

Pat Duffy (657 Fairview) is opposed to the Ford Plan. It is already difficult to navigate the neighborhood, and adding 10,000 more people will make it impossible to pull out into the street, especially for elderly people.

Mary Ann Wyland (687 Mount Curve) has lived there for over 20 years. She asked that the Council wait until there's a new mayor. Maybe the new mayor will stick up for the residents.

John & Carol Quinn (567 Warwick) oppose the master plan for Highland Park Village. They live in Highland Park and feel it's a village. Most people work hard and should continue to have their quality of life.

From: Kevin Mencke [<mailto:menckek@msn.com>]

Sent: Wednesday, September 13, 2017 6:04 AM

To: #CI-StPaul\_Ward3

Subject: Ford Site Development

Dear Councilman Tolbert,

I am writing to express my opposition to the current proposed plan for the Ford site development.

Specifically, I am concerned about the impact on traffic, public safety, parking and the "ripple effect" of all of these factors we will experience as residents in Highland Village. This plan would undoubtedly add significantly more traffic to our already congested roads. Fundamentally change the area forever. Why is such a high density plan such a good idea? We have lived in Highland for over 30 years. I realize that when dealing with the city and development, compromise is typically the end result of these contested issues. We encourage you, Mayor Coleman and the development team to do your best to find a plan that is less dense, more green and less controversial than the current plan.

Sincerely,

Kevin Mencke & Susan Rafferty

2135 Pinehurst Ave.

St. Paul, MN 55116

From: Kirsten Ingerson [<mailto:ki@rodsmith.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: VIRGINIA burwell [<mailto:v.burwell@msn.com>]  
Sent: Wednesday, September 13, 2017 10:02 AM  
To: #CI-StPaul\_Ward3  
Subject: Stop the Ford Plan

Hello Councilman Tolbert,

I want you to know that I oppose the Ford Sit Zoning and Public Realm Master Plan. I think that the vote on the Ford Site Zoning Plan should be delayed until January, 2018 when there is a new Mayor in office.

Thank you,

Virginia Burwell

1724 Field Ave

St. Paul, MN 55116

From: young-nam kim [<mailto:kimxx002@umn.edu>]  
Sent: Wednesday, September 13, 2017 10:15 AM  
To: #CI-StPaul\_Ward3  
Subject: Ford Site  
Dear Mr. Tolbert,

This is to express our passionate opposition to the Ford Site Zoning and Public Realm Master Plan and we would like to request that the City Council delay the vote until a new Mayor is chosen in January. Thank you.

Ellen and Young Kim  
445 Mt Curve Blvd.  
St .Paul, MN 55105

From: Sandy [<mailto:sandraliverson@gmail.com>]

Sent: Wednesday, September 13, 2017 10:32 AM

To: #CI-StPaul\_Ward3

Subject: Ford development

To Chris Tolbert:

We are very concerned about the increase in traffic along Cretin avenue we can expect with this Ford development plan. Please reconsider your decision to vote for the plan as it now stands.

Sandra Gingold Iverson and Timon Iverson  
2172 Stanford Avenue  
St. Paul 55105

From: joyce nilsen [<mailto:joyce.nilsen@gmail.com>]

Sent: Wednesday, September 13, 2017 11:13 AM

To: #CI-StPaul\_Ward3

Subject: Ford plant project

I would like to vehemently oppose the Ford Site plan as it is at this moment. I live on the corner of Cretin and Iglehart ave. Over the years Cretin has become a mini-freeway. Just two weeks ago my husband was severely injured by a distracted driver at the intersection of Marshall and Cretin. Cars turn into Iglehart to avoid the light constantly all day making it dangerous to cross the street at times because they speed through our neighborhood. If anyone thinks that adding residents will be a negligible effect, they are living in another planet. We have buses, ambulances and police interrupting the little peace we have. Since we have occupied this house since 1968, we have seen the effects of both the freeway traffic and the increase of the speed limit have tremendous negative effects on the quality of the neighborhood. If you have not done so already, I invite you and your colleagues to spend time during rush hour to see exactly what I am describing and then think if there will not be too

much of an impact as the plan stands today. Please delay the vote until we can elect another mayor who may have a better point of view for this project.

