Chad and Jolene Cutshall
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Saint Paul, MN 55116
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December 1, 2022

Planning Commission
City of Saint Paul
15 Kellogg Blvd., West
St. Paul, MN 55102

Dear Members of the Planning Commission, Zoning Committee Secretary, Ms. Dadlez, and Ms. Skarda:

This letter is a follow up to our letter of November 30, 2022 related to our opposition to the proposed Treehouse senior housing development currently planned by Trellis developers at 0 Madison Street (ZF# 22-104-395, ZF# 22-116-859, and ZF# 22-104-315, North of 2319 W. 7th St.).

As residents of the property immediately above the proposed development site, we just received the attached letter dated November 21, 2022 from the Capitol Region Watershed District (CRWD). The CRWD is a local unit of government that manages the water resources of the relevant area of Saint Paul. In their letter, the CRWD indicates that a previously identified groundwater seep or spring is located on or near our property and they would like to access our property to confirm the location of the seep or spring and record observations. The CRWD has published a 2021-2030 Water Management Plan ("Plan"), which can be located at https://www.capitolregionwd.org/wp-content/uploads/2022/07/Updated_CRWD_WatershedManagementPlan_MainBody.pdf .

On page 50 of this Plan, a copy of which is attached, a map is provided of the known location of seeps or springs in the watershed district. A yellow dot indicating the presence of a known spring or seep is indicated on the property immediately North of the existing Highland Chateau in the exact location of the proposed development. Highland Chateau is clearly identifiable in the map as a white structure partially occluded by the yellow dot indicating the location of this spring. On page 84 of this document the CRWD states:

> In 2008, as part of the development of the 2010 Plan, the spring lines and springs in the District were identified. Dozens of springs can be found along the most coherent spring-line, looping Saint Paul like a "necklace" and roughly following the Mississippi River. With increasing rainfall volumes and frequencies due to climate change, some springs are flowing year-round, year after year. Partners, with technical support of the District, will investigate groundwater springs and seeps along this "necklace" and other known areas.

This is further evidence of the extreme importance of preserving the natural state of this area of the Highland Bluff, not only for the abundant wildlife and forestry, but also because of the location of a known spring or seep responsible for stormwater and groundwater runoff that feeds the Minnesota Mississippi River Confluence at the precise location of the proposed development.

The CRWD Water Management Plan notes: "High imperviousness and land disturbance (e.g., construction) result in increased amounts of nutrients, chloride, sediment, and other pollutants carried in District stormwater runoff (i.e., loading). Increased stormwater runoff rates and volumes resulting from impervious area also contribute to erosion, threaten existing infrastructure and increase flood risk." The presence of this spring at the exact location of the proposed development should be sufficient on its own to demonstrate the environmental importance of this specific area and prohibit rezoning of the area to allow significant destruction of the Highland Bluff at this location.

The impact of the proposed development on both the flow of natural water drainage in this area of Saint Paul and the impact on already existing properties below the bluff could be catastrophic. At the very least, widespread hydrologic and environmental studies should be performed before the City even entertains a zoning change that would allow excavation of the site of this spring or seep and the installation of a greater than 100 foot long, presumably impervious, 14-foot-tall retaining wall and a nearly 60-foot tall skyscraper in this location.

Respectfully submitted,

Chad and Jolene Cutshall
2108 Lower Saint Dennis Road
Saint Paul, MN 55116

Cc: Richard Johnson (via email)
Dan Walsh, Vice President Housing Development, Trellis (via email dwalsh@trellismn.org)

Capitol Region Watershed District
595 Aldine Street • Saint Paul, MN 55104
T: 651-644-8888 • F: 651-644-8894 • capitolregionwd.org

November 21, 2022

Jolene M Cutshall
2108 Lower Saint Dennis Road
Saint Paul, MN 55116-2831

Re: Seeps and Springs Inventory – Permission for Property Access

Dear Jolene M Cutshall:

Capitol Region Watershed District (CRWD) is a special purpose local unit of government that manages water resources within portions of Lauderdale, Falcon Heights, Maplewood, Roseville and Saint Paul, Minnesota. Currently CRWD is updating an inventory of groundwater seeps and springs throughout the watershed. You are receiving this letter because we have identified a potential seep or spring on or near your property. CRWD is notifying you that we need to access your property one or two days during the months of December, January or February to confirm the location and record observations. You do not need to be present for this visit. No work is being planned to remediate or address property related issues caused by seeps or springs. The purpose of this property access notification is to document seeps and springs location information.

