

From: Christie Englund [<mailto:cestp@mac.com>]

Sent: Tuesday, September 12, 2017 4:07 PM

To: #CI-StPaul_Ward3

Subject: Ford Plan

Councilmember Chris Tolbert,

The current Ford Site Plan is of great concern to me. I live on Wellesley Ave, three houses from Cretin.

If the current plan goes forward, my neighborhood will effectively be adjacent to a freeway.

The traffic between I94 and the site is largely routed on Cretin, as a consequence of the enormous volume of people on the site, living and working there, my neighborhood will suffer greatly.

This plan must be reconsidered, and zoning brought to a level that will minimize impact on established neighborhoods.

The current plan is thoughtless, and extremely disappointing, as it represents greed by developers and government representatives.

Thank you, in advance, for putting the current plan on hold, Christie Englund

From: Kevin WIER [<mailto:k2wier@msn.com>]

Sent: Tuesday, September 12, 2017 2:59 PM

To: #CI-StPaul_Ward3

Subject: Ford Plant Comments

Dear Councilman Tolbert,

I appreciate your efforts with the amendment that you have proposed to the Ford Site Zoning and Public Realm Master Plan. However as a resident of Highland Park who lives only 1/2 block from the site I'm afraid that it doesn't go far enough. I also fear that it lacks teeth and once the developers start stretching the rules it will be ineffective.

Please see my attached letter to yourself and the rest of the council.

Thank You,

Kevin Wier

From: Patti Cullen [<mailto:pcullen@careproviders.org>]

Sent: Tuesday, September 12, 2017 2:55 PM

To: #CI-StPaul_Ward3

Subject: registering my opposition

Councilmember Tolbert;

I am writing to register my strong opposition to the current Ford Plan. Please delay the vote on the Ford Site Zoning Plan. Listen to your constituents. I have lived for nearly 25 years in the Highland Park neighborhood and am willing to continue to pay high taxes to maintain the neighborhood "feeling", and to support recreational fields and manageable traffic—which would be lost under the Ford Plan as proposed.

Patti Cullen,

St. Paul Resident

2104 Palace Avenue

From: Colleen Traxler [<mailto:colleentraxler@gmail.com>]

Sent: Tuesday, September 12, 2017 2:08 PM

To: #CI-StPaul_Ward3

Subject: Ford Site

Dear Chris,

Please OPPOSE the *Ford Site Zoning and Public Realm Master Plan*.

It is a devastating plan for the Highland Park neighborhood! Please represent your ward responsibly.

Sincerely,

Colleen Traxler

From: Doug Waege [<mailto:wwsusan1@visi.com>]

Sent: Tuesday, September 12, 2017 11:53 AM

To: #CI-StPaul_Ward3

Subject: Ford Plan Development

Our family lives in St.Paul and we were hoping for a great plan with a lot of green space on the old Ford plant site. We have been very disappointed with what we have seen so far with the plan you support. We know it is difficult to please everyone but consider the future generations that will be in the city. Please add more green space and less housing and businesses to a plan. Thank you.

From: Jean Iwen [<mailto:jean2011i@yahoo.com>]

Sent: Tuesday, September 12, 2017 10:48 AM

To: #CI-StPaul_Ward3

Subject: Ford Plant development

I'm strongly opposed to the present development plan. The traffic in the Ford Parkway /Cleveland intersection is already heavy enough to require 2 light changes to pass....what will more traffic do!!! Our city wouldn't have it's present quality of life if early planners didn't set aside parks and green spaces....why not reverse the opportunity for more recreation (ball fields) and parks. Theodore Wirth Park, and Minnehaha could have been filled with luxury homes and apartments.

Jean Iwen

1855 Bayard Ave

St Paul, MN

Tuesday, September 12, 2017 9:12 AM

Subject: Ford - public comment

Tom Thornton

1864 Pinehurst Ave.

Supports the Ford plan and thinks we need to move forward and get this done. Is glad that Councilmember Tolbert is supportive and thinks this is great for the neighborhood.

From: EDWARD BURNS [<mailto:parfore2@msn.com>]
Sent: Tuesday, September 12, 2017 9:09 AM
To: #CI-StPaul_Ward3
Subject: The Ford Plan
Chris Tolbert,
SHAME, SHAME letting personal gain override your constituents welfare.
Ed Burns
Hartford Ave,
St Paul

From: Laura Zelle [<mailto:laurazelle@gmail.com>]
Sent: Thursday, September 07, 2017 2:04 PM
To: #CI-StPaul_Ward3; Kelley, Pattie (CI-StPaul); McMahon, Melanie (CI-StPaul)
Cc: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7
Subject: Testimony for Ford plan
Dear Council member Tolbert and Saint Paul City Council members-
It has come to my attention that the public testimony for the Ford rezoning plan for the Saint Paul City Council is scheduled for Wednesday, Sept. 20 and Sept.27. However I am unable to attend the first meeting as that is the start of an important Jewish holiday called Rosh Hashanah. Due to a work commitment, I may not be available to give testimony on the 27th either. Therefore I would like to express my concern in writing.
While I read in the paper today that an amendment was proposed decreasing the height of the buildings, it doesn't address the density of the site. I am voicing my concern that the amendment needs to go further and specifically address this issue in order to be effective and keep our neighborhood from being overcrowded creating more problems with parking and traffic. I was born in St. Paul, went to public school and chose to raise my family on Mount Curve Blvd specifically because it was a quiet and safe street with little traffic. I am all for progress and would welcome a plan that takes into consideration these special qualities of why our neighborhood is a desirable place to live. I am not in favor of the current proposed master plan.
Thank you for your consideration.
Laura Zelle
635 Mount Curve Blvd
St. Paul, MN 55116

Molly Hammeran – Opposed to continuing with Plan until new Mayor and assess then. Concerned with size and population. She pays a lot of taxes for privilege of living where she does – all for multigenerational and multiethnic.

