

**From:** J. Daniel Mostue  
**Sent:** Monday, August 14, 2017 11:53 AM  
**To:** #CI-StPaul\_Ward3  
**Subject:** Ford Plant redevelopment

Councilmember Tolbert: I am writing to register my opposition to the current Ford Plant development plan recently approved by the Planning Commission. High density housing can be built in numerous locations around the city but the opportunity to do something truly unique on the Ford site must not be wasted on that. Recent examples of that type of development on West 7th and Davern and along Shepard Road tells me that this is NOT the type of development we want in Highland at the Ford site. I do not want to see the long term aesthetic sacrificed for the the short term vision of contractor profits and increased tax base. Please vote against the plan and send it back to the Commission and challenge them to develop something as extraordinary as the site itself. Thank you. Dan Mostue – 9xx Howell St S - Saint Paul MN 55116

**From:** Gena Berglund  
**Sent:** Wednesday, August 09, 2017 2:28 PM  
**To:** #CI-StPaul\_Ward3  
**Subject:** Ford Site

I am writing about the Concept Plan and zoning recommendations for the Ford site that is the result of a 10-years long community Task Force process and a series of open houses and meetings that have been held by the City. I recall being on the MGCC community council and sending representatives to the first Task Force! I am pleased that the draft plan includes a mix of multi-family housing styles and building heights, some commercial space and retail / mixed use spaces as well as a central attractive green space. To quote another council member, it is important that redevelopment of the Ford Site help grow "the City's property tax base to spread the burden of rising costs of public services over more taxpayers; create an attractive new development where residents and businesses will want to locate for the next 100+ years; minimize any negative and maximize positive impacts on the surrounding neighborhoods; and create a new standard in Minnesota for sustainable development with creative approaches to energy and stormwater systems; include a healthy number of subsidized affordable units, to ensure that households of all incomes can take advantage of the new amenities."

As a forward-looking neighbor in favor of Transit-oriented development, safe biking infrastructure and increased housing density, I **strongly** urge you to support the plan as passed by the Planning Commission.

Gena Berglund – 15xx Lincoln Avenue - Saint Paul, MN 55105

**From:** Suzette Bielinski  
**Sent:** Monday, August 14, 2017 2:17 PM  
**To:** #CI-StPaul\_Ward3; John S Bielinski  
**Subject:** Ford Redevelopment

Mr. Tolbert, I am very concerned about the proposed plan for the Ford Plant site. My husband and I have recently been made aware of the unrepresented expansion in terms of building height and population density. This is a stark deviation from what had been previously discussed a couple of years ago. As Highland Park residents we are adamantly opposed to the current plan. We are very supportive of a balanced redevelopment plan that maintains the

character of Highland, adds multiple housing options, retail space, and provides ample green space. The current plan does not meet these criteria. John and I are committed to helping in any way we can to make sure that a rational redevelopment plan goes forward. As such we are now actively participating in the Neighbors for Livable Saint Paul. We will only support candidates that share our view that the current plan is not in the best interest of Highland. We are working with our neighbors to get them informed and based on our conversations at the National Night Out - there is very little if any support for the current plan. Those that knew about the specifics were adamantly opposed and those that were previously unaware were astounded at the proposed population and building density. I look forward to hearing about the actions you are taking to stop this plan from going forward. Thanks  
Sue Bielinski – 20xx Bordner Place - Saint Paul, MN 55116

**From:** Kelly Michel

**Sent:** Monday, August 14, 2017 2:07 PM

**To:** #CI-StPaul\_Ward3

**Cc:** Mary Michel; Matt Michel; Rick Michel; Chip Michel

**Subject:** Message from Kelly Michel

Chris - The current Ford plan does not adequately address or offer solutions to additional traffic  
Look at Selby/Snelling  
Look at the stadium site

Common sense tells you that Cleveland is already plugged at Highland Pkwy

Cretin is a two lane road...are you going to widen and make cars travel closer to the homes?

Glad those folks on River Road...with those high taxes appreciate the traffic backup's.....

Are they going to travel to Mlps and get to work that way....bet those folks over there are excited

If you ride this horse as is.....it will demonstrate a complete lack of concern for the neighborhood you

Grew up in and then elected you to represent us.

Kelly Michel - Customer Service

**From:** Rex Schultrich

**Sent:** Wednesday, August 16, 2017 3:20 PM

**To:** #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7

**Subject:** Ford Site Plan.

St. Paul City Council members,

I encourage you to vote in favor of the development plan for the Ford Site. This is about much more than just Highland Park and the acreage there.

