) and, in general, a decline in livability in St. Paul. The Ryan Companies agreed to the plan and I don't see why they should expect changes now. So please count this as a 'no' to the amendments from a concerned St. Paul resident.

Steve Larson
1752 Juliet Avenue

Sayavong, Randy (CI-StPaul)

From: Jaleduc <jaleduc@comcast.net>
Sent: Wednesday, June 10, 2020 10:47 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Proposed amendments

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

I wholeheartedly oppose the amendments regarding building height increase, footprint expansion and reduced open space at the Ford site.

Jim LeDuc
1633 Bohland Avenue
St. Paul
Sent from my iPad

Sayavong, Randy (CI-StPaul)

From: Dede Leininger <Dleininger@vianney.net>
Sent: Wednesday, June 10, 2020 8:51 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site

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

Mr. Graybar,
I am writing in opposition to the changes requested for ford site.
Dede Leininger
2159 Juliet Ave
St. Paul Mn. 55105

Dede Leininger | Event Coordinator
Saint John Vianney College Seminary
E: Dleininger@vianney.net | W: semssp.org/vianney
O: 651-358-3339



Sayavong, Randy (CI-StPaul)

From: R Lins <ryan.m.lins@gmail.com>
Sent: Tuesday, June 9, 2020 8:22 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plan - Proposed Amendments

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

Hello Mr. Graybar,

Please accept this as notice that personally, I find the amendments recently proposed to the Ford Plan, which would permit increased building heights and footprints and reduced green space, horrifying and utterly repugnant, especially to the culture of Highland Park.

Please, consider me and every resident of Highland Park I know staunchly opposed. We urge you to decide not to be complicit in destroying one of this city's most cherished communities.

Regards,

Ryan Lins
Longtime resident of Highland and owner of single-family dwelling

2044 Bordner Place

Highland Park, Saint Paul 55116

Sayavong, Randy (CI-StPaul)

From: Janet Llerandi <ozz@usfamily.net>
Sent: Friday, June 12, 2020 1:54 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plant

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

I strongly object to any further density and/or building height increases, I used to live in Chicago and hated it, now you're trying to make Highland Park into a big "bustling" city. No way, this is my neighborhood and I have lived here since the 1930's except for a stint in Chicago. We don't want increased traffic and crowding. Enough is enough!!!!

Janet Llerandi
2036 Magoffin Ave.
St. Paul MN 55116

Sayavong, Randy (CI-StPaul)

From: Anne Lynch <alynchskow@aol.com>
Sent: Wednesday, June 10, 2020 10:56 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Variance at 2170. Ford Parkway

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

My name is Anne Lynch and I reside at 2134 Highland Parkway, 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!

Anne Lynch

Sayavong, Randy (CI-StPaul)

From: Brenda McFadden <4brendamcfadden@gmail.com>
Sent: Thursday, June 11, 2020 1:10 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Concerened citizen

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

Simply NO!!!! I was not pleased with the plan passed in the first place. This is more concerning. We are destroying our lovely village.

Thank you,

Brenda McFadden
706 Mississippi River Blvd S, #102
St Paul, MN 55116



Virus-free. www.avg.com

Sayavong, Randy (CI-StPaul)

From: Jim McFadden <mcfadden_jim@hotmail.com>
Sent: Thursday, June 11, 2020 10:07 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: STOP ALL AMENDMENTS...

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

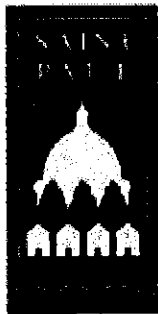
706 Mississippi River Blvd. S
Saint Paul, MN 55116

Sent from my Sprint Samsung Galaxy S10.

From: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Sent: Thursday, June 11, 2020 10:04:18 AM
To: Jim McFadden <mcfadden_jim@hotmail.com>
Subject: RE: STOP ALL AMENDMENTS...

Good Morning James,
Thank you for your statement. Can you please give your address for the record since it is a public hearing?

Respectfully,



The Most Livable
City in America

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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There is FREE PARKING at our office located at 375 Jackson Street. Just tell the guard you're here for an appointment!

From: Jim McFadden <mcfadden_jim@hotmail.com>
Sent: Thursday, June 11, 2020 10:00 AM
To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Subject: STOP ALL AMENDMENTS...

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

STOP all amendments to the FORD Center Plans by Ryan Cos. !!

