

From: Andrew Nelson [<mailto:andycook.nelson@gmail.com>]

Sent: Wednesday, August 30, 2017 9:54 AM

To: #CI-StPaul\_Ward3

Subject: Opposition to Ford Plan

Dear Representative Tolbert-

As a 7 year resident of the Highland Park neighborhood, I am writing to express my strong opposition to the current Ford redevelopment plan.

I appreciate your proposed amendment to the plan which moves in the right direction to limit the building height in the zoning plan. However, I feel that your amendment has not gone far enough in that regard and I am fearful that loopholes would allow potential developers to take advantage of the green space for building height provision that you included.

I have submitted my comments to the city, which I also include here:

I am struck by the absence of concrete evidence to support any potential positive impact of the extremely high density proposed. This extreme density is grossly out of character with the existing neighborhoods that surround the Ford site.

Urban density is neither an intrinsically positive or negative attribute. The vibrancy of the Alamo Square neighborhood in San Francisco is sharply contrasted by the blight of the densely populated projects of Chicago's south side.

The key consideration for the Ford redevelopment is that the high density is tremendously different than the vibrant surround neighborhoods composed of small apartment buildings (generally less than 4 stories), row homes, and single family homes. Building high density on the Ford site will forever change this neighborhood. Thus elected officials must provide current residents who will be affected by this decision with extensive and concrete evidence that this level of density will bring positive outcomes.

To my knowledge, no real-world example in the United States exists to demonstrate that this level of dense urban redevelopment within a pre-existing area of moderate to low density residential neighborhoods can be successful. This is a major issue that needs to be addressed.

Further, abstract arguments based on the principle of equity have been put forth to justify this level of density. The concrete issue is a lack of affordable housing across Saint Paul. The reality is that market forces will guide Ford's selling price for the site, a developer's willingness to purchase and develop the site, and the ultimate market prices for rentals or unit sales on the site. The reality is that property represents an extremely valuable piece of real estate along the Mississippi River for which market forces will always demand high prices. To combat this will require significant and unending government regulation. Why force affordable housing into a site where it will not fit the natural market, when other options including the high-density Snelling redevelopment corridor and the Hillcrest golf club redevelopment will more naturally support this laudable goal across Saint Paul?

I strongly urge our elected officials to reconsider this plan and reorganize a zoning plan that fosters multi-unit dwellings of no more than 4 to 5 stories and builds upon the graded limits of unit size per building from the river to the inland, eastern reaches of the property. Such a plan would provide ample opportunity for many new residents to locate to the great Highland Park neighborhood while maintaining the qualities of this neighborhood that have made it such a wonderful place to live for families such as ours.

A concerned citizen,  
Andrew Nelson

From: Dan Gannon [<mailto:dgannon@datasales.com>]

Sent: Thursday, August 31, 2017 10:36 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Chris,

I am in the private sector business world and also pay my share a year in St. Paul property taxes. Point is I am pro development, for less gov't spending, etc. and very concerned with our cities direction and leadership.

I don't quite understand the rush on this Ford project. The traffic in Highland is already brutal, add some construction cones and forget about it. I can just hear the response "there will be bike paths and public transit" blah blah.

Your plan will ultimately turn a great neighborhood into something that resembles the West 7<sup>th</sup> area in 20 years. Look at what has made this neighborhood great and why there has been such an increase in home values, property taxes etc. There is so much opportunity to increase the value and taxable base on that property.

You owe it to the people that elected you - this isn't a dictatorship.

Dan Gannon

1944 Goodrich Ave

St Paul MN 55105

From: Bill Hickey [<mailto:bhickey@smythco.com>]

Sent: Thursday, August 31, 2017 10:28 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Chris,

I could not make the last meeting, but I want to express my opposition to the current plan, even with your slight change, the plan will damage a nice neighborhood, I know we need development at the Ford sight, but would create much congestion! Do you live in the area? Please heed our efforts, thanks, Bill William J Hickey III

From: Joe rubbelke [<mailto:joe.rubbelke@gmail.com>]

Sent: Thursday, August 31, 2017 10:24 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plant zoning - please DELAY

I not only oppose the Ford Plant zoning plan but I want you to delay the planned vote on September 27th.

Respectfully,

Joe Rubbelke

From: Petra Brokken [<mailto:dpetrab@yahoo.com>]

Sent: Thursday, August 31, 2017 10:19 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plant

Dear Councilmember Tolbert:

I would ask you to reconsider the plan for the Ford Plant grounds. While I heartily agree that a city is the place to have higher density living, it appears that Highland Park will be an experiment in dumping all the high rises in one area. Why not place these higher density apartment building around St. Paul, instead of placing them all in Highland? People expect lots of tall buildings downtown, why not create more there? We really do not know the impact of placing the number of people of a city like Decorah, Iowa, into Highland Park. I fear that it will be a disaster. You only have to look at Cedar/Riverside to see a similar project gone wrong. Once you ruin the area, it is difficult to bring back. I understand that the amount of parking necessary will not be available near the actual new buildings. Again, how will the City deal with all of the cars that need to park? How will the water runoff be dealt with? What is the impact of the water runoff to the pure stream that goes into Hidden Falls? Thanks, Petra

From: janet llerandi [<mailto:ozz@usfamily.net>]

Sent: Thursday, August 31, 2017 10:18 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

I used to live in Chicago and hated it. We used to have streetcars here when I was growing up and they weren't nearly as good as the busses that replaced them. Now it seems you politicians want to change the character of our city to a hustling, bustling metropolis, bring lots of noise and traffic and headaches. If I had wanted that I'd have stayed in Chicago. I like houses with fenced yards where our dogs can play. I like to park my car on the street in front of my house too.