Carl Tift – Dismayed with Ford over population; a lot more traffic and pollution. Wants bigger park/green space.

Courtney – Called in opposition to Ford plan

From: Karen Hudson [<mailto:karenhudson555@gmail.com>]

Sent: Monday, September 11, 2017 9:29 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; ward4@stpaul.mn.us; ward5@stpaul.mn.us; ward6@stpaul.mn.us; ward7@stpaul.mn.us

Subject: I live in the Highland Area and I support the Ford Plan

Council Members, I live at 1962 Fairmount Avenue in the Mac Groveland neighborhood and do much of my shopping and errand running in Highland Village. I strongly SUPPORT the Ford Plan. We need more high density and affordable housing in St Paul. I also strongly support maximizing the use of renewable energy in the development.

On a personal note, the Stop the Ford Plan door hangers and lawn signs from my fellow citizens are disappointing and annoying.

Thank you for your public service.

Best Regards,

Karen Hudson

651-226-5482

AND

From: Karen Hudson [<mailto:karenhudson555@gmail.com>]

Sent: Monday, September 11, 2017 9:13 PM

To: #CI-StPaul_Ward3

Subject: I support the Ford Plan

Chris, someone put a flyer on my door asking me to contact you to oppose the Ford Plan. That motivated me to send you a note to say I SUPPORT the Ford plan. There is a serious shortage of affordable, attractive, high density housing in St Paul so our younger people and moderate income people have too few choices.

This is a once in a lifetime opportunity to do this right. Please consider zoning for very high energy efficiency and maximum use of renewables.

Thank you for your work for our city. Don't let the people who want to keep Highland "just the same" get you down.

Best Regards,

Karen Hudson

651-226-5482

From: Otis Hilbert [<mailto:otishilbert@aol.com>]

Sent: Monday, September 11, 2017 2:32 PM

To: #CI-StPaul_Ward3

Cc: OTISHILBERT@aol.com

Subject: Ford Plan

Dear Councilmember Tolbert

Please count me as among those St. Paul citizens that support the Ford Plan.

Thank you.

Otis Hilbert, 1941 Ford Parkway, #201, St. Paul, MN 55116

From: Jones, Paul [<mailto:Paul.Jones@bsci.com>]

Sent: Monday, September 11, 2017 12:55 PM

To: #CI-StPaul_Ward3

Subject: keep up support on the Ford development

I received a flyer "Stop the Ford Plan" and was happy to see council member Chris Tolbert called out for rejecting delays on the vote. Good, let's move forward. Changing restrictions from 10 stories to 6 might be a reasonable compromise but I support the density. I am skeptical we can persuade Amazon to move in, which would be great for the city, but if they do want to build on the Ford site then what would we say about height restrictions?

Better yet, let's get Amazon in downtown St. Paul.

Paul Jones

From: Michael Stoick [<mailto:stoick@csp.edu>]

Sent: Monday, September 11, 2017 8:44 AM

To: #CI-StPaul_Ward3

Subject: I fully support the Ford development plan.

As a person that lives 2 blocks from the Ford site, I fully support the sustainable high density development of the site.

Especially the green spaces, a water park that is part of the park ecosystem like the water park at Como, and all the rooftop greenhouse gardens, wind and solar. I look forward to being able to walk and bike to farmers markets and activities in the new development.

Thank you for all you are doing to move this development and sustainable progress forward.

Michael Stoick

2206 Highland Parkway

St Paul MN 55116

From: Roxanne Nelson [<mailto:RLNelson@hga.com>]

Sent: Sunday, September 10, 2017 10:46 PM

To: #CI-StPaul_Ward3

Subject: YES to the Ford Plan

Hello Councilman Tolbert-

I would like to express my support for the rezoning and development of the Ford Plant.

I live on Pinehurst—just 3 houses in from Cretin. Our block will certainly feel the impact of any development at the Ford site.

My husband and I are also architects and care deeply about good design for both neighborhoods and buildings.

Why do we support the plan?:

1. If we are really about "welcoming all", we need to practice what we preach. I firmly believe that this site is an asset for all of St. Paul.

2. Although I initially voiced a concern about traffic--I have adjusted my perspective. Ford Pkwy has had reduced lanes nearly all summer. The world hasn't come to an end as people adjust their patterns. Yes, people adjust and adapt. In fact, it could be that more traffic may actually make it safer for pedestrians because vehicles will be forced to go slower, making them more aware of their surroundings. May seem like an odd thing, but this opinion was voiced at a community meeting on the subject and it made me see the issue differently.

3. Right now, if we are driving to the airport (a common thing for me!) or anywhere south, we go through the Ford Pkwy and Cleveland intersection. This is a terrible intersection where pedestrians are pitted against vehicles. We'd love to avoid it---but currently really can't. The new plan will create alternative routes.

4. We love the fact that we can walk to so many amenities and mass transit options are available. This allows us to limit car use. A walkable community is such a great asset. The Ford plan will allow even more people to benefit from this great community!

My concerns are with making sure that we get a quality development (solid urban planning, good architecture and quality construction). I wish we could shift the debate from YES or NO, to pushing for quality design.

Please do not be deterred by the STOP/NO group. We need to be progressive and move forward. This plan is a start.