Allowing the proposed amendments will DESTROY a thriving neighborhood.

Population Density was what destroyed Public Housing of the '50s and '60s.

You will be committing Political Suicide as will your fellow committer members if you continue to 'Play God' and Favcor the Developers and remain Deaf to the Will of the Citizenry !!

James McFadden

Sayavong, Randy (CI-StPaul)

From: Kathryn McGuire <mcguire.kathy56@gmail.com>
Sent: Friday, June 12, 2020 12:04 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Oppose the Ryan and CommonBond variance requests for the Ford property
Attachments: Board of Zoning Appeals June 12, 2020.docx

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

Dear Mr. Graybar,

Please see my attached letter of opposition to the Ryan and CommonBond variance requests for the Ford development. Also, please acknowledge that my letter has been received.

Gratefully,

Kathryn McGuire
2203 Fairmount Avenue
Saint Paul, MN. 55105

Sayavong, Randy (CI-StPaul)

From: mfm McGuire83@gmail.com
Sent: Friday, June 12, 2020 12:30 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ryan Amendments

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

June 11, 2020

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

I am very opposed to the variances being requested by Ryan Companies (file#20-038544) and CommonBond Communities (File #20-038888).

A significant portion of the community is not on board with the scale of the current Ford plan and have not seen any of their concerns addressed in any meaningful way. Now after all this, Ryan is proposing to increase the scale of the project? The variances should NOT be granted for increased building heights, increased building footprints, reductions in open space, and reduced setbacks.

Respectfully submitted,

Matt McGuire
1646 Niles Ave
St Paul, MN

Sent from my iPhone

Sayavong, Randy (CI-StPaul)

From: Padraic McGuire <psmcguire57@gmail.com>
Sent: Thursday, June 11, 2020 5:22 PM
To: Graybar, Matthew (CI-StPaul)
Cc: McGuire, Nancy
Subject: Ford Site variance request by Ryan Construction

Think Before You Click: This email originated outside of the City of St. Paul.

Mr Graybar,

The McGuire's are steadfastly **OPPOSED** to the proposed amendment changes to the Ford site development plan.

I consider this request from Ryan to be dishonest and poisonous to the relationship with the community.

This is an attempt to renege on a deal struck with the Tolbert ammendment. They knew the terms when they entered this deal. I expect the city to stand by the citizens of St Paul, not a greedy minneapolis contractor.

NO INCREASE IN BUILDING HEIGHT!!!

NO DECREASE IN GREENSPACE, OR BS CALCULATION METHODS THAT INCLUDE BALCONY'S AND PRIVATE ROOF TOP PARKS

I am highly concerned that Greedy Ryan AND the city might ignore the now obvious dangers of cramming elderly and other citizens into these Manhattan dense tenements. This, NYC experience shows are like land locked Cruise Ships. Catastrophic results are easily predicted.

We will hold the City Council members. AND RYAN personally & Corporately culpable for these anticipatable damages. The City' Council's negligence will be clear when the next Pandemic rolls around, and wipes out a bunch of citizens.

This letter is a legal reminder of the liability the council members personally and corporately assume if they approve this negligent, reckless variance!

Shame on every one of the people who continue to push for greater density and even taller buildings on the Ford site.

You incompetent city managers already chased most businesses out of the city and allowed riots to destroy a good bit of Midway. Clearly you need to stop what you have been doing and START LISTENING TO US!

Sincerely,

Just two more completely fed up property owners!!

Padraic S McGuire
Nancy T McGuire

467 Mount Curve Blvd
St Paul, MN 55105

Sayavong, Randy (CI-StPaul)

From: McQuillan, Jim (MMA) <Jim.McQuillan@MarshMMA.com>
Sent: Tuesday, June 9, 2020 7:55 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site

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

I participated in nearly all public meetings and strove to find common ground with differing views. While I did not agree with the final plans, I felt they were respectful of the overall input. I now watch in utter disbelief as the City and the Ryan companies change one thing after the other.

This is a sad commentary on community involvement. You basically pulled us all in, got us to agree on a plan, and then started implementing what you planned all long. Please have some integrity and stick with the plan approved after extensive community input.

James R. McQuillan,

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Please note that coverage cannot be bound or altered by sending an email. You must speak with or receive written confirmation from a licensed representative of our firm to put coverage in force or make changes to your existing program. Thank you.