As Bill Lindeke wrote, this is about equity for all the Wards and Neighborhoods of Saint Paul. The infrastructure required to support single family homes for 200-300 people and that to support higher density housing for up to 4000 people isn't that different, and represents fixed costs either way. The big gain for Saint Paul is that higher density housing will build the tax base of the city much more than low density housing preferred by some community residents.

Your YES vote for the development plan is a vote for all of Saint Paul, not just the desires of a small and fairly non-diverse section of the city. Your YES vote is to ensure that Saint Paul continues to be “The Nation’s Most Liveable City”.

Thank you,

*Rex Schultrich*

Ward 6 resident.

**From:** Jarett Lettner

**Sent:** Wednesday, August 16, 2017 2:07 PM

**To:** #CI-StPaul\_Ward3

**Cc:** McMahon, Melanie (CI-StPaul)

**Subject:** Questions and Request: Reject "F4 Residential Mixed High" Density Ford Site plan, replace with "F3 Residential Mixed Mid" cap

Chris – I would like to thank you for taking the time to meet with us last Wednesday evening. Since that meeting, I have been talking with my neighbors, and researching the documentation provided, per your guidance. I have a few questions, and would very much appreciate your response.

What is Ford expecting, and what are they willing to support? Are there any agreements made with Ford? Specifically, was there an agreement made with Ford that if they bring the environmental code up to “residential” that we (or our elected officials) would support and promote what would seem to be the highest value driver of their property (the F4 Residential Mixed High) zoning within the site area? I still do not understand how all the public documents made available have recently changed to include high density, and “4,000” units, and how this became the de facto plan.

How are you planning to vote? Are you planning to support the current plan? As our elected official, I would like to understand prior to your vote (which will impact all our lives for many, many years) how you plan to vote. I strongly believe that the “majority” of your represented citizens do not want “high density” zoning, and the inherent risks that will bring to the livability, and overall property values in and around the neighborhood. I cannot state this strongly enough. The risk of “high density” does not outweigh any potential rewards of high density zoning (vs. medium). Personally, we have worked very hard to make our lifetime investment in this area of St. Paul, through several properties, and the potential downside of this zoning could seriously impact our financial well-being in a negative way. Not to put too fine a point on it, your vote (and your ability to influence your peers) will likely directly impact my family’s long-term financial security.

I believe that F3 Mixed Residential Medium would have a positive effect on the value of the neighborhood, if done right. We are not resistant to change. This view is shared by almost every single citizen that I have spoken to (over 50). If you are planning to support the current plan, I believe you owe it to your constituents to make that known, so that you can get a full appreciation of our (my) concerns prior to making your vote. I just want to make sure that you understand the intensity of the emotions that exist within your constituency on this matter, and I

don't believe that the number of, or intensity of, the supporters of high density are equal to that of those that oppose it. Without knowing your career aspirations, as an elected official, I think this could be detrimental to your career plans long-term. The concerns I have, and that are shared by ALL the people that I have spoken with, is that this is a "fait accompli", that somehow this is all pre-arranged, and the public hearings, etc. are just window dressing on decisions that are basically already made ... and that there is nothing we can do about it. I reject this on principle.

There is a fundamental difference for our elected officials between representing our people, and leading them. Sometimes leadership means taking an unpopular position. There are times when this may be necessary to impact positive societal change (EG: Civil Rights act). This IS NOT one of those times. This is an opportunity for you to be the voice of your entire constituency, and to represent what we want as a society, and as a community. There is an abundance of good that can come from a more conservative use of this space, with far less downside risk. Your vote is a decision that impacts us all. **This is an issue that will forge the electorate, one way or the other.** I strongly encourage you to take advantage of that opportunity.

Thank you for your service, and your consideration.

Jarett Lettner

From: Kate Dienhart

Sent: Thursday, August 17, 2017 9:09 AM

To: Tolbert, Chris (CI-StPaul)

Subject: Ford site development

Good morning Chris-

First of all, thank you for attending the benefit for the MN Book Awards Tuesday evening at Joe and Barbara's home. I can only imagine the demands on your time so your presence is greatly appreciated.

I also appreciated the opportunity to discuss with you a bit the proposed development plans for the Ford site - a topic I'm sure you're quite tired of at this point. I do want to put in writing some of my thoughts on the topic.

I think there is a great deal of room for compromise on the subject. Having followed the planning process for years, in my opinion there are two areas of concern:

1. Citizen input

Yes, there have been countless hearings surrounding development plans. Having said that, I think residents of Highland Park have felt that their concerns and "wants" have not been heard. A better characterization of the situation is that perhaps we have been heard but ignored. The misrepresentation (letters being found in an inbox, etc.) of support/opposition has damaged the credibility of the planning process.

