From: Jenna Sadjadi
To: melissa.a.wenzel@gmail.com
Cc: #CI-StPaul_Ward2; *CI-StPaul_Contact-Council
Subject: RE: Protect Saint Paul's Future – Deny Ryan Companies' Appeal
Date: Tuesday, February 11, 2025 1:38:11 PM
Attachments: image001.png

Dear Melissa -- Thank you for contacting the Ward 2 office.

We appreciate your writing and expressing your perspective on the current Ryan Ford Site appeal. I have shared your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue.

We will add your email to our public comments section.

Thank you again for getting in touch.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620 | **www.StPaul.gov/ward2**

SAINT PAUL
MINNESOTA

From: Melissa <melissa.a.wenzel@gmail.com>
Sent: Saturday, February 8, 2025 3:53 PM
To: Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>
Cc: CouncilHearing (CI-StPaul) <CouncilHearing@ci.stpaul.mn.us>; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>
Subject: Protect Saint Paul's Future – Deny Ryan Companies' Appeal

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

Dear Council Member Noecker,

As a Ward 2 resident deeply invested in the future of our city—its financial health, climate resilience, and housing abundance—I urge you to stand with the community and vote against Ryan Companies' appeal. Please uphold the BZA's decision to deny their 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

For years, residents and city staff poured their time, energy, and voices into shaping a bold, forward-thinking vision for the Ford Site. Not once did that vision include a single-story strip mall with a sea of surface parking. Saint Paul does not need another low-value, car-centric development that will drain our tax base for decades to come. We need what the Ford Master Plan calls for: a thriving, transit-oriented, high-density community that will create homes, strengthen our economy, and build a more sustainable future.

Ryan Companies claims their proposal is necessary due to rent stabilization, market conditions, and financing challenges. These may be real obstacles, but they are not legal justifications for such extreme variances. Granting them would set a dangerous precedent—one that undermines years of careful planning and disregards the public interest.

Even more troubling, Ryan is also requesting $18 million in TIF subsidies for this project. A public handout for a project that ignores the city's vision? That's not just bad policy—it's an insult to every resident who worked to create a better future for this site.

You have the power to protect our city's future. Please stand up for smart growth, climate action, and fiscal responsibility by rejecting Ryan's appeal. Honor the thousands of hours of community effort that went into shaping the Ford Master Plan. Saint Paul deserves better.

Sincerely,

Melissa Wenzel
349 Michigan Street
Saint Paul, MN 55102

From: Jenna Sadjadi
To: "fisch389@gmail.com"
Cc: #CI-StPaul_Ward2; *CI-StPaul_Contact-Council
Subject: RE: ABZA 25-1 - Ryan Ford Site Appeal
Date: Tuesday, February 11, 2025 1:36:19 PM
Attachments: image001.png

Hi Devin – Thank you for contacting the Ward 2 office.

We appreciate your writing and expressing your perspective on the current Ryan Ford Site appeal. I have shared your message with Councilmember Noecker so that she can take your perspective into account as she makes her decision on this issue.

We will add your email to our public comments section.

Thank you again for getting in touch.

Best regards,

Jenna Sadjadi (she/they)
Interim Executive Assistant to Councilmember Noecker
Saint Paul City Council - Ward 2
15 W Kellogg Blvd, Ste 310
Saint Paul, MN 55102
651-266-8620 | **www.StPaul.gov/ward2**

SAINT PAUL
MINNESOTA

From: Devin Fischer <fisch389@gmail.com>
Sent: Sunday, February 9, 2025 1:41 PM
To: Rebecca Noecker <Rebecca.Noecker@ci.stpaul.mn.us>; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>; CouncilHearing (CI-StPaul) <CouncilHearing@ci.stpaul.mn.us>
Subject: ABZA 25-1 - Ryan Ford Site Appeal

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

Councilmember Noecker,

As a Ward 2 resident concerned with our City's long-term fiscal health, climate resilience, and housing abundance, I urge you to vote against Ryan Companies' appeal and uphold the BZA's decision to deny their 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

Throughout the years of planning and extensive community engagement on the Ford Site, there was never a vision for a single-story strip mall with a surface parking lot. Saint Paul does not need

another low-tax capacity, car-dependent strip mall. What we need—and what the Ford Master Plan and zoning for this site were designed to deliver—is a mixed-use, transit-oriented, high-density development that will meaningfully contribute to our City's long-term tax base.