Thank you

Roxanne Nelson

From: Trudy Cretsinger [<mailto:tkcretsinger@gmail.com>]

Sent: Sunday, September 10, 2017 9:04 PM

To: #CI-StPaul_Ward3

Subject: Ford Plan

Dear Chris,

We have met in person on a couple of occasions, mostly around the Earned Sick and Safe Time effort. I will be part of the group from ISAIAH meeting with you on the 27th this month. That meeting will be about other concerns, but I did want to get my thoughts about the Ford Site Redevelopment Plan to you

...

I think the plan is a good one for the most part. I was glad to hear of your amendment to reduce the height of the apartment towers. The size of buildings, as originally proposed, was too high. Nothing should be as high as the two towers currently present; new construction should be at least a few stories shorter.

The concern about traffic is a legitimate concern. I think the high-density, transit-favoring plan can work. However, for it to work, some things will have to be done to make it easier to use transit than a personal vehicle. As things stand now in the Highland Village area, if I were to stop at Half Price Books and then decide to have lunch at Panera and maybe run to Walgreens for something, I would have to move my car from parking lot to parking lot ... unless I were able to find an open street spot where I could park for up to two hours (which might not be quite enough time for all that). This is a significant

piece of traffic congestion at Ford and Cleveland. If you stop at one place, the expectation is you only go to that one place and you move your car to the next one. This dynamic must be changed.

I would suggest putting in a parking garage around Ford and Finn. Another one might have to be put in around the library/community center. Although this would take out at least some of the athletic fields there, I think those and the current Ford baseball fields could be relocated within the proposed development. (And I do support retaining the current amount of athletic field space, but perhaps not in current locations) There should be a charge for parking in the structures; however, the parking receipt should also be used as a pass for free rides on a circulating shuttle in the Village area. This circulating shuttle is the key. It should stop at any parking structures, shopping/business areas, a couple of places central within the new residential development, one of the northernmost stops for the 46 bus on Cleveland, and every A Line stop between the Ford development area and the library/community center. (I don't see any need for it to go any further east than that.) While a partnership with MetroTransit would be needed, the shuttle should look distinct from regular city buses (maybe one of those bus vehicles made to look like an old fashioned trolley) and it could run on natural gas or electricity. The purpose is to make it easy for someone coming to the Village to park a car and leave it in one spot as well as for residents to access existing transit lines. It could also make it more attractive to take transit options to the Village. When weather permits, bike rental kiosks (or Nice Ride stands) at the parking structure(s) might make a useful feature as well. If you make it easier for people to move around by transit than by personal vehicle, they will opt for transit; however, so long as a personal car is easiest, that's what they'll do.

I really like the green space ideas of restoring the creek that feeds Hidden Falls and the biking/walking greenway area along it. I also think inquiries should be made to see if some rails-to-trails funding can be used to redevelop at least part of the old railroad spur into a bike path. In the Ford site area, it would be quite simple to connect with the existing path along the river. But to the west, it wouldn't take much to connect a bike trail in the rail spur area with the existing bike corridor along 35E.

As for the businesses, obviously, big box retail or major grocery stores are out of the question (or should be!). Some small scale, boutique-style retail that complements the existing businesses would be okay along with some restaurants and cafes on the scale of what is already present. However, I don't think retail and restaurants should be the bulk of business development. There may be a market in the city for small-scale office space (operations that require less than a floor of a standard office tower) as well as "office pod" space. (The company I work for has closed the office in Florida; staff in that location work from their homes or from one of the small collection of cubes the company rents from an "office pod" operation.) Having operations that offer employment that are not retail or restaurants would do a lot to foster the "live here/work here/play here" goal the plan seems to be designed to foster.

As for the residential development, homes should fit the existing housing profile in Highland Park. (No McMansions or luxury lofts!) To improve density in the transition zones from apartment units to single family homes, consider duplexes or even quadplexes. (There are already a fair number of duplexes along Ford.) As for the new apartment buildings, units should be larger size. There are already plenty of one-bedrooms and studios. There is also a lot of senior-only housing in the area. Please make sure the new developments are family-friendly with larger apartment units (2 bedrooms minimum, but some 3 bedrooms with a flex space area). The *Star Tribune* had an article on September 2nd with some interesting ideas for apartment design (<http://www.startribune.com/sunday-conversation-to-design-dense-housing-take-a-cue-from-the-dutch/442489263/>) I think townhome developments, with multiple bedrooms and a den in each unit, should be included in the mix of residential development. Whether rental or owner occupied, prices should be affordable on the median household income for Saint Paul. I would also suggest requiring landlords to accept Section 8 vouchers, especially if they want any TIF considerations.

As a token of good faith toward the existing Highland Park neighborhood, the city council could

prioritize properly repairing the section of Cleveland south of Ford ... and maybe enforcing speed limits in the area.

Thanks for your time, your consideration, and most of all, your service to our city.

Trudy K. Cretsinger
1964 Norfolk Avenue

From: Bob Hartzler [<mailto:hartzler@mac.com>]

Sent: Sunday, September 10, 2017 8:53 PM

To: #CI-StPaul_Ward3

Subject: Ford Plan

I support the Ford plan. Don't let a vocal minority stop you from doing what is best for St. Paul and Ramsey County.

Bob Hartzler
1590 Beechwood
St.Paul, MN 55116

From: Meredith Samuelson [<mailto:mas.samuelson@gmail.com>]

Sent: Sunday, September 10, 2017 12:39 PM

To: #CI-StPaul_Ward3

Subject: Support The Ford Plant

Dear Council Member Tolbert,

I am writing to you to implore you to please continue supporting the plans for developing the Ford Plant into a high density urban living space. I have lived in the Mac-Groveland neighborhood for 5.5 years and work as a parent educator with St. Paul ECFE on the Eastside. I see the benefits of making our neighborhood more welcoming and affordable to people who do not look like me, whose jobs don't afford them the luxury of owning a home and/or a car, or who simply prioritize living in a high density area where public transit is easily accessible and they can walk or bike to their local stores and restaurants because that is a value they have.