Thank you for your attention,

Joyce Nilsen

2177 Iglehart Ave

St. Paul

From: Greg Nayman [<mailto:gmnayman@kcl-group.com>]

Sent: Wednesday, September 13, 2017 2:57 PM

To: #CI-StPaul\_Ward3

Subject: Ford Site Development Plan

To Chris Tolbert or To Whom It May Concern;

All the hours put in to the City's Ford Site Development Plan don't make it a good plan. We need a rethink. We need to delay the City Council vote on this issue. It's all over the board.

TIF is a giveaway and really screws those of us who live in Highland Park. Frankly, the best idea is to see if we can't get Amazon to sign on to this site. Let's get back to the drawing board.

Greg Nayman

1635 Hillcrest Ave

St. Paul, MN 55116

From: Robert F. Vanney [<mailto:bob.vanney@vanneyassociates.com>]

Sent: Wednesday, September 13, 2017 3:48 PM

To: #CI-StPaul\_Ward3

Subject: Postpone the Vote on the Ford Plan

Counsel Member Tolbert,

I am writing to request to ask the Saint Paul City Council to delay their vote on the proposed Ford Development Plan zoning until after the new mayor of Saint Paul is in office.

It is imperative the plan be re-examined and reassessed and a thorough & comprehensive traffic study be done along with an Environment Impact Statement. The new mayor, who will be tasked with implementing the Ford Plan, should have input.

The traffic information that was disseminated at the town hall meeting was incomplete, lacked consideration for traffic control devices, did not consider restricting increased traffic through existing neighborhoods or potential road reconstruction to increase capacity on existing major arterials.

If a private developer brought a proposal to the City to rezone this property as the city is proposing, you would require them to demonstrate the following:

1. The proposed use(s) are proper for the site.
2. Will be economically viable.
3. Is a good fit within the context and scale of the existing neighborhood.
4. Is safe for the surrounding neighborhood & community.
5. The City would require a complete, comprehensive & thorough traffic study done by recognized independent Professional Traffic Engineer.
6. The City would require an Environment Impact Statement.

All this would be required prior to the City considering any action on the proposal.

Why should you, the City Council and us, the Citizens of Saint Paul expect anything less when creating the Plan for the Ford Site.

We, collectively, Should Not!

Postpone the vote for the Ford Plan until the new Mayor of Saint Paul has taken office next year.

Thank you!

Sent from my iPhone

Bob Vanney

From: Bielinski, Suzette J., Ph.D. [<mailto:Bielinski.Suzette@mayo.edu>]

Sent: Wednesday, September 13, 2017 4:21 PM

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

Cc: Bielinski, Suzette J., Ph.D.

Subject: Oppose Ford Redevelopment Plan

Importance: High

City Councilmembers,

I am a Highland Park resident opposed to the current plan to redevelop the Ford site. The density proposed is unprecedented and quite frankly more of a social experiment than a thoughtful redevelopment of an existing urban neighborhood. I am equally concerned that council members from other wards are in favor of this plan in direct opposition to the majority of us that live here. This has not been the tradition in the past and represents a very alarming change in city leadership. Likewise, approving this plan 6-weeks before a Mayoral election that changes the administration is an unforced error in judgement. Therefore, I ask that you vote against the plan at the upcoming City Council meeting or at a minimum delay the vote until the new administration is in office.