Ryan Companies has openly cited rent stabilization, market forces, and financing challenges as reasons for their proposal. While these issues are real, they do not constitute legal justifications for variances. Even more concerning is their request for $18 million in TIF public subsidies for this project.

I urge you to stand up for housing, climate resilience, fiscal responsibility, and the countless hours of staff and resident effort that went into shaping the Ford Master Plan by denying Ryan's appeal.

Sincerely,
Devin Fischer
325 Daly Street
St. Paul, MN 55102

From: Deborah Alper
To: CouncilHearing (CI-StPaul)
Subject: Highland bridge rezoning appeal
Date: Tuesday, February 11, 2025 12:54:38 PM

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

Hello Mitra Jalali, assuming you are still there,
I hope you will oppose the Ryan companies appeal of the zoning boards decision to deny their variance request. Saint Paul definitely does not need another strip mall on a parcel that calls for high density mixed use development. We need to continue to move away from structures that contribute to more auto use and less livability in this time of climate change.
Thank you for considering this request.
Sincerely,
Deb Alper 1835 Fairmount Ave., Saint Paul 55105

Sent from Yahoo Mail for iPhone

From: k.m.lewis
To: *CI-StPaul_Contact-Council; #CI-StPaul_Ward2
Subject: Agenda #23: Ryan Co. variance denial appeal
Date: Tuesday, February 11, 2025 12:26:38 PM

Some people who received this message don't often get email from kmlewis4@gmail.com. Learn why this is important

Dear Councilmember Noecker (my councilmember), and St. Paul City Councilmembers:

I am a St. Paul resident and taxpayer (Ward 2), and I am deeply concerned to hear of Ryan Companies' disingenuous and procedurally questionable requests for variances with regard to Zero Cretin Avenue at the Ford site development. I am asking the Council to deny those requests.

A suburban-strip-style building and parking lot are the very *antithesis* of all of the plans and visions for the Highland Bridge site, and would be an eyesore, an out-of-place and outdated blemish on the otherwise harmoniously planned development for decades to come.

In fact, granting Ryan Companies' requests would be a slap in the face of the community, whose engagement was solicited, contributed, and integrated, and of all those at the city, county, state, and private sector levels who spent years pouring themselves into the master plan.

To compromise and tarnish the Highland Bridge development this way would be unforgivable. I understand there are those who "just want to get something built." That view is blinkered and short-sighted. Exempt new construction from rent stabilization, and if it takes a little longer for the parcel to be developed, the city will manage. The wait will be worth it for the much greater tax revenue the original plan for the site will generate, as well as for the wholistic and aesthetic integrity of the site, and for neighborhood vibrancy.

A couple of other things: Ryan's arguments about bedrock and slope are specious. All of those engineering considerations were studied and vetted years ago. The site hasn't changed. Moreover, granting the variances would be unlawful, and open up the city to potential costly litigation.

To grant the variances would compromise the city's tax base, financial vitality, sustainability, and liveability, for decades to come.

Again, I ask you to deny Ryan Companies' unwarranted variance requests.

Thank you.

Katherine Lewis
657 Fairmount Ave.
St. Paul MN 55105

From: Nathan Blatman
To: *CI-StPaul_Contact-Council
Subject: Testimony against the Downzoning by Ryan Companies
Date: Tuesday, February 11, 2025 11:39:43 AM

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

Dear Councilmembers,

As a Saint Pult Resident interested in the long-term health and resilience of housing and development, I ask you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway. A single story strip mall and surface parking lot goes against the vision created by years of planning and community engagement. We need development that follows the zoning the site calls for: Transit oriented, mixed use, and high density developments. By following the Ford Master Plan, this site could contribute to the city's tax capacity for the long term in a much more sustainable and efficient manner.

Furthermore, Ryan Company has stated that their proposal is due to rent stabilization, market forces, and financing. These are real issues, but do not constitute a legal rationale for the variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property. Economic hardships are insufficient.

Please stand up for housing, climate resilience, and the thousands of hours staff and residents have sacrificed to create the Ford Master Plan by denying Ryan Company's appeal.