I understand neighbors' concerns about increased traffic and think that concern is valid. However, I think much of the potential increase in traffic could be mitigated greatly by ensuring higher frequency bus lines into and out of that specific neighborhood, and by intentionally making that space bike-friendly with safe bike lanes and walk-friendly with ample sidewalks and crosswalks. This problem could also be mitigated further by ensuring businesses in this new neighborhood include grocery stores and home goods stores that are walk-/bike-able for most living there.

I also hear neighbors' concerns about high-rises. I heard Melvin Carter speak at a neighborhood meet & greet last night. One of the things he said about the Ford Plant really resonated with me. St. Paul is rather land-locked. We can no longer build out; we have to build up. I think 'building up' is a reality we all have to face and come to terms with. St. Paul already has thousands of single family homes. Mac-Groveland and Highland Park, specifically, have thousands of single family homes compared to the number of multi-family homes and apartment buildings. Personally, I would hate to see an opportunity to add more multi-family living spaces get thrown out by neighbors who only desire seeing more single family homes. What a waste of an opportunity that would be.

I hope this plan includes ample green space (I believe it does). That should continue to be a priority of making this new neighborhood space really incredible for the families who live there.

Thank you for all your hard work and taking the time to listen to the varying views on this issue.

With gratitude,

Meredith Samuelson

St. Paul, MN

mas.samuelson@gmail.com

From: Lisa Austin [<mailto:laustin822@gmail.com>]

Sent: Sunday, September 10, 2017 9:19 AM

To: #CI-StPaul_Ward3

Cc: #CI-StPaul_Ward4

Subject: YES TO THE FORD PLAN

YES TO THE FORD PLAN

I found a door hanger on my front door today suggesting that I oppose the Ford Plan. It encouraged me to write to my city council person. I will, write, but not to oppose.

Here is why:

- It is a rare opportunity to provide a chance for more people to enjoy living near the river, the trails, employment centers, colleges, hospitals and clinics, schools, a library and retail.
- Many people prefer to live in places they can walk, bike and take transit where they need and want to go. This trend is increasing, so we should provide more of this type of housing.
- Population is increasing and it would be irresponsible to keep expanding the suburban areas. We should add houses near the city centers. The commute times, environmental impacts, and infrastructure costs are a just a few problems that would occur if we continue to build further out in the suburbs. St. Paul has an opportunity to be part of the solution by adding housing density at the Ford site.
- It is an opportunity to provide a variety of housing stock for a wider range of income and ability so all people can live in a Livable Saint Paul. (not everyone can afford to or has the interest, skills or physical ability to maintain a home and yard.)
- It provides a place for people who currently own single family homes to downsize in their own neighborhood when they want or need to.
- It is an opportunity to increase the tax base in Saint Paul and slow the rise of taxes.

Here are some counterpoints to a couple of the concerns listed on the door hanger.

- 10-story high-rise buildings: There is a small area of the plan that is zoned for a couple of taller buildings. We already have a few taller buildings in the neighborhood and they do not block views substantially.
- New Park and Greenspace: Who would pay for the new park and greenspace? – both the clean-up and the maintenance? Do they want to raise Saint Pauls taxes which are already higher than other communities in the metro area? I love parks, and in other communities I might agree that the best use of available land is parks – but we are very lucky in the neighborhood, the Twin Cities and the State to have a lot of parks and open space that have plenty of capacity for increased use.
- Traffic: Congestion is not bad in Highland Park now. I trust that the plans will continue to evolve to manage traffic and congestion as we monitor trends. We are at the brink of big changes in transportation – ride hailing (uber and lyft), interest in biking, walking and transit and emerging technology such as autonomous vehicles. No plan can predict how people will travel in the future, and we can figure this out.

Please do the right thing for the future of St. Paul and say YES to the Ford Plan.

Thank You.

Lisa Austin

1614 Highland Parkway

From: Vera Wenzel [<mailto:vwwenzel@comcast.net>]

Sent: Saturday, September 09, 2017 9:15 PM

To: #CI-StPaul_Ward3

Subject: The Ford Plan

Dear Mr. Tolbert,

Today, our home received a door flyer asking residents of Highland Park to oppose the Ford Site Zoning and Public Realm Master Plan. While I am not necessarily opposed to the plan, I am very opposed to the tactics being used by this group Neighbors for a Livable St. Paul.

Specifically, I reject the tactic of asking the City Council to delay the vote "until a new Mayor is sworn into office in January." The implication is very clear that this group wishes to win their case by supporting only mayoral candidates who agree with their position - and reject candidates who do not pledge to do the will of this group. The new Mayor will be the Mayor for all of St. Paul, not just for Highland Park.

I also reject the use of name calling as a tactic to persuade Highland Park residents of the righteousness of their position. Accusing you, among other things, of "refusing to act to support the community" assumes that everyone in the community shares their conviction about this project, which cannot be true.

Sincerely,

Vera Wenzel

840 Deer Park

From: Bart Bevins [<mailto:bartbevins@gmail.com>]

Sent: Saturday, September 09, 2017 6:45 PM

To: #CI-StPaul_Ward3

Subject: Ford plant redevelopment

Mr. Tolbert - I appreciate your efforts to find a compromise approach to this development. I can appreciate the concerns of the Livable people, but I also can't shake the impression that what they want is a dog park and a few houses built on the site. That would be a waste. I support your efforts. But I also think that the city need to be very active in finding transportation alternatives to reduce the potential congestion. You need to be active in considering how the site is going to accommodate and offer alternatives to the "car".

