

From: Gary Iverson [mailto:gary.iverson.stp@gmail.com]

Sent: Friday, September 01, 2017 4:13 PM

To: #CI-StPaul_Ward3

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

Dear Chris Tolbert -

Please listen to the people whom you represent when it comes to the usage of the Ford Plant real estate. When was the last time you had 250 people in your face trying to express their opinions on how to represent them? You're half way through your term, but I don't think you want this to be how you are remembered. Ford Parkway is already clogged with cars. The pavement where Cleveland and St Paul Avenues split is a washboard. The streets are so poorly kept up or money is wasted painting bicycle icons on the roads (like a bicyclist needs to know where to ride?), or in new corner ramps - which I am all about accessibility - but its like lipstick on a pig when the rest of the block doesn't even have real curbs. Or put in medians on streets that cannot support it or take down trees without a plan, or how about snow plowing, etc.

How do you think 10,000 people are going to get from Ford Parkway to Highway 94? Cretin - which is already a tight street. How do you envision that? Taking out a complete row of houses to expand the road?

I've heard talk of a more green approach and smaller carbon print for people. If you think more people are going to take a bus or ride a bike, you are not paying attention or have enough innovative thinking. We have a higher likelihood of self driving cars than people changing how they use public transportation.

Please, I'd love to see this area be the jewel of St Paul and offer more retail and livable areas. But this rezoning and high density is NOT the answer. Please rethink your support to this strategy.

Sincerely,

Gary Iverson

Highland Park Resident

From: Judi Connell [mailto:booklover.51@hotmail.com]

Sent: Friday, September 01, 2017 5:30 PM

To: #CI-StPaul_Ward3

Subject: Fwd: Ford Plant Redevelopment

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Judi Connell <booklover.51@hotmail.com>

Date: 9/1/2017 4:57 PM (GMT-06:00)

To: jon.schumacher@spps.org

Subject: RE: Ford Plant Redevelopment

Dear Mr. Schmacher,

The community is being asked for input on the 4.3 acre lot that is the water tower site. You have crumbling buildings in much of Highland Park. The High School and Middle School are in deplorable condition. My child went there and I worked with the A.V.I.D. program, so I know what I'm talking about. Why not build a new school campus on that lot? Elementary, Middle and Senior High. You could then not worry about the Ford site density and you wouldn't have had to renovate the old, outdated schools that have very little playground space or parking. New football fields, soccer fields, tennis courts, baseball fields, a central library and a swimming pool could be added. Technology could be updated, so the area has WIFI. If you want to be competition for private schools in the future, you have to do a better job of impressing parents with your facilities and amenities. Right now they are in a sad state. I suggest you put in a site plan for that parcel of land. Anyway, that's my two cents worth.

Sincerely,

Judith Connell

From: Bruce Brazelton [mailto:bcbrazelton@gmail.com]

Sent: Friday, September 01, 2017 8:00 PM

To: #CI-StPaul_Ward3

Subject: Stop the Ford plan

I really don't know how to address you. Clearly, after reading this email, there is no intention on your part to listen. So, let that be the case.

The current redevelopment plan is flawed. There is no reason that a high density housing plan will work in this area. Traffic studies have been put forth. The numbers show what a nightmare traffic would be. Have you even watched typical traffic, during rush hour, on Ford Pkwy? Maybe you should spend time on the ground here. You really should "come out", as they say, and just state that corporations own you. Anyone can understand that. What we don't get is your willingness to sacrifice people for tax revenue and enriching whoever you put forth to develop this Ghetto that is being created.

The opinions of common folk may not matter. You should know that more houses , on Mississippi Blvd, are displaying, Stop The Ford Plan signs. Maybe their voice will matter to you. Doubtful.

Hope you get something out of this deal. Don't plan on reelection. This is hard to take. Completely thoughtless on your part.