“There is power in public opinion in this county – and I thank God for it: for it is the most honest and best of all powers – which will not tolerate an incompetent or unworthy man to hold in his weak or wicked hands the lives and fortunes of his fellow-citizens” – Martin Van Buren (8<sup>th</sup> President of the United States and founder of the Democratic Party)

Suzette Bielinski

2032 Bordner Place

Saint Paul, MN 55116

From: E Autumn [<mailto:eau62833@gmail.com>]

Sent: Wednesday, September 13, 2017 4:38 PM

To: #CI-StPaul\_Ward3

Subject: opposition to Ford Site Zoning and Public Realm Master Plan

Dear Councilmember Tolbert:

Please consider the environment and our quality of life as you devise the Ford plan.

Too many people with too many vehicles, not enough greenspace and recreational facilities for kids and grownups who need them, and too-high buildings are not improvements to our city.

The city's slogan is

[The most livable city in America.](#)

Please work to keep it that way.

Please delay the vote until a new mayor is sworn into office in January.

Thank you.

Emily Autumn

1246 Juliet

From: Elizabeth Lenz [<mailto:elizabethjlenz@gmail.com>]

Sent: Wednesday, September 13, 2017 5:58 PM

To: #CI-StPaul\_Ward3

Subject: ford master plan- DELAY vote

Dear Chris,

I think the Ford site master plan is really gonna make a mess of the St. Paul I know and love.

It is a bad idea to put so much housing and so little green space for kids to play ball. Traffic is already a mess and this will make it so much worse. Its not too late (like it is for the soccer fiasco).

I am 100% against the plan, and I feel the vote should be delayed until we get a new mayor.

Please listen to your constituents that voted for you.

Elizabeth Lenz

From: Susan D. Johnson [<mailto:susanjohnsonrw@aol.com>]

Sent: Wednesday, September 13, 2017 6:23 PM

To: #CI-StPaul\_Ward3

Subject: Ford site and plan

Councilmember Tolbert,

I am writing to address the issue of the Ford plan and the site on which it is located. I am extremely opposed to what has been going on and the decision making process. The plan on the table significantly effects the Highland neighborhood and its residents like me, with high environmental impact, yet discussions about rethinking the plan to a more manageable plan has stalled. This is unacceptable. As my council representative, please heed what so many people in your ward are asking and delay the vote so that an agreement can be made with compromise instead of disregard for the lives of the people who live here.

Susan Johnson

Munster Ave, St. Paul

From: Nancy W [<mailto:stanfieldwerner@gmail.com>]

Sent: Wednesday, September 13, 2017 6:55 PM

To: #CI-StPaul\_Ward3

Subject: NO TO FORD SITE PLAN

Mr. Tolbert,

I am a somewhat new resident of Highland Park, having purchased a home here in January 2016. I am opposed to the current Ford Site Plan. I am against the high density intention along with the lack of green space.

I am suspicious as to why the matter must be voted on before a new mayor is in office.

It is a project that has been discussed for years so why the rush over a few months?

Please delay the vote until the new year.

Thank you.

Nancy Werner

1680 Bayard Avenue

St. Paul, MN 55116



From: eanzueto [<mailto:eanzueto@yahoo.com>]  
Sent: Wednesday, September 13, 2017 7:44 PM  
To: #CI-StPaul\_Ward3  
Subject: Stop the Ford Plant

Mr. Tolbert,

Having more traffic, pollution and less green space are not the reasons for people to continue living in Highland and Magroveland neighborhood.

Please take more time to think and protect our neighborhood. Young children and older people frequently walk our streets and more traffic will make them less safe.

Delay the vote or do not vote on the Ford Site Zoning Plan.

Regards,

Elvira Anzueto

1659 Bayard Ave.

Saint Paul. MN 55116

From: Mark Sexton [<mailto:markjsexton@comcast.net>]  
Sent: Wednesday, September 13, 2017 9:16 PM  
To: #CI-StPaul\_Ward3  
Subject: Postpone the Vote on the Ford Plan  
Councilman Tolbert -- I respectfully request postponement of the Ford site plan until after the approaching Mayoral election. Thank you. -- Mark Sexton 407 Mt Curve

From: Anne [<mailto:seattle1000000@gmail.com>]  
Sent: Wednesday, September 13, 2017 10:21 PM

To: #CI-StPaul\_Ward3

Subject: Ford Plan

Dear Councilman Tolbert:

Please work to significantly increase green space in the Ford plan and reduce the number of residents.