Please rethink and delay the vote.

Janet Llerandi. 86 years old and experienced

From: Ed Michels [<mailto:ejmichels@mmm.com>]

Sent: Thursday, August 31, 2017 10:17 AM

To: #CI-StPaul\_Ward3

Subject: Ford Site Plans

Good Morning Mr. Tolbert,

I live in the Highland Park area of St. Paul and I am disappointed that you are supporting a plan that figures to add 10,000 additional residents. To me, it seems that the council is not listening to the residents and is only focused on how much tax revenue a project of this size will generate for the city versus the quality of life for those that will be impacted. Please reconsider your position.

Best regards, Ed Michels



Ed Michels | National Key Account Manager

3M Commercial Solutions

3M Center, 220-12E-04 | St. Paul, MN 55144

From: Cindy Syme [<mailto:cindcath@comcast.net>]

Sent: Thursday, August 31, 2017 10:02 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Councilman Tolbert,

I once again implore you to reconsider your stance on the Ford Site. It's very clear there is immense opposition to the present plan. You must take into consideration ALL of the constituents in your ward. There are many who disagree with you. You must delay the vote on this issue.

Cindy Syme

1753 Wellesley Ave

Saint Paul 55105

Cindy Syme

[cindcath@comcast.net](mailto:cindcath@comcast.net)

From: Margaret Endres [<mailto:mhendres@comcast.net>]

Sent: Thursday, August 31, 2017 10:09 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Mr. Tolbert:

I am very disappointed in your stance on the Ford plant redevelopment. We have lived in this neighborhood for over 30 years and had planned to live here for many more. Sadly, the current redevelopment plans will destroy the neighborhood feel that has kept us St. Paul residents. We have heard the same comments from many of our neighbors. The current redevelopment plan will strongly impact our decision to stay in St Paul long-term. I strongly oppose the Ford Plan zoning plan and ask you to delay the planned vote on September 27th.

Margaret

Margaret Endres

2147 Berkeley Ave., St. Paul MN 55105

From: Jennifer Krzmarzick [<mailto:krzm0001@umn.edu>]

Sent: Thursday, August 31, 2017 9:57 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

I was unable to attend Tuesday night's meeting but wanted to share my concerns about the density of current proposal for the empty Ford Plant site.

I agree that the area needs to be developed and know that will happen. How it happens is what matters to me. Currently, there are times when I choose not to drive to Highland Village because the traffic is already at a stand still (even when the roads aren't torn up as they are now), I cannot imagine how much worse that will be with the addition of 10,000 new residents.

I'm also concerned that the zoning as it stands will only make the congestion in our area worse and lower the quality of life which is why we live in Highland Park in the first place.

Jennifer Krzmarzick

560 Montrose Lane

St. Paul, MN 55116

I LIVE ON MONTROSE LANE RIGHT OFF OF CRETIN AND MOUNT CURVE..  
WE OPPOSE THE CURRENT PLAN FOR THE FORD PLANT..  
WE ARE LIFE LONG ST PAUL RESIDENTS AND ARE NOT AGAINST DEVELOPMENT..BUT THIS PLAN IS NOT  
ACCEPTABLE.  
PLEASE LISTEN TO YOUR CONSTITUENTS.  
KATHERINE AND TIMOTHY LEVIN  
Katy Levin  
600 Montrose Lane  
Saint Paul, MN 55116

From: J Tong [<mailto:Tong8J@hotmail.com>]

Sent: Wednesday, August 30, 2017 3:19 PM

To: #CI-StPaul\_Ward3

Subject: Support for Ford site plan

Hi Councilmember Tolbert,

I attended the town hall meeting last night about the Ford site plan, and wanted to let you know that my husband and I support the plan. (We're neutral on your proposed amendment; we're not convinced it's needed but we don't oppose it either.)

We are raising two boys in a single family home in Mac Groveland, and we think the plan is the right direction for the neighborhood and for St. Paul. We hope in the next decade or two our kids will feel they can afford a home in St. Paul, and would be attracted to a lively new area with great transportation and affordable multi-family housing. We also like the idea of someday downsizing and having the possibility of moving to this site, staying nearby but in a home that is more suitable to our needs with more non-car transportation options.

I thought you did a good job outlining the reasons why we need to move forward on this plan now, explaining some of the economic and legal issues, and addressing the traffic concerns. There's a compelling case for this plan, and after the session last night I am even more excited about it.

