From: Karen Allen
To: #CI-StPaul_Ward1; *CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject: ABZA 25-1 - Ryan Ford Site Appeal
Date: Friday, February 7, 2025 1:47:52 PM

Dear Councilmember Bowie,

My name is Karen Allen, I am a resident of Ward 1 in the Rondo neighborhood. I am writing to you with a concern about our City's long term fiscal stability and tax base, our climate resilience and our supply of housing. With this in mind, I am asking that you vote against the Ryan Company appeal of the BZA's decision on Highland Bridge zoning variance requests The BZA was correct to deny all 26 of Ryan Company's Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

At no point in the community engagement, planning or visioning of the Ford Site development was there an interest in or support for single-story strip-mall style commercial space with surface parking lots. This style of development has low tax production and contributes to car dependency in the area. By comparison, the Ford Site Master Plan and zoning, which Ryan agreed to, will create a vibrant, mixed use, and transit oriented neighborhood. This high density plan will contribute to our City's tax base for decades to come.

Ryan Companies reasoning for the variances is based on rent stabilization, market forces, and financing. While these issues need consideration, they are not legal justification to so dramatically alter the development. Furthermore, the requested $18M in TIF public subsidy is not appropriate or warranted.

Please cast your vote for housing, climate resilience, and fiscal responsibility by denying Ryan company's appeal.

Thank you,
Karen Allen
862 Iglehart Avenue,
Saint Paul, MN 55104

651-315-2262

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Karen Allen

From: Karla Henderson
To: *CI-StPaul_Contact-Council; David.Eide@ci.stpaul.mn.us
Subject: Letter of Support
Date: Friday, February 7, 2025 12:01:09 PM
Attachments: image427656.png
image169230.png
HB 2B-2C Variance Letter of Support_PPL_Feb 7 2025 (002).docx

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You don't often get email from karla.henderson@ppl-inc.org. Learn why this is important

Hello,
Please find attached PPL's Letter of Support.

With Gratitude,
Karla

Karla Henderson
President & Chief Executive Officer

Tel: 612-455-5103
Administrative Offices
www.ppl-inc.org

PROJECT FOR PRIDE IN LIVING

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From: marsam
To: *CI-StPaul_Contact-Council; David Eide; #CI-StPaul_Ward3
Subject: Variance for northern edge of Highland Bridge
Date: Friday, February 7, 2025 9:42:45 AM

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Dear Council member Jost,

I support Ryan Corporation's request to proceed with its construction plans for the empty area between Cretin and Mt Curve Boulevard that borders Ford Parkway.

The plan is not perfect, but (a) no feasible alternative seems to exist, (b) its inclusion of a day care center will be a great help to the Highland Bridge area, and (c) the expectation for far greater density here is not congruent with the lack of space allotted to parking in this neighborhood.

Sincerely,
Martin Sampson

From: David Eide
To: CouncilHearing (CI-StPaul)
Cc: janebrodie3@icloud.com
Subject: FW: Ryan variances
Date: Friday, February 7, 2025 8:53:32 AM

Hello Jane,

I'm forwarding your message to the City Clerk for inclusion in the file.

Regards,,

David Eide
-----Original Message-----
From: Jane Brodie <janebrodie3@icloud.com>
Sent: Thursday, February 6, 2025 8:32 PM
To: David Eide <David.Eide@ci.stpaul.mn.us>
Subject: Ryan variances

[You don't often get email from janebrodie3@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Please vote to approve the proposed variances requested by Ryan to develop block two of the Highland Ridge project. That would help to move this project along, which would be a positive and add a positive dimension to this area of Saint Paul. Thank you very much.
Sent from my iPhone

From: Paul Fiesel
To: #CI-StPaul_Ward3
Cc: *CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject: Ryan"s appeal to Highland Bridge variance denials
Date: Friday, February 7, 2025 8:46:27 AM

Some people who received this message don't often get email from plfiesel@gmail.com. Learn why this is important

Dear Councilmember Jost,

I am requesting that you deny the Ryan Companies appeal to their Highland Bridge variance denials. Ryan is proposing building a strip mall along Ford Parkway which is a drastic departure from the Highland Bridge master plan. This plan took years to develop and reflects the wishes of the city and community. If Ryan cares this little for the master plan, this shows that they do not care about our community and do not care about our values.

Variance requests require site specific constraints. Ryan quotes the grade and a perched water table. Have they provided evidence that these are in fact issues? I have been unable to find documentation from them, although the BZA webpages may be the issue. They have also cited economic issues as a factor in these requests. Relying only on economic factors is not enough to justify such a drastic change from the master plan.

Best regards,

Paul Fiesel
19xx Jefferson Avenue

From:	Cody Fischer
To:	Rebecca Noecker; #CI-StPaul_Ward1; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; #CI-StPaul_Ward2
Cc:	*CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul); Luke Hanson; melissa.a.wenzel@gmail.com
Subject:	Ryan BZA Appeal - Public Comment
Date:	Friday, February 7, 2025 8:19:28 AM
Attachments:	Sustain St. Paul - Public Comment on Ryan BZA Appeal.pdf

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President Noecker & Members of the City Council -

On behalf of Sustain Saint Paul, I submit to you the attached written testimony for the Public Hearing on Ryan Companies appeal of the BZA's decision on their 0 Cretin Avenue & 2200 Ford Parkway variance requests.

Thank you for your consideration. We look forward to seeing you at the hearing next Wednesday!

Best,

--
Cody Fischer
1017 Ashland Ave, St Paul, MN 55104
www.linkedin.com/in/codyfischer