2. Density

All of us want bike paths, walking routes, mass transit, sustainability, affordable housing, etc. It is the level of density that is concerning. However, I think there is a great deal of room for compromise in the plan. If building height maximums could be brought down to the lower level of the range being proposed, I think most of us would be quite happy. I hope as the Councilmember representing Highland Park, there is a role you can play in the ultimate solution. Good luck with all that you have on your plate and let me know if I can be helpful in any way.

Kate Dienhart  
19xx Bayard Ave.

From: Kateri Routh  
Sent: Tuesday, August 22, 2017 10:02 AM  
To: #CI-StPaul\_Ward3  
Subject: Vote YES on Ford Site Plan  
Councilmember Tolbert,

Now that the Planning Commission has passed the Ford Site Plan (with an amendment to increase density along the Mississippi Boulevard to increase equity- BRAVO!), it's the City Council's turn to do the right thing. This plan, which has been in the making for 10 years, is a positive development for the City of St. Paul as a whole, and our neighborhood. Those against this plan are scared of change - mostly an increase in traffic and parking. While research and studies on these topics have indicate this will not be an issue, the anti group doesn't seem swayed by the results: thanks to increased transit options, great bike ways, and the inherent design of the space (residential mixed with employment), traffic has been determined to not be an issue! Some neighbors are just scared of change to matter the reasoning.

It is up to our City Council to see the facts and make the right choice in voting to approve the plan. This is good for our climate (increased density along with increased transit equals less greenhouse gasses). It's good for our tax-base. It's good for our increasing population in Saint Paul. It's good for our neighborhood: it will be a welcoming neighborhood with easy access and entertainment options! And the Ford Site is a matter of equity: it is not just for the wealthiest in the city in Highland Park and Mac Groveland. The City of Saint Paul needs to be making all development decisions with a focus on racial and class equity, making sure ALL in Saint Paul are welcome, regardless of race, socioeconomic status, homeowner/renter.

Kateri Routh  
20xx Stanford Ave

From: K J WELLE  
Sent: Saturday, August 19, 2017 2:11 PM  
To: #CI-StPaul\_Ward3; Clapp-Smith, Merritt (CI-StPaul)  
Subject: Ford site plan  
Chris, Merritt and team,

I just had the pleasure of reviewing the visionary and thorough Ford Site Zoning and Public Realm Master Plan that will be coming before the Planning Commission. Congratulations to your team for your outstanding work – not only in creating the plan, but in sensitively pushing our community to think boldly. As long-time Macalester-Groveland residents with my husband Bill Kirchgessner, we look forward to becoming part of this new and forward-thinking community in Highland.

Keep up the good work, and many sincere thanks.  
Karen Welle  
1xx Vernon Street

From: Jeff Christenson  
Sent: Tuesday, August 22, 2017 10:30 AM  
To: [letters@myvillager.com](mailto:letters@myvillager.com)  
Cc: #CI-StPaul\_Ward3; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7  
Subject: Support for Ford Site Plan

Now that the City Council is about to wrestle with the plans for the Ford Site, let us consider some actual facts and not hyperbole, misinformation, and downright lies put forth by the Neighbors for a Livable St. Paul.

First, the city's (and state's and country's) demographics are shifting dramatically. It's been reported that from 2020 to 2030, for every one person added to the metro area population of working age, 21 people over the age of 65 will be added. As a result of this aging population and younger people having fewer kids, the average household size is considerably smaller now than it was 20 years ago, and it's projected to decrease even more. Seniors are increasingly choosing to locate in dense, walkable neighborhoods since it decreases their reliance on cars and allows them a healthier, more social, environment.

Second, let's be clear about what's being proposed. The proposal is not for 10,000 housing units, it's for 7,000 or 8,000, and insofar as this is a zoning plan, it represents the maximum allowable density that could potentially come to fruition in 15 or 20 or 30 years. With regard to increased traffic, the information I've seen has been clear about assumptions for traffic increases. They've made it clear that they're not assuming everyone will suddenly bike or take transit. Rather, they're assuming most people will continue to drive and they've made a reasonable assumption that the restored grid will ameliorate increased traffic. Yes, Mount Curve will see more traffic but that mostly underscores how little traffic it sees now, not that it will be constantly congested when the Ford site is built out.

Third, more housing is desperately needed within city limits. While vacancy rates hover around 2%, rents are increasing and people are having a difficult time finding housing in the city. From an environmental standpoint, it makes far more sense to build housing within the city than to force people to move further out and force them to endure long commutes in less walkable places. And more housing equals more tax base, meaning that this development and others within St. Paul could eventually help stem high taxes in the city.

Jeff Christenson  
14xx Lincoln Ave.