It's a joke to think most residents will be biking and busing. The current plan will cause a traffic mess.

Do not rob the youth of their athletic field.

Edna Anne Scoville

Jefferson Avenue

From: Djg [<mailto:djgoldberg@aol.com>]

Sent: Thursday, September 14, 2017 10:35 AM

To: #CI-StPaul\_Ward3

Subject: Highland Park Ford plan

Hey Chris ,

I would like to introduce myself to You. I am :

David Goldberg .I have lived in Highland Park since I was born in 1960.

I am e-mailing You today because of The Ford Plan.

I Oppose The Ford Site Zoning and Public Realm master Plan.

I would ask You and The rest of The city Council to Delay the vote until a new Mayor is

Sworn into office in January.

I will leave my contact info below .I look forward to hearing from You soon .

Thank You !

David Goldberg

1870 Worchester ave.

Saint Paul,Mn. 55116

From: Winslow Grandstrand [<mailto:wgrandstrand@gmail.com>]

Sent: Thursday, September 14, 2017 11:14 AM

To: #CI-StPaul\_Ward3

Subject: Proposed Ford plant project and Snelling Avenue high rise buildings

Council member Chris Tolbert

Watching the development projects that are being proposed for St. Paul it is my feeling that they do not meet the needs of Saint Paul.

Starting with the Ford site, we see an attempt to massively increase the population density in that area. First, it does not meet the current character of that residential area. Second, it massively increases population in the area, which will create traffic problems, parking problems, devalue the surrounding established properties, and increase crime. Currently, there is bad traffic congestion during high peak hours of travel.

In addition, it will destroy one of the best character developers in the city, Highland little league. My son played ball on those fields for many years and it was a program that kept him and many other kids off the street and focused them on healthy competition and teen activities.

To prevent the destruction of the neighborhood from happening I would request that you vote to reject the proposal.

Second, development is trying to make Snelling Avenue a high-density population area with high rise apartments. Again, what is being proposed does not meet the existing character of the area. It will bring with it parking problems, traffic congestion, and crime. Once again, to prevent the destruction of the neighborhood from happening I would request that you vote to reject the proposal

Sincerely,

Winslow D. Grandstrand

355 Macalester Street

Janet Humphrey – W3 constituent - Supports the Ford plan; doesn't know if it's perfect but feels it will bring diversity and a mixed use to the area.

Bren Hoffman – 407 Brimhall – In opposition to the Ford plan; Neighborhood will be too built up if this continues; if this happens he will move and take his dollars elsewhere.

Tom Basgen – 659 Wilder – Called to say he is in support of the Ford plan.

Jane O'Brien - W3 resident – opposes Ford plan; she lives off Cretin and as it is now she has to wait forever to cross – it's the main artery; highrises will be a shame if put in.

Luke Hanson – 1880 Grand Ave He supports the Ford plan as amended by CM Tolbert and thanks him for his hard work; would like him to encourage all Councilmember's to support the Ford plan in its current status with the amendments; it fits into the neighborhood and is a wonderful idea; as the Twin Cities grows it is crucial to use opportunity like this to include housing stock in St Paul as much as possible especially for the recent equity. There are burdens in the poorer neighborhoods of the city that already lack equity benefits and can benefit from Highland Park and Mac-Groveland from our tax dollars; put the burden in our neighborhood to increase the number of housing units and therefore increase tax

revenue. It's good for sustainability, transit and green space. CM Tolbert has invested his time in this plan and urged Council to vote for it.