Sayavong, Randy (CI-StPaul)

From: Ellen Mack <ekaymack@gmail.com>
Sent: Friday, June 12, 2020 10:04 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Opposed to Ford site amendments

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

Hello Mr. Graybar/Zoning Committee Members,

I oppose the amendments currently proposed for the Ford site:

Too tall
Too dense
Too little open space
Too large building footprints

Too many changes to the original agreed upon restrictions have been made and promises have been ignored or broken.

Please let it stop here and now.

It is with respect and care for our neighborhood and our city that I state my opposition to the proposed amendments.
Thank you,

Ellen Mack
1205 Colette Pl, St Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: Phil Martin <martinph1@yahoo.com>
Sent: Friday, June 12, 2020 1:45 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Amendments

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

I am against the amendments proposed for the Ford site. Too much crowing and too much height.

Phil Martin
1778 James Ave.
Saint Paul, MN 55105

Sent from my iPhone

Graybar, Matthew (CI-StPaul)

From: Gary Martland <martland789@gmail.com>
Sent: Thursday, June 11, 2020 12:29 PM
To: Graybar, Matthew (CI-StPaul)
Cc: kathy@highlanddistrictcouncil.org; McGuire Kathryn & Dennis; Doyle Michelle J.
Subject: Variance request from Ryan & Commonbond for surface parking and electric parking

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

Dear Sir

I have read through the variance request. As stated it seems to fall short on "vision".

They new that underground parking was part and parcel of the standard. As David Thune State in the paper the other day on the West Seventh housing plan, to paraphrase, these folks are in the business of building and evaluating property and necessary structures. Obviously this is a continuation of unending Variance request that have come forward and will continue to come forward.

So let's think about old folks for a second.

1. Underground parking is a must.

Where will they park in winter when inclement weather strikes and the lots need to be cleared? Or what of the danger of older folks moving in the same slipping and falling because the lot can't be cleared. ETC!

2. Electric cars are the future. To eliminate parking stalls is back sighted. There should be more and if underground parking is avail each stall can be wired (this has been done for over twenty years) to support electric vehicles. You could even cage build storage with underground parking.

3. Why should it cost tax payers anything??? This is an unnecessary implication.

4. Why do we want to take away from the 25% open usable space for surface parking. Whose gaming the system. That space could be used for shuffle board or other outdoor activities! Again no!

5. 4' to 2' variance. No again because where do you build a side walk to match the curb. Yet if you disallow surface parking variance this point is moot!

Lastly, Ryan and it's subs are in need of thorough vetting. To many variance have already come forward. They (Ryan) developed the master plan. Let's ensure that they stick to that plan and build to the future not the past!

Your thoughtful consideration and vision are required to stymie these unnecessary variance. Stick to the plan!

If convenient I would like to discuss this over the phone.

Sincerely

Gary Martland

1862 Montreal Ave
St Paul MN 55116
612-387-7609

"Life isn't about finding yourself. Life is about creating yourself." — George Bernard Shaw

Sayavong, Randy (CI-StPaul)

From: Janice Martland <mrly1219@comcast.net>
Sent: Wednesday, June 10, 2020 9:04 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Opposition to Ford Plant Proposed Plan amendments

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

Hi Matthew,

I am a Highland Park resident and I am writing to let you know that I STRONGLY OPPOSE the recently proposed plan amendments for the Ford Plan. There should NOT be any additional plans for increased building heights, we need MORE not less open space and there should NOT be any increase in the building footprint! Have we not learned anything from our current predicament with COVID-19?

Jan Martland
1219 Bayard Avenue
Srt. Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: Ann Mathews-lingen <a.mathewslingen@comcast.net>
Sent: Thursday, June 11, 2020 8:38 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plant Developer's Proposed Changes

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

I am opposed to Ryan Companies' proposed changes to the Ford Site plan that increases building heights, shrinks green space and increases density. This is absolutely against what the neighborhood wants for this development. The proposed changes will make the Ford Site a Suburb to the Highland/Mac Groveland community. It will be out of proportion, negatively distinct and out of kilter with it's surrounding. I heard through public presentations on this project, that the City of St Paul and Ryan were going to integrate this development into the adjacent community.

These proposed changes are an about face!

Ryan Companies took on the project with the parameters created by years of study, community conversation. To approve their requests will be to abandon the loyal, tax-paying, established neighborhoods of St Paul. You will alienate the neighborhood and create animosity about this area..... creating a separate, not integrated part of our community for the sake of lining Ryan's pockets and the tax base of St Paul.