Thanks for holding the town hall last night and for your support of the plan.

Sincerely,

Jennifer and Tu Tong

1992 Berkeley Avenue

From: Matt Privratsky [<mailto:mattprivratsky@gmail.com>]

Sent: Wednesday, August 30, 2017 12:52 PM

To: #CI-StPaul\_Ward3

Subject: Ford Site amendment and town hall

Council Member Tolbert,

I now live in Ward 4 but spent more than 3 years living in Ward 3 on Grand. During that time, and several times since, there have been some smaller votes on bike lanes, zoning, and new development where we've had different opinions. I offer that context because you deserve significant credit for the way you handled yourself last night at the town hall. It was very well done. You have always carried

yourself with respect and it's clear that you are pursuing a compromise that will work for as many people as possible.

Though I personally am completely fine with the Ford Site redevelopment plan as it stands, I also respect your amendment for what it is - a compromise. The fact that people on both sides of the issue are still (sometimes angrily) pushing back on you may be the best way to know that it's truly a compromise position. Still, the fact that you were able to address concerns around building height while maintaining overall density of housing units is impressive.

Your composure and repeated statements about the process and work that's already been done (and will be done in the future) was a great way to remind people that you truly care. Policy decisions like limiting parking, improving safe routes to school, and expanding transportation options have brought consistent push-back when discussed in St Paul. I was proud to see a leader on our city council speak up for those policies as options on the table to make transportation work more efficiently.

Thank you for your hard work.

Matt

From: Victoria Stewart [<mailto:stew0042@umn.edu>]

Sent: Thursday, August 31, 2017 12:11 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Mr. Tolbert,

I am writing to express my opposition to the Ford Plant zoning and to ask that the planned vote for September 27th be delayed.

It is discouraging that our representative democracy, the system in which the wishes of the people are to be expressed by those they vote for, so often malfunctions, that those represented are in fact select minorities who pretend to "know better" than the people themselves. I hope that the disposition of this valuable land will not be another exemplar of this blatant disregard for everything our city and our country is supposed to be.

Please represent the people who voted for you and the real interests of the people of this city.

Victoria Stewart

[stew0042@umn.edu](mailto:stew0042@umn.edu)

From: Andy Burda [<mailto:akburda@comcast.net>]

Sent: Thursday, August 31, 2017 12:08 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the Vote!

People love Saint Paul because of the qualities it currently possesses. YOUR plan is not what people love about neighborhood, it would ruin our neighborhood!!!

Question: Where are the ball fields in the plan!!!!!!????!

The other night those who opposed the plan had done the research and knew the facts around many facets of the plan, from taxes, traffic, what Ford thinks of the plan, zoning of green space (which there is NONE!), etc... those for high density were uninformed and they had no knowledge, insights or facts to back up their position. Their stance was almost purely selfish they stated generalities about wanting high density. There are plenty of places they can move to now that has the density they are looking for, why YOU are hell bent on tuning the neighborhood we have no idea. This is your chance to do the right thing by the city and those of use who live here.

I have lived and owned a home on Cretin for about 10 years and now we have been on Berkeley Ave, just off Cretin, for another 10. We have worked very hard to own a home. Your high density will destroy the quality of life and reduce the value of my house.

Also, I have studied and asked questions per the current traffic study. It is deeply flawed. Today we don't let our kids walk to school due to the horrible traffic on Cretin and Cleveland! Why don't you work on something worthwhile like connecting 94 to 35 via short line, that would improve everyone's quality of life!!! So with all the extra traffic with YOUR high density plan if you think Kids will be able to walk to school? They can't now!!!

You are out of touch and have completely disregarded the people who live in the neighborhood and history of the neighborhood and the reason people want to live here.

It's sad that YOU feel hell bent on leaving this legacy to our city. Looking to Mendota when my kids are done with school if this is how the city is going to be run - complete and utter lack of regard for those who have lived and live here making it what it is.

Kate and Andy Burda  
2196 Berkeley Ave!!!!

From: Jeff Christenson [[mailto:Jeff\\_Christenson@ajg.com](mailto:Jeff_Christenson@ajg.com)]

Sent: Thursday, August 31, 2017 12:05 PM

To: #CI-StPaul\_Ward3

Subject: Ford Site Support and Concern about Neighbor Behavior

Good afternoon, Councilmember Tolbert,

Since I know there is a significant organized opposition to the Ford Site plans, I wanted to write again to share that I think the plan is good, fully support your amendment, and am looking forward to the next phases of the process.

I also want to point out that, though the meeting on Tuesday was largely civil, I know of a fair amount of grumbling on the part of the Livable folks that neighbors who are in favor of the plan should just move or something to that effect. I think you did a great job pointing out at the outset that the conversation should be kept civil, and I don't have any good ideas (short of patrolling the audience and kicking out people who act that way) for how to make sure that neighbors who disagree don't resort to tactics designed to intimidate those who feel differently, but I know for a fact that their conduct is scaring some people away (folks who spoke in favor of the plans on Tuesday but will never do so again for fear of being asked to leave the city, etc.). This is incredibly sad to me, and though the meeting was far better than others I have attended on this topic (I attended a HDC meeting where a friend of mine was laughed at for stating his views), I still feel that we need to do better to make sure that everyone who wants to share their perspective feels free to do so.