From: Katie [<mailto:katiepahl@hotmail.com>]

Sent: Saturday, September 09, 2017 6:06 PM

To: #CI-StPaul_Ward3

Subject: Support for Ford Site rezoning

I live at 1887 Beechwood Avenue and have been a resident of this neighborhood since 1996.

I support and strongly encourage you and the rest of the St Paul Council to redone the Ford Site from the current industrial zoning to mixed use as soon as possible. This site represents a great opportunity for this neighborhood as well as the whole of St Paul. I applaud the efforts over the past 10+ years of

the city to proactively work with the community and the private land owner, Ford, to develop a viable concept plan that strikes an appropriate balance between the desires of the community, the rights of a private property owner, and the realities of the market. If done well, a mixed use development on this site will increase the attractiveness of Highland Park, make it a better place to live and increase property values. In my view the worst case scenario for our community is retaining the industrial zoning and therefore limiting the future use to solely industrial.

I also want to thank and applaud you for your efforts to alter the zoning to require increased park/open space in exchange for buildings exceeding 7 stories/75 feet. I think that is a reasonable compromise and an added benefit for the community addresses two of the main concerns of the opposition group (density and greenspace).

Thank you again for your efforts and the opportunity to comment on the plan. Please continue your support and vote yes to the rezoning of the Ford Site from industrial to mixed use. And please do this ASAP before the site is sold.

Sincerely,

Catherine Walker

1887 Beechwood Avenue

From: Valerie Nebel [<mailto:nebelvc@msn.com>]

Sent: Saturday, September 09, 2017 3:23 PM

To: #CI-StPaul_Ward3

Subject: Ford site

Hi,

It sounds like you're under seige from the "stop the Ford plan" people. I believe that a significant concession was just made to them, which was to lower the height of the tallest buildings in the plan. I understand and sympathize somewhat about the traffic concerns. However, it feels elitist to me to expect to maintain a single-family home enclave in the heart of the twin cities. I think more people should have the easy access we have to Minnehaha Park, the Mississippi river trails, the A-line and the convenient core shopping area. Also, I believe that traffic throughout the metro area is going to steadily worsen and there's really not a realistic option to expand roadways. We really need a well-developed transit system, which is only feasible with greater population density. In the past year I've traveled to Vancouver, Stockholm and Copenhagen, all of whom are denser cities and all of whom have excellent, convenient transit that is used by the majority of the population.

Valerie Nebel

1782 Montreal Ave

St Paul

From: Andy Singer [<mailto:andy@andysinger.com>]

Sent: Saturday, September 09, 2017 3:17 PM

To: #CI-StPaul_Ward3

Subject: I support the Ford Plan

Dear Councilman Tolbert,

I got the disinformation flyer from "Neighbors for a Livable St. Paul"

today. So I wanted to tell you that I support the city's plan for the Ford Plant ...and I support your recently proposed "compromise" plan.

I think we need some higher density there. It will change Highland Center from a car-oriented sprawling auto-mall into an actual city node and make it more walkable. If done right (with better bicycle accommodations on Ford Parkway) it will also make it more bikeable. I also like the idea of denser housing to try and increase the city's property tax base.

The only thing I object to (which hasn't really come up for discussion yet, that I'm aware of) is TIF financing. I'd like to see this development come on line and immediately make a contribution to city and county tax coffers.

I confess I've been lax at supporting the Ford Plan and haven't attended the various public meetings, but I'm currently politically over-committed.

Good luck with it. You have my support and I'll try to show up to the public hearing.

Thank you for your service to the city.

Andrew Singer
2103 Berkeley Avenue
Saint Paul, MN 55105

From: Anne Carroll [<mailto:carrfran@gmail.com>]

Sent: Saturday, September 09, 2017 3:10 PM

To: #CI-StPaul_Ward3

Subject: Say YES to the Ford Plan

Thanks for your support for the inclusive, thoughtful, decade-long planning process, and the careful and comprehensive recommendations.

I also appreciate your listening to opposing perspectives, and trying to address some of those concerns - without destroying the viability of the development plans.

In the end, I'm excited about the future of Ward 3, and our city, as we embrace who we are becoming, rather than looking backward to a less inclusive and less welcoming past.

Please let me know what I can do to help.

Anne Carroll

From: bantl001 [<mailto:bantl001@umn.edu>]

Sent: Saturday, September 09, 2017 2:46 PM

To: #CI-StPaul_Ward3

Subject: The Ford Plan

Dear Council member Tolbert,

My wife and I live on Hillcrest Avenue near the Ford Plant site. We want you to know that we completely support the current Ford Plant redevelopment plan. The group Livable Saint Paul seems to us to be looking backward rather than forward and does not represent our point of view.

John Bantle

From: Daniel Seburg [<mailto:danielseburg@gmail.com>]

Sent: Saturday, September 09, 2017 1:53 PM

To: #CI-StPaul_Ward3

Subject: Support Ford Plan

Good morning, Councilmember Tolbert:

Thank you for your time and work on developing the Ford Plan. I am writing to express my support for the current plan.

Also, I'd like to mention that I support the idea of encouraging a builder to add as many restaurants and bars as possible into the new site, to provide an array of good options for dining and nightlife for the neighborhood. I know we can't necessarily tell a master builder what to put into the development specifically as far as commercial sites go, but it would be terrific if we could have a dining hall concept implemented with a number of smaller restaurants and bars in a larger hall-style building. This concept has been put into use in Baltimore, MD, and in a number of other US cities and has achieved great results for local neighborhoods in terms of livability.

Thank you again for your work on this, and please continue to carry the good fight forward.