Please move with great caution. Uphold your own process and reject their proposed changes.

Ann Mathews-Lingen
2126 Jefferson Ave
St Paul, MN 55105

Resident since 1979
Homeowner since 1989

Sayavong, Randy (CI-StPaul)

From: Matt Meyer <meyeravenue@gmail.com>
Sent: Wednesday, June 10, 2020 1:09 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Against Ryan Amendments to Ford Plan

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

Dear Mr. Graybar,

I am writing because I am VERY concerned about the latest proposed amendments to Ryan's plan for development of the Ford Site. In particular, I am VERY opposed to the following 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%!**

I would argue that the initial plan proposed by Ryan was considered acceptable by many in the community because it was already a COMPROMISE between what the City of St. Paul was willing to allow, and what the Highland Park community was "willing to accept." Many of us were elated simply because it was not as dense as what the city was proposing, and had significantly more greenspace (though still not enough).

Now Ryan has already changed its plans once. The Board of Zoning Appeals must not let this happen again. Those of us in the Highland Park community already stand to lose too much with the density, traffic, and loss of greenspace (and increased visual pollution) that will result from the current build. Furthermore, if the Board approves these amendments, then what will prevent it from approving future ones?

I urge you and the Board not approve these amendments, or future ones.

Sincerely,

Matt Meyer
2016 Magoffin Ave.
St. Paul, MN 55116

Graybar, Matthew (CI-StPaul)

From: Nancy Michels <nancymichelsyates@gmail.com>
Sent: Sunday, June 14, 2020 7:43 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Land Development

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

Mr. Graybar,

I am extremely concerned with the requested modifications made by the Ryan Company. I cannot imagine what decreasing the open area from 25% to 6% would do to the area and our community. I understand that amendments to development plans are typical. However, it seems that this significant modification is deceptive. How is it possible that Ryan Company suddenly needs such a dramatic change? I am forced to wonder if the original sale and plans were created to placate an already concerned community. Only to later move forward with a plan that creates more wealth for the developer and more havoc for a city that is not prepared for this type of density.

I ask you to deny Ryan Companies request.

Nancy Michels
1727 Pinehurst Ave.
St. Paul, MN

Sayavong, Randy (CI-StPaul)

From: HOWARD MILLER <howardjmiller@msn.com>
Sent: Thursday, June 11, 2020 1:22 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford site amendments forever

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

Matthew Graybar,

Our PED directors, CM Tolbert and many representatives of Ryan Construction have reported and proclaimed everywhere that public involvement in the development of the Ford site project has been maximized. People have heard us, true, but no one has done anything in response to our 'input'.

A review of the mail received by the Planning Committee, BZA, and the city council reveal that far and away the people of Highland Park want less at this site: less units, less concrete, less streets and much more open space. In fact, at each level this development has passed though, Ryan and the City have willfully ignored and in fact, done the opposite of the will of the people.

Now that actual construction has begun, even further reductions of what the public has begged for are being approved. Variances requesting ever higher building elevations (65' to 75' and even 90' towers), ever smaller public spaces (variances request 50% reduction) and even greater loss of open space as building designs propose a variance increasing the occupancy of lot space from 70% to 90+%.

Had we not gone through hearing after hearing, AUAR after AUAR, to set these parameters where everyone wanted them, this might be excusable. But most of us believed that what's done had been done when the AUAR was published. Then the riverboat gambling began. This is a gross example of bait and switch and, as you will hear, will not sit well with the people of Highland Park.

Howard Miller
2081 Highland Pkwy.
612-250-1734
howardjmiller@msn.com

Sayavong, Randy (CI-StPaul)

From: Barbara Morin <bxmorin@gmail.com>
Sent: Wednesday, June 10, 2020 12:20 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Development Amendments

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

I am writing to express my vehement objection to the amendments proposed to the Ford Plan which increase building height and width and reduce green space. Have you been to Seattle lately? It used to be a beautiful city, and now it's a nightmare due to increased population density. It would be better to improve transportation in the Twin Cities than to increase density. We have plenty of room. We are not stuck between two mountain ranges, nor do we live on an island. Note New York's inability to achieve physical distancing during the corona virus crisis. This is nuts and will wreck our city. Stop.