Thanks again and good luck with the next public meetings in September!

Jeff Christenson  
1482 Lincoln Ave.

From: Ryan Walther [<mailto:walther@30watt.com>]

Sent: Thursday, August 31, 2017 12:01 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th  
Councilman Tolbert,

I guess you are just another politician. Looking out for your own self-interests and not looking out for what the people who elected you want. Who knows where your self-interests lie, because how you can even fathom supporting the nonsensical, short-sighted Ford Plant development is beyond me. The bike lanes you were so in favor of are going to be consumed with cars; 30K additional trips a day! Our property taxes are a joke, and the concept that the city wants to continue to raise them is verging on fascism. Do what you know is right, in keeping St. Paul and our neighborhoods one of the greatest places to live. Oppose the Ford Plant zoning and delay the vote on September 27th.

Ryan Walther

260 Woodlawn Avenue

Ryan Walther / CEO

30 Watt / Makers of Amusing

600 Washington Ave. N., Suite 203 Minneapolis, MN 55401

From: Chris Aerts [<mailto:chrisbillaerts@comcast.net>]

Sent: Thursday, August 31, 2017 11:50 AM

To: #CI-StPaul\_Ward3

Subject: please DELAY the planned vote on September 27th

Please give the new mayor a chance to be part of the plan.

Chris Aerts

2124 Pinehurst Ave

StP 55116

From: Chris Cloutier [<mailto:chriscloutier@gmail.com>]

Sent: Thursday, August 31, 2017 11:48 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plant

Councilmember Tolbert,

I live at 265 Mt Curve and I am sorry I was not able to be at your recent meeting at Gloria Dei. I appreciate the spirit and detail in your recent modification to the Ford Plant Plan and wanted to reach out and encourage you to make sure the plan continues to move forward.

The question I am asking myself right now is what happens if St Paul delays? Ford is under no obligation to wait for us and if they see us delay a decade-long process at the last possible moment, it sends a clear message that we don't have our act together. If Ford sells the land zoned Industrial, the changes to our neighborhood will be dramatic - much more than a few 10 story buildings.

I would encourage you to please make sure the plan moves forward and there are no more delays.

Thanks,

Chris Cloutier

From: McMahon, Melanie (CI-StPaul)

Sent: Thursday, August 31, 2017 11:41 AM

To: #CI-StPaul\_Ward3

Subject: Ford public comment

Francis Wilke



740 Mississippi River Boulevard

Called to note her strong opposition to the Ford plan. She is spitting mad, thinks it's a disastrous plan, and that Councilmember Tolbert is being paid to think this way.

**AND**

From: Franny Wilke [<mailto:frannywilke@gmail.com>]

Sent: Thursday, August 31, 2017 11:45 AM

To: #CI-StPaul\_Ward3

Subject: Delay the vote on the Ford plant property

As a voter I want you to please delay this decision.

Frances Wilke

740 Mississippi River Blvd

Apt 15 E

St Paul

From: David Bird [<mailto:davidbird1669@gmail.com>]

Sent: Thursday, August 31, 2017 11:22 AM

To: #CI-StPaul\_Ward3

Cc: Pat Harris

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Hello

Add me to the list of people who oppose the Ford plant plan. The plan only benefits Ford Motor Company. Zone that space for single family and park space. Highland Park will be destroyed if this current plan goes through. There are so many people against this, you need to delay the vote. The only reason to push the vote through is to benefit Chris Coleman potentially. You need to know, you will be remembered and defined by this.

From: Carolyn Brandt [<mailto:brandtcarolyn21@yahoo.com>]

Sent: Thursday, August 31, 2017 11:09 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Chris

Please, please take apart problems with this plan to where you have everything well thought out and neighborhood approval. We have a diamond in the rough in our neighborhood and making a few bad decisions could create what could be a gem to coal that leads to a decline in property values.

There are some very positive parts about the plan. Though the cities greed to high density seems to be in the way. There is no benefit to creating a ill designed plan in an area that cannot be supported.

Traffic is one concern and an eyesore is the other. You may be able to avoid some of the problems by digging deeper into the ground. There could be a solution by running public transportation close to the high buildings. There could be a solution by going greener.

Making one element more attractive helps another problem, as a compromise.

What I see as a common denominator with the property on Snelling are two problems: corporate interests and tall buildings. St. Paul is noted for its charm, small city feel. Turning us into a cosmopolitan area takes away all we stand for. I do not know all the facts, though I have seen city council in the past not represent their citizens and this is wrong.

This is serious enough that votes need to be put on the board. In the midway area, I do not mind a soccer stadium, if the city could work out the problem of parking, instead of ignoring transportation. In my mind, the city needs to create parking under the freeway. This will take money and foresight. You have to ask if you want a stadium half filled?