Sincerely,
Nathan Blatman
1600 Grand Avenue, Saint Paul, MN, 55105

From: Suzanne Rhees
To: *CI-StPaul_Contact-Council
Subject: Ryan Companies Appeal for Highland Bridge
Date: Tuesday, February 11, 2025 11:30:35 AM

You don't often get email from srhees87@gmail.com. Learn why this is important

Dear Councilmembers,

I'm writing to urge you to reject the Ryan Companies' variance appeal for the next phase of the Highland Bridge development. The downzoning of the parcels at the corner of Cretin Avenue and Ford Parkway would result in a one-story strip-mall type development, rather than the planned four-story mixed use envisioned for the site. There are several reasons to reject the appeal:

1. The applicants can't prove undue hardship related to unique physical attributes of the property, as required under Minnesota law. The effects of rent stabilization and other market forces, while real, are not physical attributes, and would be more properly addressed by lifting the rent stabilization requirements for new construction.
2. The more appropriate procedure for changes like the ones proposed would be a master plan amendment, not multiple variance requests. Ryan Companies' approach is an end run around the years of work and public engagement that went into developing the Ford Site Master Plan. A single-story building surrounded by surface parking was never envisioned in the Master Plan.
3. Saint Paul needs development that expands the tax base and provides badly-needed new housing. The Ryan Companies received $18M in TIF for this development; they should deliver commensurate public benefits.
4. Finally, as a homeowner who hopes to downsize in the next decade, I have a personal interest in seeing the Highland Bridge development built out according to the Master Plan. There is a great need for both affordable and market-rate housing in St. Paul for residents and newcomers at all life stages.

Thank you for your consideration.

Sincerely,

Suzanne Rhees
1220 Hoyt Ave. W
St. Paul

From: Joshua Houdek
To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; *CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject: Comments on Council Agenda Items ABZA 25-1 & 25-2
Date: Tuesday, February 11, 2025 11:28:28 AM
Attachments: Sierra Club Testimony to on Ryan Co. BZA Decision Appeal.pdf

---

You don't often get email from joshua.houdek@sierraclub.org. Learn why this is important

Please see attached Sierra Club comments in support of City Council upholding BZA's denials of Ryan Companies' variance requests.

City Council Meeting of February 12, 2025, file #s: ABZA 25-1 & ABZA 25-2

Thank you.

photo

Joshua Houdek (he/him)
Senior Program Manager, Land Use and Transportation
Sierra Club North Star Chapter
2300 Myrtle Ave Suite 260, Saint Paul, MN 55114 Call/text: 612-259-2447 |
Main office: 612-659-9124
joshua.houdek@sierraclub.org | sierraclub.org/mn

SIERRA CLUB
NORTH STAR CHAPTER

2300 Myrtle Avenue, Suite 260
Saint Paul, MN 55114
612-659-9124
sierraclub.org/minnesota

February 11, 2025

RE: ABZA 25-1 & 25-2: Ryan Companies' BZA Decision Appeals for 2200 Ford Pkwy & 0 Cretin Ave S

President Noecker and Councilmembers,

The Sierra Club North Star Chapter consists of over 50,000 members and supporters across Minnesota, thousands of whom live and work in Saint Paul. Our organization advocated for and supports the City of Saint Paul's Comprehensive Plan and the Ford Site Zoning and Public Realm Master Plan.

We urge you to uphold the BZA's decision to deny variance requests for Highland Bridge.

Saint Paul does not need another strip mall on invaluable land planned for high-density, mixed-use development. The Capital City needs less car dependence, more housing, and more tax revenue to meet its climate, equity, and housing needs and goals.

The City's Comp Plan identifies the Ford Site as a Neighborhood Node and Opportunity Site, emphasizing dense development to support transit and sustainability goals. The Master Plan calls for minimum Height and Floor Area Ratio (FAR) to ensure a vibrant, walkable urban environment. Ryan Companies' proposed single-story buildings and low FAR are inconsistent with this vision.

Granting these variances would undermine long-term policy goals and set a harmful precedent for future development at Highland Bridge.