Barbara Morin
2100 Juno Ave.
St. Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: Janet Munson <jlmunson44@gmail.com>
Sent: Thursday, June 11, 2020 1:00 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plant

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

Please vote NO to approving the new amendments requested by Ryan companies. We don't need higher density and less green space to this prime property.....to say nothing about increased traffic! NO NO NO NO NO!

Jan and Bill Munson
1745 Eleanor Ave.
St. Paul MN 55116

Sayavong, Randy (CI-StPaul)

From: Mary Nichols <nicran.mary@gmail.com>
Sent: Wednesday, June 10, 2020 3:10 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Opposition to New Amendments

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

As long time residents of Highland Park with a home just five blocks from the Ford Plant site, we are very disappointed that once again Ryan Companies and the Board of Zoning are changing agreed upon restrictions and guarantees with no concern for the existing neighborhood. We were falsely led to believe at numerous community meetings that Ryan wanted to work with the needs of the area. The increased density is what concerns us the most. We have been told that the original proposed density would be second to only Manhattan and now it appears they are moving in that direction again. The present backup of traffic on local streets and roads is already a safety concern and this will only get worse with nowhere to expand the existing roads. Even worse the proposed expansion eliminates any chance of a liveable environment at the site and in the surrounding neighborhood.

Philip Cochran and Mary Nichols

2204 Bayard Ave. St. Paul 55116

651-698-3887

Sayavong, Randy (CI-StPaul)

From: Michael Nolette <mnolette@sharetech.org>
Sent: Thursday, June 11, 2020 5:20 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Plant Development

Think Before You Click: This email originated from outside of the organization.

Matthew,

I am against the requested variances as listed for file #20-038888. I am asking that the Board of Zoning vote against these changes. I will be attending the virtual meeting to see how the board votes. I appreciate in advance your attention in this serious matter.

Thank you,

Michael Nolette
2185 Scheffer Avenue, Saint Paul, MN 55116
612-819-7412

Sayavong, Randy (CI-StPaul)

From: Scott Norquist <sgnorquist@yahoo.com>
Sent: Thursday, June 11, 2020 9:45 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site Amendments

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

Hi Matthew,

My name is Scott Norquist and I live at 1959 Montreal Avenue in St Paul. I am writing to state my opposition to the new amendments being proposed for the Ford site that will increase density and decrease open space.

It seems disingenuous at best that amendments are already being suggested knowing this is the most contentious part of the plan for the Highland community that will be severely impacted by increased density.

Please feel free to contact me if you have any questions or feedback.

Thanks,
Scott Norquist
1959 Montreal Avenue
651-698-3643

Graybar, Matthew (CI-StPaul)

From: david O'Brien <davesob1@yahoo.com>
Sent: Thursday, June 11, 2020 9:33 PM
To: Graybar, Matthew (CI-StPaul)
Subject: don't allow Recently proposed plan amendments for Ford plant site

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

I recently learned of requests for amending some of the restrictions placed on Ryan. These are:

- 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%.

I'm asking you to not allow these amendments.

Thank you,

Dave OBrien
2208 Princeton Ave
St. Paul, MN 55105

Sayavong, Randy (CI-StPaul)

From: matty o'reilly <moreilly2@me.com>
Sent: Monday, June 22, 2020 11:17 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Ford Site

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

No problem.

1421 Edgcumbe Rd.
Saint Paul. 55116

Thanks. Matthew O'Reilly

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www.banneryearadvisors.com
www.republicmn.com
www.sandystavern.com
www.barbrigade.com
www.foxtrotstp.com

> On Jun 22, 2020, at 10:53 AM, Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

>
> Good Morning Matthew,
> Thank you for your statement. Can you give your address for the record since it's 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.

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> <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: matty o'reilly <moreilly2@me.com>
> Sent: Friday, June 12, 2020 3:44 PM
> 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 Highland Park resident and a Saint Paul business owner, I can't tell you how disappointed I'd be if the city approved the height variance and open space %'s at the Ford Plant site. Developers are notorious for pitching a proposal simply to win a bid, and then go back on their word and change their plans. The 65', 75' and 90' building height is ridiculous based on what was originally approved. Changing the open space requirement from 25% to 6% completely changes the nature of this land.

>
> I strongly support development, but this completely goes against the parameters that the city used to have Ryan win that bid. I'll be upset if the city caves on their promise to the neighborhood to keep the building heights to a minimum and the open space at the previously set amount. Saint Paul should not look like a lame, sprawling suburban strip mall. It's beautiful and this change of plans puts that at risk.