Bruce

From: Vince [mailto:vince.schik@yahoo.com]

Sent: Saturday, September 02, 2017 11:15 AM

To: #CI-StPaul_Ward3

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

To Chris Tolbert

Please listen to your constituents! I am opposed to the high density proposals for the ford site. High density means high traffic volume, increased pollution, increased crime, lower property values, stress on infrastructure. Ford Parkway and the Cleveland intersection are already backed up during rush hour and often during the day. Pedestrians crossing any intersections do so at great risk.

We need lower density and more open space.

Vince Schik

1360 Murray St.

From: Peter Schik [mailto:dastumer148@gmail.com]

Sent: Saturday, September 02, 2017 12:06 PM

To: #CI-StPaul_Ward3

Subject: Please rethink the Ford Plant zoning

Dear Councilmember Tolbert,

My name is Peter, and I am a resident of the Highland Park neighborhood. I have lived here my whole life, which isn't terribly long, as I am still a teen. I really love my neighborhood and community, and I think it is important that our voices be heard. The Ford Plant redevelopment is something that will greatly affect the Highland Park community, and while it may seem great to bring more business and people to the area, there are several drawbacks that you should consider.

First off is population. Estimates go from 3,000 to 10,000 additional people living in the redeveloped Ford Plant site. That will negatively impact our community as it will bring a lot more traffic to the already crowded streets. The Highland village and surrounding area can be an absolute gridlock during peak rush hours, and adding 5,000

or more cars to the mix will only make it worse, bringing big city downtown levels of traffic to our small neighborhood environment, and streets not designed to handle that kind of traffic.

That leads me to the next drawback. The Ford Plant redevelopment will completely change the type of neighborhood that Highland Park is. Highland park is currently a neighborhood that I would say is perfect in terms of population and street density. It is difficult to find neighborhoods where the streets aren't full of parked cars, the houses in good condition and not too close together, clean, and the neighbors friendly. On top of that, we have amazing parks, providing a nice quiet place to escape to when needed. The Ford redevelopment will change that. The neighborhood will become more crowded and more polluted. Crime rates will also increase as population density increases. Crime rates have already been on the rise here, and this will only make it worse. Neighborhoods like Highland are becoming increasingly difficult to find, and the Ford redevelopment means one more neighborhood like Highland gone forever.

The Highland neighborhood also doesn't have the infrastructure for such a population increase. The water and power grid would need to be rebuilt in many areas, which will cost a lot of taxpayer money, which we are arguably paying too much of already. The construction of these utilities would disrupt the surrounding neighborhood as well.

The final drawback I would like to address is property values. The construction of what would practically be another city within our neighborhood will lower property values all around Highland, as the neighborhood becomes less desirable to live in, and more housing competition is introduced. That means that the investment that Highland residents have put on their homes will not pay off as well, and people may lose money.

I have given a lot of reasons as to why you shouldn't vote for the current zoning plan, but I haven't given an alternative yet. Here is what I suggest: I think that it should be put to a vote that the entire Highland community can vote on. Give options on different types of housing, business, and industry, and let the people decide what they want happen to their neighborhood. That way, we can come to a compromise that will help improve the Highland Park neighborhood, and make good use of the Ford Plant space.

More than 80% of the neighborhood opposes this redevelopment plan along with me. In fact, I have yet to meet a person who supports it. Countless meetings have been held to make the neighborhood's opinion known, and you have been to several. I think it is safe to say that you know what we want, yet you still support the redevelopment plan along with the other politicians who do it for the big business and money. Councilmember Tolbert, we elected you to represent our community. We elected you because we thought you would represent the desires and needs of our community, not yourself. While I am a teen and not able to vote, I still see what goes on in politics. In our city, I see more and more politicians do what they personally think will make money, not what is right for the city and communities, and this makes me lose more faith in our local government every day. I hate to see it come down to the neighborhood level, and to you, who we trusted to represent us. I don't want to grow up to have no trust in our government, as I believe in a democracy and a government lead by what the people want. Elections exist for a reason, so that the politicians that are elected can best represent the people who elected them. It is not too late! You can still represent us. Please rethink your decision on the Ford Plant zoning, I can guarantee that you will be highly favored by the community for it.