**From:** Pat Hamilton [<mailto:phamilton@smm.org>]  
**Sent:** Thursday, August 24, 2017 8:58 AM  
**To:** #CI-StPaul\_Ward3  
**Subject:** Ford Site Zoning and Public Realm Master Plan

Dear Councilmember Tolbert,

We regret that we will be out of town on August 29<sup>th</sup> and so will be unable to attend the town hall meeting on the Ford Site Zoning and Public Realm Master Plan but we wanted to share some thoughts with you in our absence. We are 26-year residents of the Macalester Groveland neighborhood and we strongly support the singular opportunity before the City of Saint Paul to create a new 21<sup>st</sup> century mixed-use community of mostly multifamily buildings and commercial space for this site. We support this plan for a two key reasons:

- Economic – The City of Saint Paul has a vast amount of old infrastructure and a large share of its land base is tax-exempt property. The rapidly rising burden of maintaining and replacing this aging infrastructure falls on the shoulders of a very limited pool of property tax payers. The Ford Site (and other, smaller sites scattered throughout the City, such as the southeast corner of Snelling and St. Clair) are vital opportunities to substantially increase property tax payments to the city. We must not squander them on low-density developments.
- Environmental – On a per capita basis, multifamily buildings tend to use considerably less energy and water than their single family counterparts and the higher population densities they support make public transit much more viable. In addition to these benefits, the Ford Site Plan would include solar rooftops, innovative stormwater management and the daylighting of the Hidden Falls Creek – all resulting in a remarkably sustainable urban community that will improve the quality of life for St. Paulites.

We understand that you are receiving considerable pressure from some vocal constituents that would prefer to see the Ford Site redeveloped into a low-density circa 1950s suburban neighborhood. This alternative vision for the site is not economically or environmentally viable and thus not sustainable. We encourage you to stay the course for the realization of an innovative new 21<sup>st</sup> century community in Saint Paul.

Sincerely,

Patrick Hamilton and J. Drake Hamilton  
1391 Goodrich Avenue  
Saint Paul, Minnesota 55105

**From:** Matt Pietrzak [<mailto:matthew.pietrzak@gmail.com>]

**Sent:** Friday, August 25, 2017 1:33 PM

**To:** Tolbert, Chris (CI-StPaul); #CI-StPaul\_Ward3

**Subject:** Stop the Ford Plan

Chris, As one of your constituents, I strongly oppose the high density Ford site plan. It would be to much of a shock to the local area, resources, roadways, and infrastructure. The consequences are potentially hazardous if that area were to become one of the top 10 densest neighborhoods in the country. These things will be remembered when the citizens vote. Matt

Jim Gore @ 12xx Jessamine Ave would like CM Bostrom to vote against the Ford Site plan.

**From:** Emily Hansen [<mailto:hans0766@umn.edu>]

**Sent:** Friday, August 25, 2017 8:57 PM

**To:** #CI-StPaul\_Ward3

**Subject:** Support for the Ford site

Hi Chris - I am surprised and bummed about the opposition to the Ford site redevelopment. I'm not sure why people are so scared of housing density, but I am excited about the new opportunities the redevelopment brings in terms of new businesses, added transit, a better connection to the river, etc. I don't want a vocal minority to slow progress. Thanks- Emily Hansen 852 Kenneth St

From: Allen Gleckner [<mailto:agleckner@gmail.com>]

Sent: Friday, August 25, 2017 9:20 PM

To: #CI-StPaul\_Ward3

Subject: Gleckner family at 2023 Palace supports the Ford plan

We are a young family in St Paul and homeowners in this ward. We support a vibrant and progressive St Paul that isn't afraid of change. Let's not go through another "the sky is falling" falacy like the Cleveland bike lane. Writing to let you know we support the ford plan and so do the other young families in our neighborhood we talk to. Thanks -Allen

From: Roxanne Kimball [<mailto:thatgirlhiding@gmail.com>]

Sent: Friday, August 25, 2017 10:07 PM

To: #CI-StPaul\_Ward6; #CI-StPaul\_Ward7; #CI-StPaul\_Ward1; #CI-StPaul\_Ward5; #CI-StPaul\_Ward4; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3

Subject: Please support density at Ford

Council members, Writing to state my strong support for the Ford Site Plan that was unanimously passed by the Planning Commission.

- We need more housing units in Saint Paul to mitigate our rising affordable housing crisis. I soncerely hope that a significant portion of units created at the Ford Site are affordable below 80% of area median income.

- We need to expand our city's tax base, especially because of decreases in local government aid and the recent court case about right of way assessments.

- We need to encourage walkable, transit friendly communities that serve the range of household types in Saint Paul - from 8 year olds to 80 year olds

The Ford Site plan achieves those objectives and was developed through a robust, ten year engagement process with Saint Paul residents. Don't let a vocal minority undermine the broader needs of our City.