Sierra Club urges you to uphold the BZA's decision, and encourage envisioned development:

Sincerely,

Margaret Levin
State Director, Sierra Club North Star Chapter

From: Xavi Wernli
To: *CI-StPaul_Contact-Council
Subject: Written Testimony
Date: Tuesday, February 11, 2025 11:22:42 AM

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

Dear Councilmembers,

As a Saint Paul resident concerned with our City's long-term fiscal health, climate resilience, and housing abundance, I urge you to vote against Ryan Companies' appeal, and uphold the BZA's decision to deny Ryan Companies' 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

The promise of the Highland Bridge development project was to turn a former industrial site into a healthy, modern, sustainable, and affordable neighborhood. The proposed variance not only breaks this promise for the current and future residents of Highland Bridge, it also sets a precedent for future developers to submit their own variance proposals. Given the current housing and climate crises, it is vital that all new developments meet the density and sustainability goals the city has set.

Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient.

The current zoning was designed to benefit the residents of Saint Paul in the long term, by alleviating current housing and environmental pressures. This variance is designed to lessen the economic risks which Ryan Companies, an investment firm, takes. This is irrational. Therefore, this variance should not be passed.

Sincerely,
Xavier Wernli
1600 Grand Ave, St Paul, MN 55105

From: Jessica Haley
To: *CI-StPaul_Contact-Council
Subject: Vote against Ryan Companies appeal, please
Date: Tuesday, February 11, 2025 11:05:51 AM

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

Dear Councilmembers,

As a Saint Paul resident concerned with our City's long-term fiscal health, climate resilience, and housing abundance, I urge you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

In all the years of planning and community engagement on the Ford Site, there was never a point where a single story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed use, transit oriented, high density development that will meaningfully contribute to our City's tax capacity for the long term.

Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient.

Even more absurd than these variance requests, is that Ryan has also requested $18 million in TIF public subsidy for this project.

Please stand up for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.

Sincerely,
Jessica Haley
783 Maryland Ave E, Saint Paul, MN 55106

From: Kevin Gallatin
To: *CI-StPaul_Contact-Council
Cc: kevingallatin00@gmail.com
Subject: Opposition to Ryan Companies appeal of BZA decision
Date: Tuesday, February 11, 2025 10:53:11 AM

You don't often get email from kevingallatin00@gmail.com. Learn why this is important

Council President Noecker and Council Members,

I urge you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

I've vocally supported the Master Plan for the Ford Site/Highland Bridge since the beginning of the process. I've also supported Ryan Companies' various amendments throughout the development process in deference to their expertise and changing market conditions. Saint Paul and Highland Park are better for the work they've done to date, and I appreciate the pressure they and this council are under to get any economic activity on Blocks 2B and 2C. However, I feel these variances are far too out of step with the master plan and zoning to be supported.

I feel the Council should sustain the minimum 2.0 Floor Area Ratio and building height requirements. This gateway to the site and engine for activity and tax base are simply too important to dramatically cut the density of this block. I have no concerns with variances for lot coverage, window & door opening percentages, or transparent glazing percentages.

Saint Paul desperately needs more housing and a stronger tax base, and I encourage the city council to address the broader headwinds that are hurting the viability of new development, particularly the rent stabilization ordinance.

Respectfully,
Kevin Gallatin
1822 Highland Pkwy
Ward 3

From: Adam Frei
To: *CI-StPaul_Contact-Council
Subject: Reject Ryan Co"s Zoning Appeal
Date: Tuesday, February 11, 2025 10:43:10 AM

You don't often get email from freiguy20@gmail.com. Learn why this is important

Dear Councilmembers,

As a Saint Paul resident concerned with our City's long-term fiscal health, climate resilience, and housing abundance, I urge you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

In all the years of planning and community engagement on the Ford Site, there was never a point where a single story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed use, transit oriented, high density development that will meaningfully contribute to our City's tax capacity for the long term.

Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient.

Even more absurd than these variance requests, is that Ryan has also requested $18 million in TIF public subsidy for this project.

Please stand up for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.

Sincerely,

Adam Frei
936 Albemarle St.
Saint Paul, MN 55117

From: Connery Ritter
To: *CI-StPaul_Contact-Council
Subject: Ryan Companies zoning appeal
Date: Tuesday, February 11, 2025 10:37:44 AM

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

Good morning Council Members,
I am writing today as a resident of St. Paul urging you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway. Their request to alter zoning from 4 stories to much smaller and less useful mostly single-story zoning would be disastrous for a Ford Master Plan that professes mixed-use, transit-oriented, and high-density development. Another strip mall and parking lot development will not do anything to attract or create community and long-term economic benefit and tax capacity. This is especially problematic given their request for $18 million in TIF subsidies. If we want to create a successful and investable TIF Zone that will bring in the desired financing, 1 story development is not the answer. It will choke growth possibilities and place an undue burden on taxpayers who will have to make up the deficit. Ryan Companies sites rent stabilization, market forces, and financing as its main issues, but these are not property-related hardships that would allow for the legal change, but rather developer-specific hardships which should not warrant such an appeal.