In addition, the Midway project, when additional buildings are built can be looked at in terms of our anti-trust laws. Do you or the community want that much power in just a few hands? Please remember what happened when the twin towers went into St. Paul and blocked a street. We now have a messed up maze that is one giant "ghost" building that no one wants to occupy, but the city. If forethought would have gone into that building, St. Paul would have a city with proper circulation, more occupants and a well-designed area. Large corporations can create a void, if not designed properly. In my eyes, this building needs to be torn down and 4-8 connected buildings need to replace what is there now. What a waste of energy and materials, when the towers were built. This is what can happen, when there is not forethought.

know much work has gone into this site and I applaud its aim for diverse incomes. There are many good elements that went into the design, as when St. Paul was built a couple hundred years ago. Please, let us follow the same guidelines, that made St. Paul the city it is today, with the vision of Mayor Latimer. I feel the city would benefit to have a fresh group of city planners come in as consultants. We are talking about the future of Highland Park.

More meetings with fresh faces to find a resolve

Thank you for your attention

Carolyn Brandt

I have design and architecture as a background in college, as well as psychology and art history. So, I feel more attached than others, when I look at the plans presented. Granted, my attendance was about a year ago, At that time, much work was needed.

From: Carol Broadnax [<mailto:ccbroadnax@aol.com>]

Sent: Thursday, August 31, 2017 10:56 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Councilman Tolbert,

I am respectfully requesting that you not only oppose the Ford Plan zoning plan but also delay the planned vote on September 27th. While I am not opposed to development. The Ford plan needs revisions with regard to density, green space and building height.

Additionally, traffic concerns have not been adequately addressed. The Finn, although not yet completely occupied, has already had a significant impact on traffic on the Highland Parkway and Cleveland intersection. This causes even more congestion at Ford Parkway. Additional traffic from the Ford development cannot be absorbed.

Sincerely,

Carol Broadnax

2102 Highland Parkway

Saint Paul, MN 55116

From: Beth Friend [<mailto:beth@redhouserecords.com>]

Sent: Thursday, August 31, 2017 10:42 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Councilmember Tolbert,

I strongly oppose the Ford Plan zoning plan and ask that you delay the planned vote on September 27th. The plan is too high-density for this area and will have a negative impact for decades to come on the quality of life in the area. What's needed is more green space with a limit on how many residences will be added.

Sincerely,

Beth Friend

15 Orme Court

St. Paul, MN55115

From: McQuillan, Jim [<mailto:McQuillanJ@rjffs.com>]

Sent: Thursday, August 31, 2017 1:52 PM

To: #CI-StPaul\_Ward3

Subject: Ford Plant

Dear Councilmember Tolbert,

I am very disappointed in you and in the political process unfolding on the Ford Plant. I am as reasonable a person as you could hope for with respect to the need to compromise in the political process. What stuns me is how "tone deaf" our representatives have been. Truthfully, that bothers me more than the Ford proposal.

I am a 3<sup>rd</sup> generation member of this community. It is fair to say that my antenna reaches far and wide on the community sentiment. The obvious majority of people are asking for a revision to high density plan on the table. You and your colleagues are simply ignoring that input while you claim to be having a dialog with the community. I have attended many meetings and every meeting is the same: the community states their concern, the politicians say they will consider that, and then nothing material changes.

Please listen to your constituents! That is what we have a right to expect.

Thanks for reading my concerns. Jim

From: David Anderson [<mailto:imdrea@comcast.net>]

Sent: Thursday, August 31, 2017 1:02 PM

To: #CI-StPaul\_Ward3

Subject: Ford Development

Dear Councilmember Tolbert,

As constituents in Ward 3, we want you to know we are strongly opposed to the Ford Development plan as currently proposed. While there are many attractive elements of the plan, the overall plan could well result in a level of density not adequately supported by the current transportation plan and available options. This would result not only in a deterioration of the quality of life in the surrounding neighborhoods, but in sub-optimization of the development itself.

This is a one-time opportunity for the city, and your actions are critical in getting it right. We respectfully request that you oppose the plan as currently proposed and, in any case, act to delay the September 27th council vote until after the upcoming mayoral election. That brief delay would offer the opportunity for the citizens of the city, and of those in Ward 3 in particular, to get a new perspective by new city leadership. If this is truly the best option as currently proposed, a new set of eyes should come

to the same conclusion. If there is a better idea, this may give the city an opportunity to avoid a mistake it will long regret.

Respectfully,

David Anderson & Lisa Bugman  
544 Mississippi River Blvd S  
Saint Paul, MN 55116

From: Anne Lynch [<mailto:alynchskow@aol.com>]

Sent: Thursday, August 31, 2017 12:59 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

I ask that you delay the final vote on the plan.

And in the name of sanity decrease the density!

Anne Lynch

From: Trevor Gunderson [<mailto:tgunderson@msn.com>]

Sent: Thursday, August 31, 2017 12:52 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Councilmember Tolbert,

I am opposed to the high density plan proposal for the Ford Site. My husband and I bought a house on Mount Curve Blvd about 6 years ago partially because it is on a relatively quiet residential street. We do not want our street becoming another Cleveland or Cretin Ave. I have attended the meetings explaining the plans, and feel that the proposed increase in traffic is incorrect and overly optimistic.