1729 Scheffer resident – In support of the Ford plan.

**Sent:** Thursday, September 14, 2017 3:43 PM

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

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

**Subject:** Highland / St. Paul citizen's group petition that opposes the current Ford Site Zoning and Public Realm Master Plan



[www.livablesaintpaul.com](http://www.livablesaintpaul.com)

**September 14, 2017**

**Subject:** Submission for Public record - Highland / St. Paul citizen's group petition that opposes the current Ford Site Zoning and Public Realm Master Plan

**Dear St. Paul City Council members:**

Please find attached a petition that has been compiled over the preceding 8 months, which opposes the current Ford Site plan offered for public comment.

A grass-roots neighborhood group called *Neighbors for a Livable Saint Paul* and **1,894** community petitioners firmly believe that the current draft plan approved by the Saint Paul Planning Commission on July, 28 2017, has many flaws and oversights that will create long term negative impacts on the broader existing community.

We are a group of neighbors who love Highland and are advocating for a Ford site development that is a rational, balanced, safe and harmonious extension of our village. We are part of the community majority who oppose the City of Saint Paul's zoning plan allowing up to 4,000 housing units, a 30% increase in Highland's population. We urge Council members to skim read the hundreds of citizen comments in this attached petition – these are the real viewpoints from the Council's collective constituency.

**Some specific points of concern:**

- Excessive, unnecessary density – overcrowding drives negative ramifications, property value harm
- Excessive building heights – planned construction will be out of scale with the Highland area
- Unacceptable traffic volumes - flawed traffic studies had extremely narrow scope & confirmation bias
- Only 9% mandated parkland – currently no plan for recreational space (e.g. no new location for baseball fields in the draft plan)
- Intensified pollution – excessive solid waste, runoff, noise and light pollution, and remaining long-term environmental liabilities
- The City anticipates “need” for TIF/public subsidies to help defray excessive site infrastructure costs
- Community ignored - The City attempted to “listen” but has not “heard” or suitably reacted to our criticisms or suggestions. The predetermined concept plan has not substantively changed since submitted in November 2016.

We submit this petition as a clear indication that there is widespread opposition to the current draft plan. This draft plan needs substantial amendments before it would be acceptable to the mainstream community. We strongly urge you to delay the September 27 Council vote until after these community issues can be addressed and amendments thoughtfully developed and proposed.

Respectfully submitted,

**Bruce & Jean Hoppe** (531 Mt Curve, St. Paul), with *Neighbors for a Livable Saint Paul*

From: Paul Nelson [<mailto:ashland1661@gmail.com>]

Sent: Monday, September 11, 2017 12:44 PM

To: #CI-StPaul\_Ward3

Subject: Highland baseball

Dear Mr. Tolbert,

The city's abandonment of Highland baseball/softball is shameful. I was on the organization's Board when the city's Ford planning began. City staff repeatedly assured us that the fields would be protected.

A new developer is likely to have no commitment to our city. It's up, then, to elected officials to protect what is precious.

St. Paul sells itself cheap.

Paul Nelson

1661 Ashland

St. Paul

From: Janet Humphrey [<mailto:janethumphrey@comcast.net>]

Sent: Thursday, September 14, 2017 1:18 PM

To: #CI-StPaul\_Ward3

Subject: in support of the Ford Site Plan

Hello, Chris Tolbert,

I support the Ford Site Plan that the city has put forward. I have lived in Europe and visited in Toronto where the population density far exceeds ours. Particularly in the Netherlands, they live together well. When I was in college I read in my urban history class and iconic book by Jane Jacobs, "The Death and Life of Great American Cities," in which she demolished the supposed advantages of rigid zoning in cities (as most cities do it) and advocated for mixed primary uses (retail, multiple forms of housing, sidewalks, transit, schools, community centers) throughout neighborhoods and cities. It makes the neighborhoods more interesting, serves the neighbors better, decreases crime because there are more "eyes" looking out and makes for a better city. Now we have a chance in St. Paul to deliberately create a neighborhood. We can make it a healthy mixed primary use neighborhood. We can have many different kinds and styles of housing and of retail with recreation spaces. Over the coming decades, there will be fits and starts, bumps in the road, but overall I think this will be healthy and good for all of us. We cannot wait until the next mayor is sworn in. By that time Ford will likely have sold the plant without this zoning and we may just have industrial, which is not very exciting or attractive. Excellent public transportation is crucial to this project and throughout the city. We must have better transit.