>
> I'd like an answer on how the city is proceeding. I have thousands of
> followers in Saint Paul that will be forwarded your response. Thanks.
> Matthew O'Reilly

>
>
> ENTREPRENEUR/CEO/FOUNDER
> www.banneryearadvisors.com

>

Sayavong, Randy (CI-StPaul)

From: ROGER OLSON <murielson@yahoo.com>
Sent: Thursday, June 11, 2020 7:35 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site

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

Dear Sir,

I am concerned about the requests for approval of increased heights and space covered by buildings. I would like to see areas of grass and plants kept available and the heights of buildings restricted to the original approved plans.

Sincerely,
Muriel S. Olson
1911 Palace Ave.
St. Paul, MN 55105

Sayavong, Randy (CI-StPaul)

From: Jesse Onkka <urramveritas@gmail.com>
Sent: Tuesday, June 9, 2020 6:27 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Proposed Changes To Ryan Ford Site Plan

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

Sir,

My name is Jesse Onkka and I live at 591 Cretin Ave S, St Paul, MN 55116. I'm against the proposed changes to Ryan's plan, and any future change which would reduce green space or increase population density at the Ford site.

Jesse Onkka

Sayavong, Randy (CI-StPaul)

From: Kathy Ordahl <kathy.ordahl@cambriausa.com>
Sent: Friday, June 12, 2020 12:10 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford plant


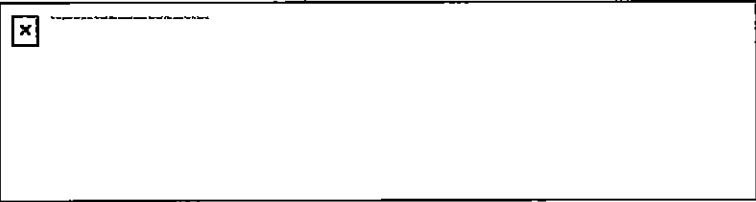
Think Before You Click: This email originated outside our organization.

Hi Matthew,

I oppose the recent amendments Ryan is proposing for increased building heights, reduced green space and expanded building footprints. I am asking you to please do the same.
As a longtime resident of Highland Park
I am saddened to think of what it might become.....

Sincerely,
Kathy Ordahl
2092 Eleanor Ave
St. Paul

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|--|--|
|  | <p>KATHY ORDAHL MARKET REPRESENTATIVE TEL: 952-944-1676 CEL: 16127563807 FAX: 952-826-6290 11000 West 78th Street Suite 220 Eden Prairie MN 55344 United States</p> |
|  | |

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Sayavong, Randy (CI-StPaul)

From: Tom Ordahl <Tom.Ordahl@efi.com>
Sent: Friday, June 12, 2020 8:47 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site Amendments

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

Matthew,

Have we not learned anything from the current pandemic? Planned high density is about the worse thing we can implement, case-in-point, New York City. Why are you and your department considering the amendments from Ryan for the Ford plan? If they were to reduce the density of the site I could understand your support, but these are bait-and-switch amendments to increase building heights, reduce open green space, and expand the building footprints. Please help the residents of the Highland Park and surrounding areas in opposing these amendments. I would also like to ask that you keep in mind the citizens of the area as future amendments from Ryan come across your desk. What is good for Ryan is not necessarily good for our community.

Best regards,

Tom Ordahl
2092 Eleanor Avenue

Confidentiality notice: This message may contain confidential information. It is intended only for the person to whom it is addressed. If you are not that person, you should not use this message. We request that you notify us by replying to this message, and then delete all copies including any contained in your reply. Thank you.

Sayavong, Randy (CI-StPaul)

From: Karen Osen <outlook_365184C055E48DE2@outlook.com>
Sent: Friday, June 12, 2020 12:30 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford Site Changes

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

Dear Mr. Graybar,

My community, Mac-Groveland in St. Paul, is a neighbor to Highland Park. I have been watching and listening to the proposals for the Ford Site redevelopment plan there because it will affect myself and my Mac-grove neighbors. I give plenty of business to a variety of stores and restaurants in Highland, routinely, and I'd like to continue doing so. However, I am now very concerned about the quality of the Ford Site redevelopment project after learning about proposed changes which include higher density, taller buildings that will block sunlight, and less green space around those buildings. It sounds to me like a very dense mini-city is going to emerge, causing drastic overcrowding in and around the site, undesirable and unattractive access to the area, along with serious traffic congestion that will reach far beyond the actual 100 + acres of the development.