I do not want 10 story buildings, nor do I think adding up to 10,000 people in such a small area is a good idea!!

Please delay the planned vote on Sept 27.

Thank you,

Heidi Gunderson

565 Mount Curve Boulevard

To:

Chris Tolbert

From:

Thomas J Nicosia

1264 Davern St apt 8

St Paul MN 55116

I am not only oppose the Ford Plan zoning plan but I would like you to delay the planned vote on September 27th.

I have lived here since May 27, 2006 and know the amount of added traffic both down here on Davern St & St Paul Ave and up on Ford Parkway would effect me and the neighborhood greatly in a negative way. Please reconsider your stance on the density of the Ford Site.

Thank You  
Tom

From: Lisa Cohen [<mailto:lrc141@gmail.com>]  
Sent: Thursday, August 31, 2017 12:12 PM  
To: #CI-StPaul\_Ward3  
Subject: support the master plan

Hi,

I am writing as a St. Paul resident of 37 years and a resident of Highland since 2002 in support of the master plan. I think development of the Ford Plant site is critical for the future of St. Paul and I believe that the master plan or the master plan with your proposed amendment makes sense for the City and makes for Highland.

I know you are caught in the middle of this very heated debate, but I thought you should know there are residents of the neighborhood, not affiliated with either group who support the plan.

Sincerely,

Lisa Cohen  
2001 Norfolk Ave  
St. Paul 55116

From: Nick McQuillan [<mailto:mcqu9172@gmail.com>]  
Sent: Thursday, August 31, 2017 2:21 PM  
To: #CI-StPaul\_Ward3  
Subject: Ford Zoning  
Councilmember Tolbert,

You are elected to represent the people of ward 3, and from what I can tell you are ignoring the vast majority of them with your support of the high density plan at the Ford site. Listen to the people, not your special interests. There is no way that a majority of people in ward 3 support this and you know it. This will fundamentally transform this beautiful neighborhood in a negative way. Why then, would you still support it? At the very least let the vote be delayed so that whoever the new mayor is can weigh in. Please and thank you.

Nick McQuillan

From: Mary Gruber [<mailto:marygruber03@yahoo.com>]  
Sent: Friday, September 01, 2017 8:35 AM  
To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Councilman Tolbert:

What's the rush? With a very noticeable and sizable opposition group voicing their opposition to this high density plan, why the haste?

A great leader will weigh the pros and cons of this proposal and consider his responsibilities to the people whom he represents.

Why polarize? Why agitate a great number of people?

Great leaders find a way to energize people, not ignore them.

The last presidential election produced the result it did because people felt that they weren't being heard.

Additional time and more information might generate a consensus.

"Fools rush in where angels fear to tread"

The city of St. Paul is watching. Be a leader. Stand up for your neighbors.

Gerald F. Gruber ( a life-long St. Paulite )

1140 Juliet Avenue

St. Paul, MN. 55105

From: Liz S [<mailto:cloud9mn@gmail.com>]

Sent: Friday, September 01, 2017 8:03 AM

To: #CI-StPaul\_Ward3

Subject: In support of Ford plant zoning

I attended the town hall at Gloria Dei, and was impressed by your comments about the importance of acting NOW to change the zoning - before Ford can sell the property for another industrial use.

I also don't want to delay any more because I had hopes of getting a condo or apartment there sometime during the next 10 years, when I no longer want to be in a big two story house. Those hopes are getting dimmer as I think about how the NIMBY's are going to try to drag this out every step of the way.

Thanks for acting in the best interests of St. Paul even with very vocal opposition. This resident will vote for you again.

Liz Sands

1777 Highland Pkwy.

From: Sheryl Sloane [<mailto:slsloane88@gmail.com>]

Sent: Friday, September 01, 2017 6:04 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Stop it!! Way too may cars and people in the neighborhood! Will be terribly crowded!

Sheryl

From: Marco [<mailto:marco1266@aol.com>]

Sent: Thursday, August 31, 2017 11:22 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Councilmember Chris Tolbert,

I am writing to you with great concerns in regards to the Ford plans that appear to be moving forward in haste and with disregard to the opposition of the majority of residents affected who live in the area.

Please do not forget the people who you represent.