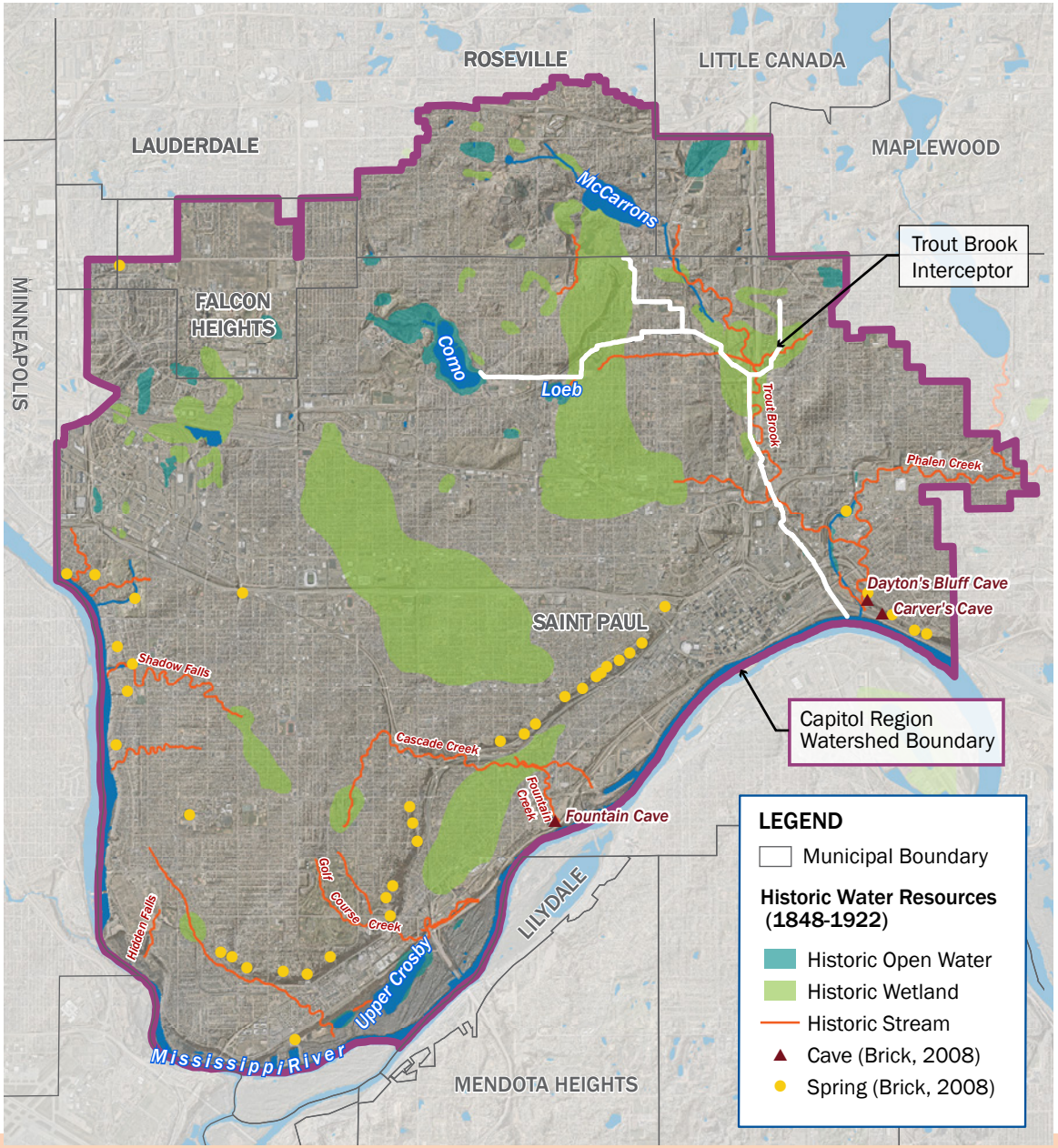
CRWD has hired Stantec, a local engineering firm, to conduct the inventory. Stantec staff will be accessing your property to reach the seep or spring to record observations and take photographs. They will knock on your door first and will be wearing marked safety vests. There will be no temporary or permanent disturbance to your property. Please contact me at lroessler-caram@capitolregionwd.org or (651) 644-8888 Ext. 111 if you have any questions or concerns related to accessing your property.

CRWD appreciates your cooperation on this project.

Sincerely,

Lucas Roessler-Caram

Lucas Roessler-Caram
Water Resource Technician



understanding soil and groundwater conditions, drainage issues, and potential restoration opportunities. Potential restoration areas are identified in the District implementation plan (see Table 3-5) including:

- Phalen Creek
- Hidden Falls Creek
- Swede Hollow
- Cascade Creek/Fountain Creek

Maintaining the ecological health and integrity of natural areas is key to achieving the direct and indirect environmental benefits these areas provide. This requires that both positive and negative impacts on ecological health and environmental functions be considered with water resource and land management activities.

Historically, the District's efforts to protect and improve ecological health have accompanied projects with primary goals related to water quality or water quantity. During the development of this plan, stakeholders frequently identified ecosystem health issues and concerns and generally expressed a desire for an expanded District role in addressing ecosystem health, including restoration of altered historical creeks and wetlands. Stakeholders also identified potential opportunities for the District to address ecosystem health concerns in partnership with residents, cities, and other cooperators. This Plan also prioritizes lake ecology by including goals that address macrophyte communities in Como Lake and Lake McCarrons.

Figure 2-10: Historic Resources