Sincerely,

Highland Park Resident

Peter Schik

From: Dale Johnson [mailto:johnsonDale1@msn.com]

Sent: Sunday, September 03, 2017 11:44 AM

To: #CI-StPaul_Ward3

Subject: Ford Plant

Mr. Tolbert,

I attended and Thank You for the meeting you hosted at Gloria Dei the other night. I have given myself time to think about what transpired at the meeting. Density and Traffic, seem to be the major points of dissatisfaction

with the Ford Plan. I can hardly get thru the village now, and you think we should to add to the congestion. We need to rethink This Plan.

I feel you are not listening to the majority of the people you are supposed to be representing. People want there voices heard and you don't seem to want to listen. A town hall meeting is of no use if person being addressed is not willing to absorb what the majority of the constituents have to say.

Right or Wrong, a represenative has an obligation to listen and react to the to the majorities point of view in a clear and concise manner. I was very disappointed, you answered questions with typical political rhetoric.

You were elected by the majority, me included.

My taxes keep going up, we keep giving money to corporate interest (TIF). The city wants to take charge of my garbage (which will cost more) in order to save the alleys. But they put recycling in the alley and the trucks are so big can't enter or leave without running over private property and/or the curbs. None of this will bring my taxes down or save me money. I was hoping to die in Highland and very soon I won't be able to afford to live here, and you are my representative.

With Increased Density on Snelling Ave. & the Ford Site, and lets throw LRT or some other form of mass transit (that the Majority of Businesses Don't Want) down West Seventh. All these will surely hurt my neighborhood. I'm not sure I'll want to live or die here with the plans you seem to favor.

I've been paying my share and then some as a property owner in this city for forty years and you don't want to hear me.

I helped coach you as a kid and now you and your cronies are taxing me out of the town.

Thanks for the Memories,

Dale A. Johnson

1263 Scheffer

From: jennmcq2002@gmail.com [mailto:jennmcq2002@gmail.com]

Sent: Sunday, September 03, 2017 12:58 PM

To: #CI-StPaul_Ward3

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

Dear Council member Tolbert,

I attended the recent Ford meeting and am sad to say that all I got out of it were more talking points about pushing this plan forward despite the overwhelming majority of neighbors who desire that this plan be delayed for further scrutiny. Your amendment may sound like a compromise but in the end, a developer can over rule this by simply creating a little more green space in exchange... or rather NO green space if they prefer to pay an extra fee!!! Did you know that Mr Tolbert? The reality is, our city has no desire to find compromise with the neighbors that will have to live with a plan that is sure to disrupt traffic, and the integrity of this beautiful, quiet, neighborhood. We already pay some of the highest taxes in the city- and what will we get for that? More taxes I presume and possibly a lower value on our property as families will choose a quieter, less congested place to live. I'm disappointed in you as a representative, and in this city who want nothing more than to force-feed this plan down the throats of the people you represent...all for increasing the tax base.. I hope you will reconsider your position and ask for a delay on this vote.

Regards, Jennie McQuillan

From: lance teachworth [mailto:lanceanddot@comcast.net]

Sent: Wednesday, August 30, 2017 10:52 AM

To: Tolbert, Chris (CI-StPaul); #CI-StPaul_Ward3

Subject: Ford Plant Plan

City Councilmember Chris Tolbert,

I attended the Town Hall meeting yesterday at Gloria Dei Lutheran Church. Thank you for organizing this meeting and for explaining your reasons in support of the City's proposed plan.