Sincerely,

Marco A Guerrero

From: susan leek [<mailto:sleek591@gmail.com>]

Sent: Thursday, August 31, 2017 11:14 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th  
Please listen to your constituents. That is what you were elected to do, listen, instead of acting on behalf of the corporations.  
Shame on YOU

From: Diane Copeland [<mailto:dghcopeland@hotmail.com>]

Sent: Thursday, August 31, 2017 10:11 PM

To: #CI-StPaul\_Ward3

Subject: Ford Plan

Dear Councilman Tolbert:

Passage of the current plan will have a significantly negative impact on our neighborhood with an estimated 10,000 people added onto less than 135 acres of land. Effects include increased vehicle traffic by up to 30,000 trips a day, the removal of existing recreational fields, the loss of potential expansion of new green space for our city's future – and reduced surrounding neighborhood property values. I oppose the Ford Plan zoning plan and would like you to delay the planned vote on September 27<sup>th</sup>

Diane Copeland

1740 Hampshire Court

St. Paul, MN 55116

From: DK [<mailto:dkarasov129@gmail.com>]

Sent: Thursday, August 31, 2017 7:44 PM

To: #CI-StPaul\_Ward3

Subject: Ford

I don't know you, but your hurried push for this plan seems uncharacteristic. Please allow me to join others who have expressed their disappointment that you will not pause to study a compromise or call for a considered assessment of the impacts.

One. The city and proponents have been promoting concept and theory, albeit exciting one, but not reality. Do the math. It defies logic to argue that a 40% increase in population in Highland Park will not have a major impact on streets and park use. 10,000 more people to a neighborhood with a current population of 24,500. I read the much-heralded traffic report. The assumptions, based in wishful thinking, sorely need critiquing.

Two. Socially, aesthetically and environmentally, the development is lined by a 75 to 110 foot wall on both sides to the neighborhood, creating an isolated enclave that separates the neighborhood from the river. From the beginning city staff have admitted they have never dealt with anything on this scale. Their inexperience is showing,

Three. The Plan fails to fulfill the city's own vision statement, which is to develop the site balancing factors "in a way that conserves and improves the qualities and characteristics of the unique Highland Park." It is one thing to build a separate superblock province out in the middle of the suburbs; quite another to have the effects spill over into an existing urban neighborhood. We did that in the 1960s, and urban design went the other direction, which is about integration and human scale.

Taxes AND livability are both possible, but only with compromise. The public was presented with the actual zoning plan only a few short months ago, and the process allowed no method for compromise. We are looking to you for leadership.

Deborah

From: Alex Alissa Lawler [<mailto:alissaandalex@gmail.com>]

Sent: Thursday, August 31, 2017 7:33 PM

To: #CI-StPaul\_Ward3

Subject: September 27th vote

Dear Councilmember Tolbert,

After hearing reports about the Town Hall meeting this week, I am concerned more than ever about the future of my neighborhood. I could not attend the meeting because I was home with my 2.5 year old and newborn. I oppose the Ford Plan zoning plan because of the ridiculous residential density proposal in the plan and the human health impacts that come with increased traffic and a lack of green space. I respectfully request you delay the planned vote on the zoning plan on September 27th.

Sincerely,

Alissa Lawler

2160 Bayard Avenue

From: Alex Alissa Lawler [<mailto:alissaandalex@gmail.com>]

Sent: Thursday, August 31, 2017 7:33 PM

To: #CI-StPaul\_Ward3

Subject: September 27th vote

Dear Councilmember Tolbert,

After hearing reports about the Town Hall meeting this week, I am concerned more than ever about the future of my neighborhood. I could not attend the meeting because I was home with my 2.5 year old and newborn. I oppose the Ford Plan zoning plan because of the ridiculous residential density proposal in the plan and the human health impacts that come with increased traffic and a lack of green space. I respectfully request you delay the planned vote on the zoning plan on September 27th.

Sincerely,

Alissa Lawler

2160 Bayard Avenue

From: Judy [<mailto:jjneece@gmail.com>]

Sent: Thursday, August 31, 2017 3:57 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Councilmember Tolbert:

We were at the Ford Plan meeting on Tuesday evening in opposition to the current site plan. We do agree with Ford site development, but also believe the current plan will have a significant negative impact on our neighborhood, particularly in regard to density and major traffic increases. For example, two-lane Cretin Avenue will see major traffic increases with this plan, especially since it is the ONLY direct connection to 94, a fact seemingly unknown to city planners (at another Ford meeting we attended.) Also, we feel your offered amendment does not decrease density in any meaningful way.



We encourage you to hear the voices of your constituents who oppose the current plan and work to delay the September 27 vote. There must be a way to work together rather than create such division!  
Jim and Judy Neece

From: David Junker [<mailto:djunker31@gmail.com>]

Sent: Thursday, August 31, 2017 3:49 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Mr. Tolbert,

Currently, as I understand the facts laid out I oppose the Ford Plan zoning plan. I believe there are enough questions that need to be answered by you and the planning commission that a delay is warranted for the 9/27 vote. Please listen to the neighbors in your Ward and do the prudent thing and that is to invest more time in addressing the concerns of the existing plan.

Thank you.

David Junker

2123 Juno Ave

From: Deborah Patterson [<mailto:dfpatter@gmail.com>]

Sent: Thursday, August 31, 2017 3:48 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Chris Tolbert:

We oppose the high density plan for the Ford Plant - please delay the vote on September 27.

The people saying "yes" to this absurd plan cannot live in Highland Park. Why ruin a beautiful community that pays *far more in property tax* than any other community? This will further drive people out of Highland and to other areas of the Twin Cities.