Best regards,

Dan Seburg

1143 Cleveland Avenue South

Saint Paul, MN 55116

From: Joyce Bluel [<mailto:JBluel@comcast.net>]

Sent: Saturday, September 09, 2017 1:47 PM

To: #CI-StPaul_Ward3

Subject: Ford Plan

Council member Tolbert,

I just wanted to write and tell you I support your decision to vote in favor of the Ford Plant rezoning plan. Many of my neighbors are opposed and are spreading false facts about this plan. They don't seem to understand that it is in their best interest to rezone the site for future development.

Thank you for all you do for Ward 3.

Joyce Bluel

From: Stephan Meydell [<mailto:stephanm127@gmail.com>]

Sent: Saturday, September 09, 2017 1:29 PM

To: #CI-StPaul_Ward3

Subject: Ford Site - yes

Chris,

I just wanted to send you a quick email and say that you have been doing a great job and I really appreciated that you did neighborhood meeting that we attended. I think the no side is out of touch and I feel bad you are getting a lot of heat for the ford plant.

I want you to know that we are in favor of the plan that you and the city have spent years working on. It does a good job of moving things forward in a balanced way. Vote yes.

Stephan Meydell

1143 Cleveland Ave S.

St. Paul MN 55116

From: Steve Balogh [<mailto:baloghsj@yahoo.com>]

Sent: Saturday, September 09, 2017 12:40 PM

To: #CI-StPaul_Ward3

Subject: Ford plan looks good to me

Hi Chris,

You're getting an earful from a lot of folks. I just want to assure you that a lot of us other folks actually think the Ford plan looks good, and we appreciate your thoughtful leadership on this. Thanks for all you do for our community and city.

Sincerely,

Steve Balogh

521 Warwick Street

From: Paul Holm [<mailto:paul.g.holm@gmail.com>]

Sent: Saturday, September 09, 2017 12:19 PM

To: #CI-StPaul_Ward3

Subject: Voices in support of the Ford Plan

Hi Chris:

Given the number of "Stop the Ford Plan" yard signs here in Highland my wife and I wanted to reach out to you to let you know we support you and we are opposed to those trying to derail the Ford Plan. My family has lived in Highland Park for four generations going back to 1932. Over those years there have been many changes that probably ruffled a few feathers. Nonetheless, in my opinion, Highland Park is still the most livable neighborhood in St. Paul. Change is a good thing and the inclusive process by which the Ford Plan was very thoughtfully developed gives us confidence that it will be a welcome addition to our neighborhood.

Thank you for your leadership and support.

Paul Holm and Erin Metz

2203 Edgcumbe Road

From: Ashley Gustafson [<mailto:ash.gusta@gmail.com>]

Sent: Saturday, September 09, 2017 12:16 PM

To: #CI-StPaul_Ward3

Subject: Ford Plant proposal

Hello Mr Tolbert,

I met you at my neighborhood block party, and am glad you are my representative! I recently moved into my neighborhood and one reason I was excited to do so was the eventual build up of the ford plant and the opportunity for a bike path behind my lot!

I was not at the meeting you recently hosted, but applaud your work. Please help us get residential and some commercial- not more industrial!

Keep up the good work,

Ashley Gustafson

From: Sharon Fischtrom [<mailto:fischie55116@yahoo.com>]

Sent: Saturday, September 09, 2017 12:06 PM

To: #CI-StPaul_Ward3

Subject: Ford Plan

Council member Chris Tolbert,

I am excited about the potential for use of the Ford Plant acreage. I just came home & found a door hanger of "Stop the Ford Plan".

I have lived in St. Paul for 30 years, own my home for that time & appreciate the thought & research put into the plan. As far as I'm concerned, full steam ahead!

Thank you for the great job you're doing as our Council member.

Sincerely,

Sharon Fischtrom

1866 Graham Ave

From: Peter Eckman [<mailto:eckmanp@umn.edu>]

Sent: Saturday, September 09, 2017 11:10 AM

To: #CI-StPaul_Ward3

Subject: Ford site plan

Chris,

I live in Highland Park and was recently canvassed by someone who is opposed to the proposed development at the former Ford Plant site. It was proposed that I contact you to indicate my opposition. Instead, I am writing to indicate that my impression is that the plan is thoughtful and based on mixed use and thoughtful development. From what I've heard so far, I am having a hard time coming up with reasons to oppose it and am in general supportive. It seems that much of the argument is based on population density and I am concerned that this is a surrogate argument that is thinly veiled opposition to the fact that we might have more poor people and people of color in the neighborhood.

In summary, I wanted to take a minute to write to indicate that although you may get a lot of messages opposed to the plan, there are those of us who think it sounds very reasonable.

Best regards,

Peter Eckman

2165 Lower Saint Dennis Road

From: Personal Email [<mailto:mmhenke@comcast.net>]

Sent: Saturday, September 09, 2017 9:43 AM

To: #CI-StPaul_Ward3

Subject: Ford plant

Actually, I think your solution or perhaps compromise is the least of the evils. Keep the height of any building at no more than 4 (four) stories.

Additionally the project is too dense.

Molly Henke

1870 Eleanor Ave.

55116

From: Peter Holt [<mailto:the.soup.of.the.day@gmail.com>]

Sent: Friday, September 08, 2017 5:09 PM

To: #CI-StPaul_Ward3

Subject: Appreciate Your Ford Plan Amendment

Good Afternoon Council-member Tolbert,

I'm a new Highland Park resident. My girlfriend and I just purchased our first house on Rome ave at the end of 2015 and we love it here. We both wanted to live in the city but we wanted to be in an area that felt like a quiet neighborhood.

I support mixed use development, and for the most part I support the Ford Plan. I think it will bring a lot to the community and give us our own little downtown. We are excited to have many new amenities within walking distance.