I'm sure your inbox is full of constituent mail on this matter, so I'll try to keep this email brief. While there are aspects of the City's plan I like, I don't support it in general, primarily because I believe it provides for far too much density of development. The issues that concern me and, I believe, most of the opponents of the plan are traffic congestion and green space. Both of these problems can be mitigated by a reasonable reduction in the population density of the development. I believe one way this can be achieved is by limiting the height of buildings in the proposed "ten story" section of the zoning plan to no more than five or six stories. Doing so would not only reduce population density and pressure on traffic congestion, it will also significantly improve the esthetics of the development.

You mentioned at the meeting that the Ford Motor Company stated that they will not permit construction of single family homes on the property, and you said, "there is little the City can do about it." It seems that Ford wants to dictate how we zone the land. Are they really in a position to insist? They want to sell the property; it does them no good to hang on to 135 acres of vacant land. On the other hand, the City has final authority to zone the property for development. Unless I'm missing something, it appears to me that the City has the leverage in this situation.

I appreciate that you will be offering an amendment to the City's plan that would reduce the permissible height of buildings from 110 feet to 75 feet, unless the developer offers some additional green space. The amount of such additional green space is not specified in your amendment. In any event, I don't think the trade off is worth it, because in my judgment ten story buildings are too imposing for our neighborhood and will enable too much density, notwithstanding the additional green space gained.

I appreciate your hard work on this matter and all that you have done to encourage community participation in what has been a lengthy and arduous planning process. I don't know whether there are more supporters or opponents of the proposed plan, but I do know that the current plan is very divisive among Highland residents. An important neighborhood development plan like this should not go forward without a clear and strong level of community support.

So I would recommend either of two options: 1.) The City Council postpone its scheduled vote on the plan in September until the project planners can reconsider and address the concerns raised by Neighbors For a Livable St. Paul, or 2.) You revise your proposed amendment by deleting the option permitting construction of buildings higher than 75 feet.

Thanks for your attention to my concerns.

Lance Teachworth

1734 Hampshire Ave.

From: James Larson [mailto:larsonjames1000@yahoo.com]

Sent: Monday, September 04, 2017 12:47 PM

To: #CI-StPaul_Ward3

Subject: Stop the Ford Plan

Dear Councilman Tolbert,

I am adamantly opposed to the high density housing developed being proposed for the former Ford plant site. The number of new housing units would pack the population of many small cities into a very small area. The Highland Village area is already jammed with traffic and lack of sufficient parking. The proposal in play would greatly add to traffic and air pollution. The notion that most of the new residents would bicycle or use mass transit is completely without basis. Given the likely cost for living on this site, it is unlikely that anyone working in proposed businesses would be able to afford to live there. This whole proposal is nothing more than a sop to the developers who would make a lot of money from it. As usual, St. Paul tends to support projects that benefit the wealthy few at the expense of the many.

A much better site for new housing development would have been the Midway site. But, yes, once again this site went to support the wealthy

I will be watching to see whether or not you decided to oppose high density development or much lower density. I suggest that a reasonable approach would be to open the area for the type of development that would have occurred if the Ford plant had never been there. I imaging that there would be more of the big mansion homes along the river parkway, a lot of single family homes, and a few smaller scale apartment buildings. My vote in the next election will depend on your actions on this issue.

Thank you for your support,

James Larson

1231 Highland Parkway

From: JAMES ROLLAND [mailto:jnrolland@icloud.com]

Sent: Monday, September 04, 2017 1:57 PM

To: #CI-StPaul_Ward3

Subject: Ford Site Impact on Neighborhood

Mr. Tolbert,

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 your constituents.

James & Carol Rolland

661 Fairview Ave. So.

St. Paul, MN 55116

From: Isla Hejny [mailto:ihejny@gmail.com]

Sent: Monday, September 04, 2017 3:20 PM

To: #CI-StPaul_Ward3

Cc: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Ford Site Zoning Plan

Dear Councilman Tolbert:

We are opposed to the current Ford Plan for rezoning the Ford Plant land. The extreme increase in population density and the traffic it will bring are not conducive to comfortable living for all involved. We believe that a diverse, reasonably dense population is in the best interest of St. Paul and our neighborhood.