Janet B. Humphrey  
1748 Wellesley Avenue  
Saint Paul, MN 55105

From: McMahon, Melanie (CI-StPaul)

Sent: Thursday, September 14, 2017 11:17 AM

To: #CI-StPaul\_Ward3

Subject: Ford public comment

Richard Michel

1893 Sargent Ave.

Concerned about traffic – there's no way the neighborhood can handle increase traffic from the Ford site. Common sense is that we can't handle the additional traffic. Ayd Mill and Snelling/Selby is an example of poor planning. This is a quality of life issue and people living on the river already deal with traffic, the road being shut down for races and high property taxes.

From: Kelley, Pattie (CI-StPaul)  
Sent: Wednesday, September 13, 2017 10:16 AM  
To: #CI-StPaul\_Ward3  
Cc: Burger, Kathryn (CI-StPaul)  
Subject: Toni Derosier - Ford - Public Comment

Toni Derosier - Ford –

Called 9/13 at 10:15 am in opposition to the Ford plan; it is overcrowding; delay for new mayor to asses.

From: Kelly Michel [<mailto:kelly@michelsales.com>]  
Sent: Monday, August 14, 2017 2:07 PM  
To: #CI-StPaul\_Ward3  
Cc: Mary Michel ([marymichel6@gmail.com](mailto:marymichel6@gmail.com)); Matt Michel; Rick Michel; Chip Michel ([chip@mico-usa.com](mailto:chip@mico-usa.com))  
Subject: Message from Kelly Michel

Chris

The current Ford plan does not adequately address or offer solutions to additional traffic

Look at Selby/Snelling

Look at the stadium site

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

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

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

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

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

Grew up in and then elected you to represent us.

Kelly Michel

From: [thaas26@comcast.net](mailto:thaas26@comcast.net) [<mailto:thaas26@comcast.net>]

Sent: Monday, September 11, 2017 5:36 PM

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

Subject: I would like to thank you for your dedicated service as a city council member

Mr. Tolbert,

I would like to thank you for your dedicated service as a city council member. Your role and position has been an important factor in making Highland Park and St Paul a great place to buy a home, raise a family and live a good life. Mr. Tolbert you do important work and I appreciate your efforts.

About 28 years ago we bought an older outdated house on Montreal Ave 2 blocks east of the Ford Plant. Over the years we have spent \$180,000 on improvements and pay about \$6000 year in property taxes. Up until recently we had no idea how much the Ford development would ruin our block and our retirement plans.

No one in the area wants the high density development. The leader of the few members of the high density group and the ones writing letters to the editors are people who live miles from the Ford Plant and a lot of them are not even from St Paul. There was a prominent one Sept 3rd in the St Paul Pioneer Press by one of the leaders of the high density plan group. He does not own a home, lives a long way from the development and works in Minneapolis! No wonder he favors your high density plan.

Please consider taking the time to really listen to the people who need your help. Like I said, no one in the area wants it. Shouldn't the people who will be most affected have a voice?

Thanks for your consideration.

Tom

From: [thaas26@comcast.net](mailto:thaas26@comcast.net) [<mailto:thaas26@comcast.net>]

Sent: Wednesday, September 13, 2017 5:48 AM

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

Subject: Mr Tolbert we need your help!

Mr. Tolbert,

We need your help!



Drive west on Montreal Ave and look at all the Stop The Ford Development signs just west of Fairview. Montreal Ave is full of them and more are on their way.