My two concerns with the current plan, and the only things that prevent me from supporting it, are:

1. Building Height
2. Density

Building height has been primarily addressed with the amendment you proposed, which I fully support. Can you elaborate on exactly how much more green space would need to be allow buildings to reach ten stories? I'd prefer just to have the buildings all capped at six stories with no exceptions, but if meaningful green-space is added I may be supportive.

Density is another matter. Reducing building height will reduce density slightly, but I was hoping the number of residents would be closer to 5,000 rather than the anticipated 7,000. The latter number seems very large. I'm not sure what can be done about that. More green-space may again the answer. Even if green-space doesn't fully reduce the number of residents, it gives us all more public space and makes the area feel more open.

Overall, with your amendment, I'm very close to supporting the plan. If there was a way to reduce density or fully cap the buildings at 6 stories I'd prefer that. But your amendment seems like a reasonable compromise and I appreciate you listening to residents concerns.

Peter Holt

From: Kirsten Ingerson [<mailto:ki@rodismith.com>]

Sent: Wednesday, September 13, 2017 8:29 AM

To: #CI-StPaul_Ward3

Subject: Ford Site Plans

To Chris Tolbert,

I am writing in opposition to the current Ford Site Plan and requesting that any final decision on the plan be delayed until after a new St.

Paul mayor is elected. I believe there are two major problem with the plan, population density and traffic congestion. In combination, these problems negatively affect the quality of life for residents of this part of St. Paul. Hopefully, a new administration will be able to consider such things as preservation of the neighborhood and the safety, security and happiness of the people in it.

Kirsten Ingerson

2160 Wellesley Ave.

St. Paul 55105

From: Steve Robertson [<mailto:stephen.w.robertson@gmail.com>]

Sent: Wednesday, September 13, 2017 7:40 AM

To: #CI-StPaul_Ward3

Cc: Meg Robertson

Subject: Yes to Ford Plan

Councilmember Tolbert:

In view of the upcoming city council sessions on the Ford plant plan, I am writing on behalf of my wife and me, to express support for the redevelopment plan for the former Ford plant site. We are current residents of Highland Park, and citizens of St. Paul. We attended some of the many community meetings as the plan was being developed. It is our belief that the plan as currently constituted (or with the height modifications you've suggested) strikes the right balance between advancing the housing supply, building the tax base, keeping a reasonable amount of green space, and allowing for commercial development where appropriate. We know these changes will not come without impacts on the neighborhood, but believe that accommodations have been made to minimize disruptions.

Also -- vote to advance city wide trash collection and get it done.

Steve and Meg Robertson

1732 Scheffer Ave

St Paul

From: Bill Kuhlmann [<mailto:bill.kuhlmann@gmail.com>]

Sent: Tuesday, September 12, 2017 8:27 PM

To: #CI-StPaul_Ward3

Subject: Ford Plant

Councilman Tolbert-When Amazon creates its second headquarters on the Ford plant site this will be meaningless but I am writing in support of the Ford plant site development that has passed the planning commission. I would hope that any development on the site would include wider sidewalks than are seen in many areas of the city and particular in Minneapolis, but beyond that a mixed use development with taller buildings with small "pocket parks" scattered through the development would be a reasonable and appropriate development for the site.

In addition to living in Highland Park, we have an apartment in the south loop of Chicago. Even though that area is filled with 15 to 30 story buildings, the wide sidewalks and green space around the neighborhood make for a very human scale environment. I do not know how familiar with that part of Chicago but if you are not, I would encourage you to take a walking tour through that area to see how high density can feel very pleasant when accompanied by green spaces, even if small, throughout the neighborhood.

I know the start of actual development is quite a ways off but I look forward to seeing what is a unique opportunity for the city and the entire metro area.

Bill Kuhlmann

696 Mississippi River Blvd S

St Paul

From: Dan King [<mailto:dan.king@gmail.com>]

Sent: Tuesday, September 12, 2017 5:44 PM

To: #CI-StPaul_Ward3

Subject: I SUPPORT the Ford Plan

I support the Ford plan and a dense enough development to support viable public transportation, walkable neighborhoods, and affordable housing options. Despite all the signs and things around the neighborhood there are many of us who support progress and want a vibrant future for St. Paul.

From: Rachel Shands [<mailto:info@actionnetwork.org>]

Sent: Tuesday, September 12, 2017 5:43 PM

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.

I affirm my support for the current Ford Site plan which proposes environmental, community and fiscal sustainability.

The current plan provides responsible protection of natural resources, adequate green space, and an opportunity to explore alternative forms of energy.

It also proposes medium and high density housing options which allow aging in place, equitable living opportunities, and expansion of a diverse population.

In addition, the current plan expands Ward 3 and St. Paul's tax base and will enhance commercial and economic opportunity in Ward 3 and the greater city of St. Paul.

Finally, the current plan has been available to the public over the past three years. It is a responsible plan that has been vetted and approved by the City of St. Paul.

Please #SayYesStPaul and vote to adopt the current St. Paul Ford Site plan.

Thank you.

#SayYesStPaul

Rachel Shands

rachel.shands@yahoo.com

1320 Lincoln Ave

Saint Paul, Minnesota 55105

From: Rob and Jane King [<mailto:robjaneking@gmail.com>]

Sent: Wednesday, September 13, 2017 9:01 AM

To: #CI-StPaul_Ward3

Subject: Support FOR Ford Plan

Dear Councilmember Tolbert,

We are writing to express our support for the proposed plan for the Ford plant site. We believe the plan will help make our community more vibrant and sustainable. We hope you will vote for the plan that has been proposed by the City.

