From: Jenn P
To: *CI-StPaul_Contact-Council
Subject: Support of BZA denial of variances at the Highland Bridge/Ford Site development
Date: Thursday, February 6, 2025 8:50:49 PM

You don't often get email from j.l.pierson@gmail.com. Learn why this is important

As a resident of Highland Park, I am writing in support of the Saint Paul Board of Appeals (BZA) denial of the variances Ryan Companies were seeking to “down zone” housing developments. I support this appeal being denied because the development needs to support the master plan, which calls for more abundant housing and shopping opportunities.

SIncerely,
Jennifer Pierson
Resident and Homeowner Kenneth St. in Highland Park

From:	Chris Porter
To:	*CI-StPaul_Contact-Council
Cc:	#CI-StPaul_Ward3; David Eide
Subject:	VOTE FOR PROPOSED VARIANCES ON BLOCK 2 OF HIGHLAND BRIDGE
Date:	Thursday, February 6, 2025 5:18:48 PM

This email strongly urges the Saint Paul City Council to approve the variances requested by Ryan Companies in order to develop Block 2 in Highland Bridge. As the chair of the Resident Advisory Council at Marvella in Highland Bridge, I can speak for the many residents who have been waiting for two years for that now-vacant lot to be developed into a retail + housing complex. While we realize that Ryan's plan does not strictly conform to the original requirements for Block 2, the building environment has dramatically changed since those requirements were drawn up…and there has been a marked slowdown in buiding starts in recent years.

In order to jumpstart the energy around Highland Bridge, please approve the requested variances for Block 2. The perfect should not be the enemy of the good.
Sincerely,
Christina Porter, Chair
Marvella Resident Advisory Council

820 Mount Curve Blvd
Unit 1311
Saint Paul MN 55116
t: (651) 313-5993
c: (612) 867-3697
e: chris@wc-adr.com

From: Laura Bru
To: *CI-StPaul_Contact-Council
Subject: February 12 meeting: Highland Bridge variances
Date: Thursday, February 6, 2025 4:54:50 PM

You don't often get email from laurabru222@gmail.com. Learn why this is important

Dear members of the City Council,

Please support the Board of Zoning Appeals by upholding their denial of variances as development of the Highland Bridge site continues. Ryan Companies secured the development rights of this site by offering a development plan that aligned with the priorities and criteria set by this city, its leaders, and its residents. Those priorities were intended to contribute to the livability of the area for the future of our city. It was reported that a member of the BZA noted at Ryan's appeal that "They just don't even attempt to meet the density requirements." If the criteria for density are not within Ryan's ability to deliver, they should not have sought to develop the site. They have secured and continue to seek subsidies and tax-increment financing from the city, yet they are pursuing variances that would diminish the tax base to shore up city revenues in the future.

I would like to clarify my interest in this issue. I am a homeowner who lives within 2 miles of Highland Bridge. I seldom drive and frequently bus, walk, and bike to the Ford Parkway area to shop for essentials, seek medical care, use the library, and enjoy the river parks hugging this area. Thanks to the A-Line, this corridor also serves as a transit hub for me to access more parts of the Twin Cities. This area serves as a center for many of the basic ways I live my life, and I believe this will only remain sustainable and affordable for me and for others through the deliberate development of this area with dense, multi-use urban living in mind. Creating housing for people in an area that already has so many services, amenities, schools, and opportunities for outdoor recreation is a great move forward for our city. I often look at some of the single-story retail spaces already built along this corridor and think what a waste of vertical space it is. I enjoy the design of the paths and promenades through the center of Highland Bridge, but here's the weird thing - it's too empty without more neighbors. I look forward to the day when it grows into a place of gathering and community.

The city should hold developers to the priorities that allow us to continue to pursue these goals and these outcomes for our residents. Thank you for your time and your attention to this matter.

Sincerely,

Laura Bru
195 Cleveland Ave S
St. Paul, MN

From: Jack Rossmann
To: *CI-StPaul_Contact-Council
Cc: David Eide
Subject: Highland Bridge, Block 2
Date: Thursday, February 6, 2025 4:03:22 PM

You don't often get email from rossmann@macalester.edu. Learn why this is important

I am a member of the Highland District Council and a resident of Marvella. I am pleased to write in support of the current proposal from Ryan Companies
related to the development of Highland Bridge, Block 2. I feel that the recommendation of the Board of Zoning Appeals should not be supported. Please feel free to contact me.

Jack

Jack E. Rossmann
Professor of Psychology (Emeritus)
Macalester College
651-696-6110 (office)
651-690-4370 (home)
651-600-5171 (cell)