We also have many questions about exactly what advantages the property tax base increase presumed to accompany this plan will bring to Highland and when.

Please delay the Sept. 27 vote so all council members might have a chance to more carefully think through their vote and actually consider ideas from the plan's opponents.

We are not opposed to the development of the Ford Plant site. We are opposed to THIS plan for its development.

Sincerely,

Isla Hejny

Jeff Stanko

1718 Highland Parkway

From: Kathleen Deming [mailto:kanndeming@yahoo.com]

Sent: Monday, September 04, 2017 3:51 PM

To: #CI-StPaul_Ward3

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

Councilman Tolbert:

I urge you oppose the ill-thought-out Ford-site building proposal. This is a huge issue and needs input of fresh, innovative more neighborhood-friendly ideas.

To that end, please postpone the 27 September vote on this crucial plan which will affect our neighborhood for many decades to come.

Respectfully,

Kathleen Deming

1562 Goodrich Ave.

St. Paul 55105

From: Carl Voss [mailto:cjvoss@gmail.com]

Sent: Monday, September 04, 2017 5:07 PM

To: #CI-StPaul_Ward3

Subject: Ford site plan

Dear Councilmember Tolbert,

As far as I can tell the opposition to the Ford site plan is rooted in little more than irrational fear and NIMBYism.

Please support it. Thanks.

Your constituent,

Carl Voss

1877 Berkeley Ave

From: MASON, PAUL [mailto:pmason@valspar.com]

Sent: Monday, September 04, 2017 5:53 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Cc: pmason695@gmail.com

Subject: Letter to St. Paul City Councilmembers Regarding the Ford Site - please read

Please review the attached letter regarding the City's proposed Ford Plant site development plan.

Feel free to reach me at either pmason695@gmail.com or 612-801-2731 should you wish to discuss further.

Thank you.

Paul Mason

695 Mount Curve Blvd

St. Paul

ATTACHMENT:

September 4, 2017

Dear St. Paul City Councilmembers,

If you are wondering how residents in the Highland Park and greater Ward 3 feel about the city's proposed Ford Plan, I invite you to drive through the area. "Stop the Ford Plan" signs are up all over the negatively affected neighborhoods. There are literally several hundreds of signs in community residents' front yards.

The opposition story doesn't end there. Approximately 250 of the roughly 300 people who attended Councilmember Tolbert's recent Ford Plan town hall were against the plan. And while there is appreciation for Councilmember Tolbert's willingness to put forward a building height restriction amendment, he admitted it would not reduce the plan's population density, which is the primary concern raised by those opposed. This amendment is nothing more than a "sleeves off your vest" political offering and quite frankly dis-ingenuous.

But wait, there's more. Based on public record, 58% of comments that went to the St. Paul Planning Commission were against the plan while only 34% were in favor; not quite 2:1 opposed but on that trajectory. At a Highland District Council meeting where they bewilderingly approved the plan, there were no letters in favor and over 50 letters against the plan. And if that's not enough, approximately 1,700 area residents have signed a petition in opposition to the plan.

When was the last time a St. Paul public planning issue drew this much public opposition from the communities to be the most affected by the end product? What should this tell you as public leaders and Councilmember Tolbert specifically who represents this Ward? What will be your public leadership legacy?

It is clear the majority of area residents don't believe the current Ford plan is acceptable and don't want the City Council to approve it. The way by which this plan proposal has been managed since last November's public unveiling with no genuine willingness on the City's part to seek/offer compromise with its residents has divided the community, pitting neighbors against one another and straining friendships.

It doesn't have to be this way. Both sides, for or against the plan, agree on the need and opportunity to develop the Ford site into a wonderful mix of multi-family housing communities, businesses, retail and green space. Both sides see the need and the opportunity for affordable housing on the site in the face of skyrocketing rental prices. And both sides see the need and opportunity to build a beautiful complex with a lowered carbon footprint.