Please stand up for the future of St. Paul that we deserve, one that would see a city with enough housing that is accessible for all people in a climate-conscious and fiscally responsible way.
Sincerely,

Connery Ritter
167 Pierce St. N, Apt 2
Saint Paul, 55104

From: Stuart Knappmiller
To: *CI-StPaul_Contact-Council
Subject: Ford Site Variances
Date: Tuesday, February 11, 2025 10:35:22 AM

You don't often get email from stuartknappmiller49@hotmail.com. Learn why this is important

Dear Councilmembers,

As a Saint Paul resident concerned with our City's long-term fiscal health, climate resilience, and housing abundance, I urge you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

In all the years of planning and community engagement on the Ford Site, there was never a point where a single story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed use, transit oriented, high density development that will meaningfully contribute to our City's tax capacity for the long term.

Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient.

Even more absurd than these variance requests, is that Ryan has also requested $18 million in TIF public subsidy for this project.

Please stand up for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.

Sincerely,
Stuart and Mary Ellen Knappmiller
1112 Orange Ave E

From: Noah Schneider
To: #CI-StPaul_Ward3
Cc: *CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject: Oppose Ryan Companies" Appeal for Highland Bridge Variance
Date: Tuesday, February 11, 2025 10:04:06 AM

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

Dear Council Member Jost and City Council Members,

As a Saint Paul native and current resident who spends a lot of time in Highland Park, I urge you to oppose Ryan Companies' appeal of the BZA's decision to deny their variance requests for the Highland Bridge site. Saint Paul doesn't need another strip mall on a parcel meant for high-density, mixed-use development. The proposed reductions in density and building height are inconsistent with both the City's Comprehensive Plan and the Ford Site Master Plan. They also undermine the city's goals for sustainable growth and underutilize one of the most valuable sites in the city. I strongly encourage you to uphold the BZA's denial.

Thank you for your time and consideration,

Noah Schneider
1730 Graham Ave, Apt 153
Saint Paul, MN 55116
651-434-7404

From: Pat Thompson
To: *CI-StPaul_Contact-Council
Subject: Comment on Ryan Companies variances
Date: Tuesday, February 11, 2025 9:38:00 AM

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

Dear City Council members,

I am a Saint Paul resident who is concerned with Saint Paul's climate resilience and housing abundance.

I urge you to vote against Ryan Companies appeal, and uphold the BZA's decision to deny their 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

This single story strip mall and surface parking lot is completely counter to all planning for this site. Saint Paul doesn't need another low-tax capacity, car-dependent strip mall. We need mixed-use, transit-oriented, high-density development that will contribute to Saint Paul's tax capacity for the long term.

Ryan Companies justifications for their proposal are not legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient. Their requested $18 million in TIF public subsidy for this project adds insult to injury.

Please stand up for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.

—
Pat Thompson
1496 Raymond Avenue, Saint Paul

From: Macalester Urbanists Student Organization
To: *CI-StPaul_Contact-Council
Subject: Written Comment against Ryan"s variance appeal
Date: Tuesday, February 11, 2025 9:28:49 AM

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

Dear council members,

The time has come for Saint Paul to envision a different urban future than strip malls and car-centric infrastructure and to fight for the well-being of its current and future residents. The bold Ford Site development plan has no precedent on the national level for a city like ours, and completing it as it was envisioned will set Saint Paul apart, raise the city's revenue, and truly chart a path of urban innovation, one that Saint Paul can lead. That is why ***we urge you to vote against Ryan Companies appeal*** *and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.*

In all the years of planning and community engagement on the Ford Site, there was never a point where a single-story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed-use, transit-oriented, high-density development that will meaningfully ***contribute to our City's tax capacity for the long term****.*
Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; ***economic hardships are insufficient****.*
Even more absurd than these variance requests, is that Ryan has also requested ***$18 million in TIF public subsidy for this project.***
If Saint Paul wants to hold its 2040 comprehensive plan true and align with its values, refusing Ryan's company appeal is vital,