Best regards, Roxanne Young Kimball Ward 2 resident for 15 years

From: Winston Kaehler [<mailto:winkaehler@gmail.com>]

Sent: Saturday, August 26, 2017 4:22 PM

To: #CI-StPaul\_Ward3

Subject: Ford site development plan

In view of the large number of Ward 3 residents who feel that the City Council vote on the plan for Ford site development should be delayed until after a new Mayor has been elected, you as the Council representative of that Ward should propose and support such a delay. Winston Kaehler 1712 Palace Avenue

From: Karen Lee Woodward [<mailto:integralkaren@gmail.com>]

Sent: Saturday, August 26, 2017 10:39 PM

To: Tolbert, Chris (CI-StPaul); #CI-StPaul\_Ward3

Subject: Urgent request to Councilman Tolbert



Councilman Tolbert: I voted for you and I am your neighbor. Please vote and actively persuade your brother and sister council members to delay the September 27th City Council vote until after a new Mayor is sworn into office in January. Please take responsibility for being a city leader and actively serve the constituents in YOUR neighborhood who elected you to public office. Private interests and privileged "special" interests should not be your consideration. You will not have to look out your front door and see firsthand the impact of this poor plan; many of your constituents will. And, it is not just a few who will suffer from this plan-it is all of us living in Highland and our children and future generations who will suffer from this plan for its lack of vision, limited green space, and virtually no consideration for stewardship of the Mississippi River which we MUST protect. We need you to be a public leader with vision and the courage to stand up for what is right for the citizens who elected you into a position which you are privileged to have. We need you to be vocal, clear and decisive. It's time we know where you stand. It's time to serve your people and to do so publicly and vocally. Your neighbor, Karen Lee Highland  
Karen Woodward, Ed. M.  
Integral Consulting

From: Tom Weber [<mailto:weber.tom@comcast.net>]  
Sent: Saturday, August 26, 2017 10:57 PM  
To: #CI-StPaul\_Ward3  
Subject: Ford development plans

I wanted to ensure that my concerns were heard as I will be unable to attend the meeting this week at Gloria Dei Lutheran Church due to a prior commitment. I have been a resident of Saint Paul for more than 45 years, I was raised in Highland park. I grew up near Randolph and Snelling. Saint Paul is my home and have several dozen friends who live in this area and in your ward 3. I have yet to find a single person who supports the existing plan as outlined. Again, no one I know living in St. Paul supports the current plan. These are all voters and tax payers living in your ward 3 with children in your schools and attending churches in your ward. These are active voters who are closely watching to see if you will protect their interests. It is important for you to understand that if you choose to ignore the interests of those you represent, in favor of a small minority of developers, your political career is over. I understand that the land once occupied by the Ford plant is valuable and needs to be utilized for the benefit of Saint Paul. However, High density housing is not appropriate for this area. The roads in that area are already horribly overcrowded. I grew up working at Lunds in Highland park back when it was still Applebaums. Over the years traffic in that area has gotten steadily worse without any real improvements. It has gotten to the point where I simply avoid travel in that area whenever possible because it has gotten so congested already. I will only shop Highland Park now during off peak hours because the Ford Prkyway and Cleveland & Ford and Cretin intersections are horrible. Cretin and Cleveland are main arteries to that area and to a lesser extent Mississippi river Blvd. They are already overloaded during peak hours and this spills into the entire streets from Ford Parkway all the way to 94. These roads were never designed to handle such traffic loads already. Adding high density housing to the Ford plant location will hurt that area by harming the local businesses as well as lowering property values of the existing home near that area stretching all the way to 94. There simply aren't the roads in place to handle any increased traffic needs already.

I urge you to reconsider your support of the current plan and ask that you support your voting residents in their request to delay a vote on the current plans. The current plan is simply a bad idea and harms the area. Saint Paul residents deserve a better plan. Thank you, Thomas Weber 567 Desnoyer Ave St. Paul, MN 55104

From: JanG [<mailto:jrgodes@gmail.com>]  
Sent: Sunday, August 27, 2017 10:00 AM  
To: Tolbert, Chris (CI-StPaul)  
Subject: Ford plant zoning plan

This letter is to let you know how unhappy we are with the density and resulting traffic issues of the Ford Plant development. We oppose the Ford Plant Zoning Plan and we want you to delay the Sept 27th City Council vote until after the new mayor is sworn into office in January. Thank you for your consideration of this very important matter to your constituency who were born and raised in the Highland area and live in Mac Groveland near Cretin Ave. Jan and Barry Godes

From: Thomas Audette [<mailto:tom.audette@gmail.com>]  
Sent: Sunday, August 27, 2017 6:58 PM  
To: Tolbert, Chris (CI-StPaul); #CI-StPaul\_Ward3  
Subject: Please delay Ford Plan Vote