The issue is population density. The lack of planning on the City's part to provide a feasible transportation plan concurrent with the development plan, on how it intends to efficiently move an additional 7,500-10,000 people daily in and out of the development with up to 30,000 additional daily car trips is irresponsible. Limiting parking and encouraging more public transit and bicycling isn't enough and won't adequately address the problem. The City knows this as do the Ward 3 residents.

Please take the responsible and prudent leadership action you were voted into office to uphold by either voting NO or postponing the Ford Plan vote until a new mayoral team is in office and willing to review this important public planning decision in an unbiased manner. A delay will allow for better public planning, a better product outcome and go a long way toward healing a divided community.

Regards,

Paul Mason

695 Mount Curve Boulevard

From: roddy.norris@gmail.com [mailto:roddy.norris@gmail.com]

Sent: Monday, September 04, 2017 5:58 PM

To: #CI-StPaul_Ward3

Subject: Ford plant

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

From: Michelle Doyle [mailto:michelle.j.doyle@gmail.com]

Sent: Monday, September 04, 2017 9:27 PM

To: #CI-StPaul_Ward3

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

Dear Councilman Tolbert,

I am writing to voice my continued opposition to the current Ford site redevelopment plan. While mixed-use redevelopment of this site is desirable, the proposed zoning plan is out of scale and character with the established surrounding neighborhood. Adding 7,000 to 10,000 new residents to this small area does not make sense. The proposed density results in a neighborhood with more people per square mile than any other in St. Paul and even more than the average New York City neighborhood.

While I appreciate your amendment to restrict building heights to 75 feet, it does not go far enough to ensure that the density of the site is manageable for this corner of St. Paul. I am concerned that the exchange of taller structures for unspecified amounts of green space will result in 10 story buildings with little gain in green space. Further, I believe the proposed zoning plan does not offer sufficient housing options for families in a neighborhood with very high demand for single family homes. While single family homes may not be an option, there should be a greater emphasis on 2 to 4 story multi-family units such as those in the River residential zone. The plan is skewed toward young people and perhaps retirees and leaves an important demographic, families with young, largely out of the picture.

Last, while I agree that affordable housing is an important priority for the city, there are a number of additional redevelopment opportunities across the city on property with lower intrinsic market values (including the redevelopment of Snelling Ave, Midway around the soccer stadium and the Hillcrest golf course on the east side) that will require fewer regulatory and economic mandates to increase the affordable housing and rental stock across our city.

In closing, I feel that this plan has been driven largely by special political interest groups and not the voices of our community. I urge you to find a mechanism, such as a citizen's vote across all of Ward 3, that will truly characterize the opinions of residents who will be most affected by this plan.

Sincerely,

Michelle Doyle
1878 Hampshire Ave

From: Ben Granberg [mailto:bgran2243@hotmail.com]

Sent: Friday, September 01, 2017 10:58 AM

To: #CI-StPaul_Ward3

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

Dear Mr Tolbert,

The Ford Plant Plan is horrible. It's Big, Ugly and clogged with congestion.

5-6 stories tall with some parks and walking bike trails is completely reasonable. 10 stories tall of Urban Jungle, jammed with traffic is crazy.

I've noticed in the past year that the City Council's development plans, have been to give everything to the builders no matter what the cost. While never listening to any of the reasonable inputs of the citizens.

Meanwhile the city waits to rape the taxes off the property.

Remember, St Paul elections are decided by the Highland Park voters, not the developers.