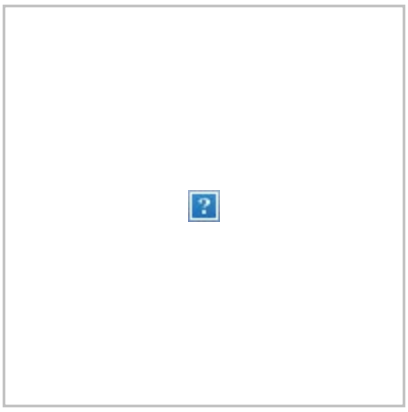
Please stand up *for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.*

Sincerely, a group of concerned citizen of St Paul

Macalester Urbanists Group

1600 Grand Avenue 55105, St Paul, MN

--



From: Timotei Chas
To: *CI-StPaul_Contact-Council
Subject: Written Comment against Ryan"s company variance
Date: Tuesday, February 11, 2025 9:25:40 AM

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

Dear council members,

The time has come for Saint Paul to envision a different urban future than strip malls and car-centric infrastructure and to fight for the well-being of its current and future residents. The bold Ford Site development plan has no precedent on the national level for a city like ours, and completing it as it was envisioned will set Saintt Paul apart, raise the city's revenue, and truly chart a path of urban innovation, one that Saint Paul can lead. That is why I ***urge you to vote against Ryan Companies appeal*** *and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.*

In all the years of planning and community engagement on the Ford Site, there was never a point where a single-story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed-use, transit-oriented, high-density development that will meaningfully ***contribute to our City's tax capacity for the long term****.*
Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; ***economic hardships are insufficient****.*
Even more absurd than these variance requests, is that Ryan has also requested ***$18 million in TIF public subsidy for this project.***
If St Paul wants to hold its 2040 comprehensive plan true and align with its values, refusing Ryan's company appeal is vital,

Please stand up *for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.*

Sincerly, a concerned citizen of St Paul

Timotei CHAS
1600 Grand Avenue 55105, St Paul, MN

From: Chad Onsgard
To: #CI-StPaul_Council
Cc: David Eide; Anna Lerfald
Subject: Highland Bridge Block 2 - Appeal
Date: Tuesday, February 11, 2025 8:13:35 AM
Attachments: HB 2B-2C Variance Letter of Support.pdf

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

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

Please accept this letter in support of the appeal.

Thank you

CHAD ONSGARD
Vice President of Development | MN Division
mobile : (612) 369-2694 :: office (952) 229-0723

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

February 9. 2025

St. Paul City Council
15 W Kellogg Blvd
St. Paul, MN 55102

Email: Contact-Council@ci.stpaul.mn.us
CC: David.Eide@ci.stpaul.mn.us

RE: BZA Action Appeal, 2200 Ford Parkway (24-095781) and 0 Cretin Avenue (24-096392)

Dear City Council Members,

I am writing to express my support for the proposed Highland Bridge Block 2B and 2C development, located at the intersection of Ford Parkway and Cretin Avenue. This project will bring significant benefits to both our neighborhood and the broader Highland Park area.

The proposed development aligns with the community's vision by offering a vibrant mixed-use space, **providing much-needed housing**, **retail**, and **amenities to Highland Park** and the City, **enriching the neighborhood and enhancing its character**. The requested variances are reasonable, well-considered and necessary for the applicant given the various constraints of the physical site and broader external factors that have occurred since the adoption of the Ford Site Master Plan and Zoning Code.

I care deeply about the future of our neighborhood, and I am confident that this development will be a positive addition. I respectfully urge the City Council to overturn the BZA's ruling, approve the variances and fully support the project's implementation.

Thank you for your time and consideration.

Sincerely,

Chad Onsgard

Vice President of Development

Pulte Homes of Minnesota LLC
1650 W 82nd Street, Suite 300
Bloomington, MN 55431

From: Sally Bauer
To: *CI-StPaul_Contact-Council; #CI-StPaul_Ward3
Cc: Tom Basgen
Subject: Reject Ryan Companies Appeal
Date: Tuesday, February 11, 2025 7:35:04 AM

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

Dear Councilmembers,

As a former Highland District Council member who was engaged in the development and approval of the Ford Site Master Plan, I urge you to vote against Ryan Companies appeal and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

In all the years of planning and community engagement on the Ford Site, there was never a point where a single story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed use, transit oriented, high density development that will meaningfully contribute to our City's tax capacity for the long term.

Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient.

Even more absurd than these variance requests, is that Ryan has also requested $18 million in TIF public subsidy for this project.

Please stand up for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.

Sincerely,
Sally Bauer
2087 Hartford Ave, St Paul 55116

From: El Davis-Greene
To: *CI-StPaul_Contact-Council
Subject: written testimony
Date: Tuesday, February 11, 2025 4:39:11 PM

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

Dear council members,

The time has come for Saint Paul to envision a different urban future than strip malls and car-centric infrastructure and to fight for the well-being of its current and future residents. The bold Ford Site development plan has no precedent on the national level for a city like ours, and completing it as it was envisioned will set Saintt Paul apart, raise the city's revenue, and truly chart a path of urban innovation, one that Saint Paul can lead. That is why I urge you to vote against Ryan Companies appeal and uphold the BZA's decision to deny Ryan Company's 26 Height & FAR variance requests for 0 Cretin Ave & 2200 Ford Parkway.

In all the years of planning and community engagement on the Ford Site, there was never a point where a single-story strip mall and surface parking lot was envisioned for this site. Saint Paul doesn't need another low-tax capacity, car dependent strip mall. We need what the Ford Master Plan and zoning of this site calls for: mixed-use, transit-oriented, high-density development that will meaningfully contribute to our City's tax capacity for the long term.

Ryan Companies has stated openly that their proposal is due to rent stabilization, market forces and financing. These issues are real, but they aren't legal justifications for variances. Under Minnesota state law, variances like these can only be approved if the applicant can demonstrate undue hardship related to unique physical characteristics of the property; economic hardships are insufficient. Even more absurd than these variance requests, is that Ryan has also requested $18 million in TIF public subsidy for this project. If St Paul wants to hold its 2040 comprehensive plan true and align with its values, refusing Ryan's company appeal is vital.

Please stand up for housing, climate resilience, fiscal responsibility and the thousands of hours of staff and resident time that went into creating the Ford Master Plan by denying Ryan's appeal.

Sincerely, a concerned citizen of St. paul,
El Davis-Greene
1600 Grand Avenue 55105, St Paul, MN

From:	Andy Singer
To:	*CI-StPaul_Contact-Council
Cc:	Peter Leggett
Subject:	I Oppose Ryan Companies Zoning Variance Appeal
Date:	Tuesday, February 11, 2025 3:10:58 PM

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

Dear Council Members (and Mayor Carter),

On Wednesday, Ryan Companies will appear before the City Council. They are appealing a rejection by the Board of Zoning Appeals of a variance request to rezone part of the Ford Site development to allow one-story development. I oppose this variance request for several reasons.

1. The biggest one is that lots of volunteer citizen committees put in thousands of hours to create the zoning plan for the Ford Site that was ultimately adopted. If you overturn that zoning plan, you are wasting hundreds of people's time and effort and you send a message to future volunteers that: "Don't waste your time volunteering for the city because the City Council (or the mayor's office) will just throw out your recommendations if some wealthy developer wants them changed." That's not a good message because the city needs all the volunteers it can get. As a former city volunteer on transportation, I stopped attending MnDOT design/public meetings because the agency threw out volunteer-developed plan sets one too many times (wasting hundreds of hours of my time).

2. It's against the law. Ryan doesn't have "hardship" and nothing about the process has been unfair, "arbitrary or capricious".

3. We are trying to boost the city's population and neighborhood density and increase the City's tax base. As usual, a chunk of the Ford Site got Tax Increment Financing that will delay its contribution to City property tax coffers for another 10-15 years (or more?). But, eventually, it will enhance the City's tax base. If you allow smaller, sparser buildings on the property, you will be compromising those future tax revenues and promoting strip-style, single-family, car-oriented housing and retail which is the opposite of what the City needs, and is opposed to the City's adopted plans.

So I hope that you will vote to deny Ryan's zoning appeal.

Thank you for your consideration and for your service to the city.

Andrew Singer
2103 Berkeley Avenue
Saint Paul, MN 55105
651-917-3417 (landline)
andy@andysinger.com