Why does anyone think Highland Park should turn into Manhattan? I also find the population stats are ridiculous - has anyone checked the grade schools - people are having fewer children. Also, given the high taxes in MN - people and businesses are not flocking here!

I feel that the mayor wants this as a feather in his cap to run for governor and that is why it is being pushed.

Instead this will proof to be his folly.

I would hope that you would stand on your own and listen to your constituents.

Deborah & John Patterson

From: Paul C. Peterson [<mailto:Paul.Peterson@lindjensen.com>]

Sent: Thursday, August 31, 2017 2:43 PM

To: #CI-StPaul\_Ward3

Cc: Paul & Margy Peterson; Ilse Peterson; Bill Hickey ; John G. Patterson ; Don Peterson

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Dear Council Member Tolbert:

Please re-consider your support of the current Ford Plan. The traffic and parking congestion it will cause will impair quality of life in Highland in several ways. The city's insatiable thirst for tax dollars should be

satisfied by some means other than super-high-density housing in a neighborhood without the infrastructure to accommodate it. How about some more green space? Thank you.

Paul C. Peterson

Lind, Jensen, Sullivan & Peterson, P.A.

1300 AT&T Tower | 901 Marquette Ave S.

Minneapolis, MN 55402

From: Tisha [<mailto:tlburke5@hotmail.com>]

Sent: Thursday, August 31, 2017 2:31 PM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Very disappointed in your lack of support in delaying the vote. Please reconsider how this impacts the people that live here. We do not want high density, low income housing distorting what a beautiful area we have. Not to mention the burden all that traffic will bring. Along with lowering the housing surrounding the Ford area.

Please reconsider the vote on the 9/27

Tisha Burke

453 Griggs St

St. Paul

Virginia & Roger Johnson - 2041 Palace

Virginia called Sept 1<sup>st</sup> – They oppose the Ford plan – not enough density. Delay the vote for a new Mayor to look at the historical aspect. Add green space. If you do not delay vote they will work to vote against you.

From: Kailyn Hammel [<mailto:kmcquillan84@yahoo.com>]

Sent: Friday, September 01, 2017 10:03 AM

To: #CI-StPaul\_Ward3

Subject: I OPPOSE the Ford Plant zoning - please DELAY the planned vote on September 27th

Please delay the planned vote on September 27th. I totally oppose the Ford plant zoning. Having grown up just down the road I can honestly say this space needs to be used to help and encourage the current neighborhoods not hurt them:

Kailyn Hammel

Ron Gustoff – 1910 St Clair –

Left VM Thurs 8/31 at 11:30 am – He is opposed to the Ford Zoning Plan. High density is not acceptable and building heights is not acceptable and plan has to be reworked. Get property density down to a lower percentage for the amount of acres. Delay the 9/27 vote.

Brian Steelman

Left VM Thurs 8/31 at 2:30 pm - He opposes the Ford plan and asking you to delay the vote until a new Mayor is elected.

Ann LeDuc

Left VM Thurs 8/31 at 2:10 pm – She supports the Ford plan with your amendments. She attending your Town Hall forum – it was excellent and you did a good job. She is in favor of the current plan.

Council Member Bostrom,

As residents of Highland Park, we are writing to voice our significant concern about the proposed Ford Development Plan.

If we wanted to live in the shadow of high rise buildings and deal with heavy traffic we could choose to live downtown. But we didn't. Years ago we chose to live in the Highland neighborhood. The high-rise density proposed is not in keeping with the character of this neighborhood.

And the increased traffic that it would bring is frightening. Even now, we have seen unacceptable traffic levels on Fairview. Many afternoons there are jam-ups with cars bumper to bumper from Ford Parkway all the way back to Scheffer! We are not only dealing with cars, but heavy truck traffic, delivery vans and tour busses. Often we have to wait for many minutes to even get out of our driveway. What will happen if 7-10,000 more people are added? Completely unacceptable.

Please hear the voice of the Highland residents.

James & Carol Rolland

661 Fairview Ave. So.

St. Paul, MN 55116

***Dear Members of the Saint Paul City Council,***

***I am writing to express my opposition to the Snelling Avenue Zoning Study. I oppose T3 zoning on South Snelling Avenue, and I oppose the Zoning Study as written.***

Other points you might consider for your letter:

- The ***Neighbors for Responsible Development Position Statement*** (see attached) contains important points of opposition. You may state that you agree with all or part of the Position Statement.
- The Planning Commission Neighborhood Committee failed to amend the zoning study to reflect public concerns related to safety, traffic, building heights, etc.
- The original Zoning Study calls for only moderate density increases south of the Soo Line Rail Spur, so T3 zoning should not be recommended for South Snelling Avenue.
- Snelling Avenue South is almost entirely B2 community business and residential. The Zoning Study recommends only T1 and T2 in this case. T3 should NOT be recommended for this area.
- The increase in high density development adds stress to dated infrastructure.
- The rezoning proposal increases the need for added resources of police, fire, schools, and public health resources, which do not appear to be taken into consideration.

Roger Norris, 2172 Ann Arbor street, St Paul, MN. 55104