The wonderful presentation my husband and I appreciated seeing about a year ago, by Ryan Companies, was one thing. We felt we could get behind the plan then, but not anymore. Please know that we are both strongly opposed to the changes being considered! Please go back to the drawing board and re-do what's been undone over the past 6 months!

Sincerely,
Karen Osen
1545 Goodrich Ave., St. Paul, MN 55105

Sent from Mail for Windows 10

Sayavong, Randy (CI-StPaul)

From: enoch p <enochharrypeterson@gmail.com>
Sent: Thursday, June 11, 2020 8:11 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Re: Ryan amendments to Ford plan.

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

Hello. Yes:

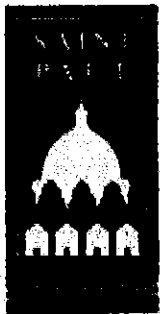
1930 Bohland Ave, St Paul, MN 55116

On Wed, Jun 10, 2020 at 4:03 PM Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us> wrote:

Good Afternoon Enoch,

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

The Most Livable
City in America

matthew.graybar@ci.stpaul.mn.us



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From: enoch p <enochharrypeterson@gmail.com>
Sent: Wednesday, June 10, 2020 9:46 AM
To: Graybar, Matthew (CI-StPaul) <Matthew.Graybar@ci.stpaul.mn.us>
Subject: Ryan amendments to Ford plan.

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

Good morning. I am writing this to voice my disapproval and opposition of the variances Ryan companies is proposing in the links below. My belief is that the original plans put in place for the Ford site have our community's best interests in mind. Swaying from those could create a domino effect that could change much more - for the worse. Please bear this in mind. Thank you for taking the time to read this.

Enoch Peterson

Highland resident

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: Margy Sather Peterson <margy.cs.peterson@outlook.com>
Sent: Tuesday, June 9, 2020 9:12 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ryan Companies' requests for amendments

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

I am writing in opposition to the Ryan Companies' request to receive amendments for higher buildings and significantly decreased green space.

Keep St Paul livable and healthy!

Margy Peterson
1787 Pinehurst Avenue
St Paul mn. 55116

6516905028

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Sayavong, Randy (CI-StPaul)

From: Kent Petterson <terrace@winternet.com>
Sent: Tuesday, June 9, 2020 7:46 PM
To: Graybar, Matthew (CI-StPaul)
Subject: Ford site plan amendments

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

Dear Sirs/ Commission

I do not support any plan of the plan amendments as proposed by Ryan Companies. Please reject all as over reach and damaging to the city approved plan that was discussed, dissected and approved by the citizens of St. Paul in good faith. Ryan needs to honor its agreement.

Kent Petterson
503 St. Clair Ave.
St. Paul, MN 55102
651-222-5536

Sayavong, Randy (CI-StPaul)

From: blpilney@aol.com
Sent: Friday, June 12, 2020 7:03 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Amendments to Ford Plant Site

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

As a long time resident of Highland Park, I would like to voice my concern regarding the amendments of increasing building heights, reduction of open space and expansion of building footprint. I object to these changes that were agreed upon by the people of Highland Park.

As a developer, Ryan Companies, should leave a legacy of a beautifully created addition to a beautiful part of the city that is loved by its residents. One that is an extension not a city within an area. Hopefully, these changes will not be enacted; and we will have an area that works from a traffic, architectural, and park prospective that we and the developer can be proud of.

Barbara Pilney
1620 Scheffer Ave.
St Paul, MN 55116

Sayavong, Randy (CI-StPaul)

From: jppilney@aol.com
Sent: Friday, June 12, 2020 8:28 AM
To: Graybar, Matthew (CI-StPaul)
Subject: Erosion of Plans for the Development of the Ford Plant

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

I was dismayed after reading an email from "Neighbors for a Livable Saint Paul" at the proposed amendments by Ryan to increase building heights, increase building footprints and reduce open spaces. I strongly oppose these changes to the original agreed upon plan with the neighbors and would hope they are not approved. I've lived in Highland Park for over 50 years and believe the proposed changes would make the Highland Park area a less desirable place to live.

John Pilney
1620 Scheffer Ave
St. Paul, MN 55116