Councilman Tolbert, As homeowners, taxpayers and voters in Ward 3, we OPPOSE the Ford Site Zoning and Public Realm Master Plan and we ask the City Council to DELAY the vote until a new Mayor is sworn into office in January. This plan will lower property values, increase traffic and congestion and lower the overall quality of life that makes Highland the neighborhood that it is. Please listen to Highland homeowners and delay this vote. Tom and Sandy Audette 576 Warwick St. St. Paul, MN 55116

From: Joe rubbelke [<mailto:joe.rubbelke@gmail.com>]  
Sent: Sunday, August 27, 2017 7:42 PM  
To: #CI-StPaul\_Ward3  
Subject: Ford Site Zoning

I OPPOSE the Ford Site Zoning and Public Realm Master Plan and I want the City Council to DELAY the vote until a new Mayor is sworn into office in January Respectfully, Joe Rubbelke

From: Lori McCabe [<mailto:lmccabe@landscaperenovations.com>]  
Sent: Monday, August 28, 2017 8:00 AM  
To: #CI-StPaul\_Ward3  
Subject: Delay Ford site plan

Please consider alternative options for the Ford site plan. Delay the vote and listen to the concerned citizens. Lori McCabe

From: [kathys\\_78@comcast.net](mailto:kathys_78@comcast.net) [[mailto:kathys\\_78@comcast.net](mailto:kathys_78@comcast.net)]  
Sent: Tuesday, August 29, 2017 7:57 AM  
To: #CI-StPaul\_Ward3  
Subject: The Ford Site Plan

Dear Councilman, Thank you for your reasoned response to the draft plan for the Ford Site.

While I recognize my neighbors in Highland find change difficult and disagree with elements of the plan, I applaud the City staff for the open and inclusive process. As a former district council member in another part of St.Paul and a former department director, I know not all planning efforts have been this well done. My experience says this plan strikes the right balance between green space,commercial development and housing. As a strong supporter of many years of the rules for the river and MNRRA, despite some misgivings about the height proposed for the buildings the furthest away, I recognize the importance of density to make this an attractive and viable project for development. I believe some of the neighborhood reaction, almost hysteria, about density and traffic is overstated and has been well addressed. As was said early on in a public meeting, cars will be “accommodated but not encouraged”. Living across Ford Parkway at 740, I believe the assumption that expecting and emphasizing walking, biking and mass transit is a solid one. I encourage your support and leadership for adoption of the plan. Sincerely, Kathy Stack

From: Thomas Audette [<mailto:tom.audette@gmail.com>]  
Sent: Monday, August 28, 2017 8:42 PM  
To: Kelley, Pattie (CI-StPaul)  
Cc: Tolbert, Chris (CI-StPaul)  
Subject: Re: Please delay Ford Plan Vote

Pattie, Thanks for the note. Remember...my wife and I vote, and we are both extremely active in our community. We both volunteer extensively through our kids school and other community organizations and we know that the vast majority of our friends and neighbors who live here oppose this development. We believe the best course of action for the Councilman is to move to delay this vote by the city council until after the election. I've voted for Tolbert in the past, but will never again should he continue to fail to listen to his constituents. No response is necessary. Consider this my message sent. Tom

From: Sarah Stocco [<mailto:yellow.cabin@gmail.com>]  
Sent: Monday, August 28, 2017 10:47 AM

To: #CI-StPaul\_Ward3  
Subject: Yes to the Ford Plant Site

Council Member Tolbert: I live in Ward 3, and I am in favor of the plan as it is written at the Ford Site. I have read the pros and cons, and I believe the pros outweigh the cons, and it has been a well thought out process and plan. There are a lot of people in the Highland and Mac Groveland area that are afraid of change and they treat this neighborhood as though it is a small town instead of part of a major metropolitan area. We live in a city, and cities contain a mix of high density and lower density areas; the Ford Plant Plan thoughtfully integrates some higher density living opportunities in a desirable part of St. Paul, and I think it is not only a win for our neighborhood, but for the city itself. Please support this plan. We want this neighborhood to be part of the forward-thinking part of the development of our great city. It should be livable for ALL residents, not just those who can afford some of the highest priced homes and property values in St. Paul. Respectfully,  
Sarah Stocco  
1611 Berkeley Avenue  
St. Paul MN 55105

Jim Ginther - Opposition to Ford

Jim left VM 11:20 am Mon 8/28 in opposition to proposed Ford plan. His property is nearest to the boundary - 427' to the Canadian Pacific Rail.

Paul Herschbeck Paul left a VM at 1:40 pm on Mon Aug 29<sup>th</sup> saying he is in support of the Ford plan.