Thank you,

Robert and Jane King

740 Mississippi River Blvd S, Apt 8E

St. Paul, MN 55116

Toni Derosier - Called in opposition to the Ford plan; it is overcrowding; delay for new mayor to assess.

From: Philip Jacobs [<mailto:sbocajpilihp@yahoo.com>]

Sent: Tuesday, September 12, 2017 8:32 PM

To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Snelling Zoning Concerns

Councilmember Prince,

This has simply devolved into a game of 'whack-a-mole', when someone becomes enamored with a concept like 'density', and the residents most directly affected by it, the ones that you are elected to represent, must remind you again and again of the problems posed.

I guess that there is a limit to how much time we can take away from work, from family, or from other activities until 'one side' prevails due to exhaustion.

Simply put: It is completely irresponsible to approve high density T3 zoning for the section of Snelling Avenue, between Ford Parkway and I-94, until the effects of the new, under construction, professional soccer stadium, and the proposed, but not fully determined, Ford plant site redevelopment, at either end, are known.

'Known', not 'speculated'.

Due to the high-density use and occupancies proposed for these endpoint locations, T3 zoning along Snelling could redefine the 'perfect storm' of poor urban planning.

Last week I was in Boston, visiting family, and was struck how cities like that would give anything to allow residents to park in front of their homes; to unload groceries; to invite friends over, without having to walk blocks in the winter.

Today, I was stuck in traffic on University Avenue, recalling how this is NOT what makes a city 'livable'. Ironically, I was patronizing a business which had to move off of University Avenue, after more than 50 years, due to real estate pressures from the Green Line.

Increased density is not bad, but it should not be pursued for its own sake. Density should also not be concentrated in one area, in a manner that destroys its appeal, just for short-term profits or tax assessments.

T2 zoning would allow expansion of the moderate density architecture styles along Grand Avenue, Dayton, Portland, etc., with grass, multi-family units, and mixed-use occupancies. This could continue with the redevelopment of Snelling Avenue north of University to benefit larger parts of the City. It would not create concrete neighborhoods, imposing walls, and solar barriers.

Should a unique development be proposed that requires T3 zoning along this route, appeals and variances can be made through proper channels and reviews to allow it. But voting in T3 zoning without

any knowledge of specific plans, means that the City, and neighboring residents, may be forced to accept any such development, regardless of how disruptive.

A basic principle of medical care is 'first do no harm'; it should apply to zoning in this case. Speculating on T3 zoning, without knowledge of the effects from MLS and the Ford plant, opens this part of Saint Paul to catastrophic congestion failure. Waiting to see the results of these endpoint developments, allows us to still make good choices for Snelling Avenue and Saint Paul as a city.

I ask you to vote 'NO" on T3 zoning for this section of Snelling Avenue.

Philip Jacobs
1557 Goodrich Avenue
Saint Paul, Minnesota 55105

WARD 6 FORD SITE on SEPTEMBER 12, 2017

Dan Bostrom,

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

I affirm my support for the current Ford Site plan which proposes environmental, community and fiscal sustainability.

The current plan provides responsible protection of natural resources, adequate green space, and an opportunity to explore alternative forms of energy.

It also proposes medium and high density housing options which allow aging in place, equitable living opportunities, and expansion of a diverse population.

In addition, the current plan expands Ward 3 and St. Paul's tax base and will enhance commercial and economic opportunity in Ward 3 and the greater city of St. Paul.

Finally, the current plan has been available to the public over the past three years. It is a responsible plan that has been vetted and approved by the City of St. Paul.

Please #SayYesStPaul and vote to adopt the current St. Paul Ford Site plan.

Thank you.#SayYesStPaul

Rachel Shands

rachel.shands@yahoo.com

1320 Lincoln Ave

Saint Paul, Minnesota 55105

Hi,

I am living in 2215 Scheffer Ave, Saint Paul, MN

I am serious concern about the development of ford site in current plan.

Please understand what the big concern the neighborhood has: Traffic and Culture.

By the way, the community is losing the trustee to City and the Council.

City and the Council need to earn the trustee back from the residences in this area in order to make the project moving forward. And this needs time.

Please postpone the timeline, rebuild the trustee, rethink the plan, and lower the density. YU-MAO TSAI

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

Sent: Friday, September 01, 2017 5:24 PM

To: #CI-StPaul_Ward3

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

Councilmember Tolbert, I oppose the current Ford Plan. I live on Cretin and the plan will greatly increase traffic on the street. My property value will drop! I urge you to listen to the people who put you on the council - listen to the neighbors concerns and what we want for our neighborhood. Please delay the September 27 vote! We want a better neighborhood than what is currently planned. Mary

Carol Tauer – VM Wed 9/13 at 10:40 am – She is a strong supporter of Ford. Look at all of the letters in The Villager. Admirable details and there are many who are in support. Outrageous flyer being distributed which makes them look hysterical.

Ms. Scanlan – 1214 Edgcumbe Rd – VM at 11 am on 9/13 – Opposed to Ford; layover until a new Mayor elected.

Doug Petty – Left VM at 11:10 – 9/13 – Called in support of the Ford Plan. Move the process forward. He's upset people are opposing the plan and the city desperately needs the projected \$22 million – schools need it too, but so does the city. Support the Ford plan as we go forward.

Kirstin Draba – Lives on Mount Curve – Said she lives two blocks from Ford, is very worried about the plan saying traffic and green spaces have not been addressed as her neighbor has told her. Redo the plan – it's too modern and forward looking.

Bob Vanney – 401 Mt Curve – Left VM on 9/13 asking C/M Tolbert to urge all the other Councilmember's as well to postpone the Ford vote until after a new Mayor is elected.