There are about 10 on one side of the street and not one Yes. Everyone knows the super high density plan that is currently on the table will ruin the neighborhood. 7000 people is way too much in such a small area.

People are really depressed, having anxiety and sleepless nights over this.

I have lived on this block for 27-28 years and know the neighbors well. When I walk to bus to go to work I see a rare Yes sign but those are on rental property for the most part. A few are single people with no kids who had not spent any where near \$180,000 improving the neighborhood.

Please stop rushing the development and let the people who have the most to loose have a voice.

Thank you.

Tom

From: [thaas26@comcast.net](mailto:thaas26@comcast.net) [<mailto:thaas26@comcast.net>]

Sent: Thursday, September 14, 2017 5:42 AM

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

Subject: Afraid to buy a home in Highland due to your Ford Development plans

Mr Tolbert,

We live a few blocks from Ford and some of the neighbors were talking about how nice it has been to grow up in the area and buy a home here. I bought my first Highland Park Home in 1980 and I bought my current house about 27 years ago.

Several mentioned adult children who were relocating to the Twin Cities. They also mentioned that they were afraid to buy a home in Highland Park due to your high density, 7 story development plan. I spoke to one who said they always dreamed of living close to their children and grandchildren but now you are forcing them to buy in the suburbs.

Please consider the impact your plans are having on families.

Tom

From: Peter Engel [<mailto:legnep@gmail.com>]  
Sent: Thursday, September 14, 2017 8:12 AM  
To: #CI-StPaul\_Ward3  
Subject: Delay The Approval Of The Ford Plant Plan

Councilman Tolbert

I am opposed to the development plan for the Ford plant as it is currently constituted. To be clear, I think the site should be developed but not per the current plan. My opposition is four fold. First the plan does not replace the high paying jobs that were part of the original Ford plant. More retail and fast food doesn't support a living wage. We need good paying jobs to make this City thrive. Second, the congestion that will be created by the proposed density. The local street grid can't handle this density. Sorry, not everyone rides a bike. Third, the loss of the Ford Fields Little League site. Highland and MacGroveland are already short of park space for kids. This plan eliminates a resource that has served our community for years. Finally and most importantly the use of TIF financing. This is the most attractive development site in the country. There is no reason to give away tax dollars to attract a developer. The City needs tax revenue now. TIF is a crutch and a give-away that needn't be deployed. I urge the City to delay this decision and revise the plan to address the neighborhood's concerns.

Peter D. Engel

797 Ridge Street

Saint Paul, MN 55116

From: [ktsuther123@gmail.com](mailto:ktsuther123@gmail.com) [<mailto:ktsuther123@gmail.com>] On Behalf Of Karen Sutherland  
Sent: Thursday, September 14, 2017 9:06 AM  
To: #CI-StPaul\_Ward3  
Cc: Karen Sutherland  
Subject: The Ford plan

Council Member Tolbert:

I oppose the Ford Site Zoning and Public Realm Master Plan. Since 1970 I have lived on Mount Curve Blvd which will be directly affected by traffic coming from the over 7000 new residents proposed for

that area. Of course, my length of residency puts me into the "not going to be around" category. If that's the city's philosophy, you might as well stop reading this.

As you know, the city has already removed 47 healthy trees including a heritage elm, identified by the city forester as an ash, from our block and plans to repave it next Spring. We cannot help but think that this is in preparation for Mount Curve taking the additional traffic that Cretin won't be able to handle. You have said that "streets" (I noted the plural) in the area will be able to handle the additional traffic. That is true, but only if a quiet residential street such as ours is turned into a major thoroughfare.

When the Ford plant was operating, there were times when Cretin was closed. Change of shift (never anywhere near 7000) traffic came up Mount Curve toward I-94. Speed limits were not respected. We had to keep our children, no match for a speeding car, inside. On two occasions, we requested that the police be present at Mount Curve and Jefferson. They ticketed so many vehicles that the street was blocked. Of course, as soon as they left, it started again. The obvious alternative to Cretin is Mount Curve.