Howard Miller called – he lives in Highland Park and is very strongly opposed to the Ford zoning plan; he urges you to delay the vote until more information is available, ideally when a new Mayor is elected.

**From:** HOWARD MILLER [<mailto:howardjmiller@msn.com>]

**Sent:** Tuesday, August 29, 2017 9:44 AM

**To:** #CI-StPaul\_Ward3

**Subject:** Stop the Ford Plan

dear Council-member Tolbert,

You are probably quite tired of hearing this plea. The reason everyone is saying 'Stop the Plan' and sending emails listing all of the reasons it is fortuitous to do so is simple; it is RIGHT. We will have no idea what rapid transit will be serving the 10,000 who will be living, working, and shopping or visiting the Ford site once it is developed until December. Why would you or any group approve a plan which in its present guise cannot work? We will have a new mayor at year-end; will they and their appointees support the plan? Why are you dedicating so much time and effort (on the public dime, by the way) to a project which has a strong chance of being drastically revised?

From: katie shaw [<mailto:katieashaw@me.com>]

Sent: Monday, August 28, 2017 3:18 PM

To: Tolbert, Chris (CI-StPaul)

Subject: Ford Plant Zoning Plan

Dear Mr Tolbert, I'm writing to express my vehement opposition to the Ford Plant Zoning Plan and to tell you how very disappointed I am that you don't appear to care about the serious, reasonable concerns the members of your ward have made clear. You were elected to represent us, and frankly, it feels anything but. Your steadfast refusal to delay the vote—without an explanation as to why—and continued silence on the issues of population density, building heights and lack of green space among others, is perplexing. I'm a long-time resident, I've lived in this neighborhood since 1984, and I am extremely concerned about the lack of leadership shown by the St Paul City Council, and frankly, you. Do you realize that the current proposal would mean a population density equal to New York City? It's truly alarming. What's the rush? I urge you in the strongest possible terms to listen to your constituents, and to delay a vote so there's a reasonable amount of time to rethink the redevelopment and really address the impact on our community. This is a once-in-a-generation opportunity to build a legacy, it has to be done with the utmost care and take into account the people who currently call this neighborhood home, many of us for decades. Thank you,

Katie Shaw

453 Saratoga St South, St Paul

From: Barb Fleig [<mailto:b.fleig@comcast.net>]

Sent: Tuesday, August 29, 2017 11:38 AM

To: #CI-StPaul\_Ward3

Subject: Ford plant

Mr Tolbert You need to work on your amendment It does NOtHING to cap density and the associated traffic disaster How on earth can you support this plan? Infrastructure that supported 700 employees per shift will not support 10k new residents What are you thinking???? you need to remember who you

Represent Please don't ruin the neighborhood and the river

**From:** janessa casper [<mailto:jgzgffuhh@me.com>]

**Sent:** Tuesday, August 29, 2017 1:06 PM

**To:** Tolbert, Chris (CI-StPaul)

**Subject:** Ford site

I oppose the Ford Plant zoning plan and I want you to delay the September 27th City Council vote until after a new Mayor is sworn into office in January.

Resident and business owner,

Janessa Casper

From: Peter Polga [<mailto:polgapeter@gmail.com>]

Sent: Tuesday, August 29, 2017 2:21 PM

To: #CI-StPaul\_Ward3

Subject: Ford Plan

Mr.Tolbert,

Due to a conflicting meeting I am not able to attend the session at Gloria Dei this evening. I do wish to submit my concerns in writing.

As a more than 40 year resident of the area I want to express my strong opposition to the current Ford Plan. I feel strongly that the planned density is drastically beyond what is reasonable to maintain a desirable and livable community. I am disappointed that the planning commission did not more seriously consider the input from a community task force that has worked for years on this. This is a once in a lifetime opportunity. It is time to step back and reconsider a more sensible plan. Don't let the hype of the moment influence what's right for the community.

I learned today from an email from Livable St Paul, that with some minor edits you may suggest, you endorse the plan. The suggestions mentioned in the email fall far short of where we need to be and offer no assurances that they will have any impact on the plan.

A related concern is the timing of this meeting. With the State Fair in full swing and Gloria Dei being a very busy park and ride location parking and access is very limited. Though for many this may be a minor inconvenience for some, for others including the elderly and physically challenged this is a huge barrier.

Enough for now. I would welcome future opportunities to share my concerns. Thank you.

Respectfully  
Peter Polga  
2122 Stanford Ave

From: Therese Skarda [<mailto:therese.skarda@gmail.com>]  
Sent: Tuesday, August 29, 2017 2:19 PM  
To: Tolbert, Chris (CI-StPaul)  
Subject: Ford plan.