Sincerely,

Ben and Michelle Granberg

From: John Kingrey [mailto:jkingrey6849@gmail.com]

Sent: Tuesday, September 05, 2017 8:41 AM

To: #CI-StPaul_Ward3

Subject: Kingrey comments

Hi Chris. I commend you for conducting a respectful community meeting regarding the Ford plan last week which allowed an open airing of the differing views. It clearly could have gotten out of control and accomplished nothing. This is obviously a very divisive issue which is why I am writing. As I believe I've mentioned to you in the past, you have always been able to find a middle ground on issues and I encourage you to do so in this case. I believe one can be found. Your amendment begins to move in that direction, but I encourage you to consider additional measures that will result in slightly less density. The transportation matter is a serious concern and I am not satisfied with the speculative reviews to date by St. Paul. Just try getting on to Cretin Avenue during morning or evening rush hours. The time to enter Cretin has increased significantly over the last 5 years. The current Ford plan will only greatly exacerbate the problem – and we are not going to walk or bike our way out of it. You are correct that St. Paul should be in the “driver’s seat” and the time to act is now, but I have a sense that the group missing from the public meeting last week was Ford. There seems to be a sense they are calling the shots and not the city council. It feels like they are the “Wizard” from the movie *The Wizard of Oz*. Finally, I hope that tax increment financing is never used for any portion of the project. The developers are going to get rich on this project and we – the taxpayers – don’t need to give them a handout. A plan for slightly less density will still give them a fair return on their investment. My address is 2258 Fairmount. I appreciate Chris’ efforts to forge a proposal all sides can live with. John.

From: thaas26@comcast.net [mailto:thaas26@comcast.net]

Sent: Saturday, September 02, 2017 6:19 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; #CI-StPaul_Ward3

Subject: Ford Development Plans

The Ford Development plan needs to be reconsidered. The density and traffic is way too high. We will all lose our quality of life.

I bought my house 2 blocks from Ford Field 28 years ago and I walk to the Village every day when I take the bus to work. No one in the neighborhood wants anything to do with the current plan.

Every meeting has many more people against it than for it by a 5 to 1 ratio. All of the people for it are from Minneapolis or live miles from Ford. Like I said no one in the area wants it.

Please, for the sake of humanity, reconsider the high density and traffic plan and listen to the people and find a low density solution.

Thanks for reading my email and have a great day!

Tom

Peggy Rolfes – Ward 3 resident - Called Tues 9/5 saying she is against Ford and asking the vote be delayed due to concerns with density and height.

From: Gary Martland [<mailto:martland789@yahoo.com>]

Sent: Tuesday, September 05, 2017 10:01 AM

To: #CI-StPaul_Ward3

Cc: livablesaintpaul@gmail.com; mcguire.kathy56@gmail.com

Subject: Delay Ford Plant Zoning vote!

Councilman Tolbert,

I am writing, again, to ask that you delay the zoning vote for the Ford Plant development.

We have spoken to many times with you regarding this vote. At Gloria Dei the other night you seemed to stack the speakers to present a favorable opinion yet that small group (40 folks) of speakers, several of whom do not live in St Paul by their own omissions, seemed to dominate the stage.

Meanwhile the 200 plus folks who were against the proposed HIGH density seemed to be limited.

John McCain had an article in this AM's Pioneer Press said "our shared values define us more than our differences. And acknowledging those shared values can see us through our challenges today if we have the wisdom to trust them again."

I won't repeat my objections, again, my previous communication have outlined my opposition to the current plan.

I simply ask that we review how to make the development work for a population closer to 3.5-4K folks!

Let's make this work together and listen to our community.

Sincerely,

Gary Martland

1862 Montreal Ave

St Paul MN 55116

Dee Stoesz - Called re Ford – Wed 9/6, 10:54 am

Dee opposes the current Ford plan and asking the vote to be delayed – the current plan is not feasible with too many people and too much traffic.

From: Kim Maas [<mailto:kim.maas@gmail.com>]
Sent: Wednesday, September 6, 2017 11:37 AM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Stop the Ford Plan

Dear Councilman Brendmoen,

I am strongly opposed to the current Ford Site Zoning plan and am urging you to wait until we have a new Mayor in Jan to take up the issue. This is such a unique opportunity to make Highland Park a special place for the people of St Paul and the current plan seems more focused on making it a special place for Developers.

Thank you