David Eide

From: Kathryn Iverson <kiverson52@yahoo.com>
Sent: Friday, January 3, 2025 12:59 PM
To: *CI-StPaul_DSI-ZoningReview
Subject: Comments for Jan 6, 2024 meeting regarding the Ryan "Highland Bridge" development

You don't often get email from kiverson52@yahoo.com. Learn why this is important

My name is Kathryn Iverson. I live at 5410 York Avenue South. Edina, MN. I am interested in the development of the Highland Bridge site because our daughter is living in the apartment complex called "The Collection". We have become intimately connected to the community as we are in the neighborhood often.

Your decisions about the development of this site under the current societal conditions warrant new scrutiny about how we develop a thriving and vibrant community that addresses the urgent needs of livable communities.

We are concerned that any attempt to build more retail is misguided. Look at the former Lunds/Byerly's storefront that has been vacant for many years. Additionally, that strip mall site shows vacancies, leading to unappealing and degraded properties, with obvious rejection by consumers. Asking consumers to stroll past this degraded site to reach the "new proposed retail section" seems ludicrous at best.

Note: Start by showing the community that this rejected area can be rehabbed for shopping appeal. Your taxpayers are seeking appropriate spending decisions that enhance the quality of their city.

More importantly, how can the Highland Bridge site be improved for community appeal and desirability?

I suggest that you start with looking at this website of incredible information: https://www.biophiliccities.org/

I encourage St. Paul to become a member of a growing global community of partner cities, organizations and individuals committed to planning and

designing cities with abundant nature, where citizens have rich contact with the flourishing natural world as an element of daily life.

WHY, YOU MAY ASK? Already this site has many of the features that biphilic cities offer. Making this site a truly biophlic, enhanced natural site will bring people from all over the metro to recreate, shop and eat in the area.

St. Paul is already biophilic to some degree, and has the potential to become a more biophilic city. By increasing and realizing that potential will require intentional changes in some municipal and urban planning and design policies and practices to produce a richer, and more vibrant nature-filled city of the 21st century.

Adaptation to climate change has become imperative. Using a biophilic approach will offer a cooling, approachable space and will improve the connection between residents and urban nature.

Thank You for your attention to my comments.

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