Dear Council member Tolbert - My name is Therese Skarda. I live at 1023 Howell Street South with my husband Bob Carruth. We have studied the plan, attended public meetings and given the present plan much consideration. I write to you to let you know that I disapprove of the City's plan. I respectfully request that any vote on the plan or proposed amendments be postponed until the questions of the community and its concerns are addressed. This matter is too important to push forward without further discussion. Thank you. Therese

**From:** katie shaw [<mailto:katieashaw@me.com>]  
**Sent:** Tuesday, August 29, 2017 10:03 PM  
**To:** Kelley, Pattie (CI-StPaul)  
**Subject:** Re: Ford Plant Zoning Plan

Hi Pattie,

I read Mr Tolbert's Op Ed piece in the Pioneer Press, and I'm sorry, it completely fails to address the concerns of the neighborhood! Specifically:

- It doesn't reduce density from 10,000 residents to far, far less.
- It doesn't address the massive congestion that will take place on neighborhood streets from 30,000 more vehicle trips each day.
- It doesn't address the gross lack of green space.
- It doesn't protect Saint Paul taxpayers from the City giving away hundreds of millions of dollars of taxpayer subsidies to private developers.
- It doesn't provide for a robust mixed-use development on the Ford Plant site

His amendment reducing building heights is red herring—the only way to ensure more green space is to build 110 foot structures! It accomplishes nothing. The other “improvements” he writes about are all things the city typically requires on any major development project. He is NOT listening. He is NOT addressing the concerns of the neighborhood.

DELAY THE VOTE. RETHINK THE PLAN.

Katie Shaw  
453 Saratoga St

**From:** Joshua RUhnke [<mailto:info@actionnetwork.org>]  
**Sent:** Wednesday, August 30, 2017 7:49 AM  
**To:** #CI-StPaul\_Ward3  
**Subject:** I support the Ford Site Zoning and Public Realm Master Plan

Chris Tolbert,

I am writing in support of the current Ford Site Zoning and Public Realm Master Plan.

While I have been a resident of St. Paul for more than 12 years, I am a relatively new resident of Ward 3. I was at CM Tolbert's town hall last night to hear more details the city's plan. I think it is a very well thought out plan and look forward to seeing it move forward.

#SayYesStPaul

Joshua RUhnke  
[jlrhnke@gmail.com](mailto:jlrhnke@gmail.com)  
1823 Berkeley Ave  
Saint Paul, Minnesota 55105

**From:** John Wittenstrom [<mailto:drwitt@mac.com>]  
**Sent:** Tuesday, August 29, 2017 9:07 PM  
**To:** Richardson, Mike (CI-StPaul)  
**Subject:** Ford site

Hi Mike, I couldn't make the meeting tonight due to work, but I want to let the right people/organizations know our feelings on the Ford site development. Are you the correct person? My wife and I moved to Highland Park 17 years ago and don't want it to be over developed! Even relatively small changes like Barnes and Noble leaving and that ugly Target going in are not good for our neighborhood. We loved Barnes and Noble and miss it. Now there will be 5,000 to 10,000 more people? It must be limited. The 46th street and Hiawatha intersection is already too congested. ANY increased traffic there will be painful.

Our streets are relatively quiet now. We live a block from Montreal, and that will be a major route to/from the Ford site and too much traffic will increase traffic, noise, crime, and decrease our property values.

Please do what you can to limit the total number of additional residents and the potential harmful consequences of over development.

Thank you, and please let me know who to contact and how best to make my points if you have any suggestions.

Appreciatively,

John and Kathleen Wittenstrom

910 Howell St S

Dan Bostrom,

I am writing in support of the current Ford Site Zoning and Public Realm Master Plan.

While I have been a resident of St. Paul for more than 12 years, I am a relatively new resident of Ward 3. I was at CM Tolbert's town hall last night to hear more details the city's plan. I think it is a very well thought out plan and look forward to seeing it move forward.

#SayYesStPaul

Joshua RUhnke

[jlrhnke@gmail.com](mailto:jlrhnke@gmail.com)

1823 Berkeley Ave

Saint Paul, Minnesota 55105

Hello,

I am a concerned citizen who lives near the Cretin and Randolph intersection in St. Paul. I moved to this neighborhood because I like to walk to get coffee, groceries, etc. When I walk to the village now, it is already congested and hard to cross Cretin due to traffic. I can't imagine how it will change with increased traffic to the proportion being proposed. Also, the number of people treating Cretin Ave as though it were a highway is staggering (I see and hear it all day long) and unsafe. Please consider the people who live in this neighborhood when you make your decisions in the future. We spend a lot of money in taxes and in the community, and we will be forced to move if we can't back out of our driveway to get to work because there is too much traffic. (I cannot bike or take the bus due to my work schedule)

Sincerely,

Lindsey Krech