None of the problems associated with this huge increase in traffic have been addressed. There is no contingency plan for handling traffic problems. Those of us who have contributed to our neighborhood and to our city for so many years know from experience that statements such as this project lowering rents and encouraging people to use mass transit are pie in the sky. Hopefully it will, but there is no proof whatsoever.

Please delay the vote until we have a new mayor and please use that time to rethink what you are doing to our neighborhood.

Karen Tracy Sutherland Ph.D

464 Mount Curve Blvd

St Paul 55105

From: Dr. Robert Glineburg [<mailto:dr.robertg@comcast.net>]

Sent: Sunday, September 10, 2017 12:51 PM

To: #Cl-StPaul\_Ward3

Subject: The Ford Plan

Dear Councilmember Tolbert

My wife and I have lived in Highland Park for 36 years. We raised our children in Highland Park. We moved here because we knew that we would like the Highland Park and Highland Village and neighborhood-feel of the place. The Ford Plant was never a real neighborhood cultural asset but it was an economic St. Paul asset and provided jobs for many generations of residents of St. Paul and

Minneapolis. That was a good thing. The basic problem with the current Ford Plan is four fold. It will provide for too dense a population that the Highland Park and Highland Village cannot comfortably absorb. The building heights that will be allowed in the current Plan are too high for its near-the-river location and not consistent with most other building heights in the neighborhood. The present Ford Plan with the estimated added population of around 8,000 people will create a transportation traffic nightmare in the community. The Ford Plan doesn't offer enough green space for relaxation and sports. The Highland Park Little League fields are an institution in our community and they are eliminated in the Ford Plan.

My general impression is that the City of Saint Paul's primary concern is about using the Ford Site as tax revenue producer for the City at large and to hell with how it impacts the Highland Park neighborhood and its residents. If you care about the Highland Park neighborhood and Highland Village, the City would trade the Ford site from its potential owners and make a trade with them for the Highland Park golf course land. Make the Ford site more or mostly green space and park land and the golf course land the new commercial-residential area. The golf course land developed as a commercial-residential area would be able to better support a larger more dense population and the real plus to this location is that it offers the much better transportation capabilities, whether public or private, that go with this site - Snelling Avenue, 35E, West 7th Street - Highway 5.

Please don't give up on Highland Park and Highland Village. Please STOP THE FORD PLAN. Keep neighborhood-feel of our community.

Robert and Mary Glineburg

1849 Pinehurst Avenue

Saint Paul, Mn 55116

From: Janet Munson [<mailto:jlmunson44@gmail.com>]

Sent: Thursday, September 14, 2017 8:45 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plan

Please STOP the current plan for the Ford Plant and Stop plans for increasing the density along Snelling Avenue. The Highland neighborhood would be very negatively affected by current plans. It currently is a very desirable place to live where neighbors take pride in their homes and their relationships with their neighbors. It is a great place to raise children. Increased traffic in Highland already has often deterred me from shopping in "the village". Highland has been an asset to the city. Don't ruin it for generations to come!

Chris Koonen –She and her husband live on the corner of Randolph and Montrose Ln and support CM Tolbert on yes to the Ford plan. She has talked with many of her neighbors who are misinformed; she has been many meetings over the years and she and her husband are both very well informed. You are on the right track – keep going! A bit more green space would be nice, but they do have their “Yes” sign up in their yard.

Shannon Straiger – Doesn’t know if she yet supports or opposes the Ford plan but in either case believes laying it over until a new mayor is elected is the honorable thing to do.

From: Andrea LaCroix [<mailto:alacroix19@gmail.com>]

Sent: Thursday, September 14, 2017 3:03 PM

To: #CI-StPaul\_Ward3

Subject: I oppose the Ford Site Zoning and Public Realm Master Plan

I would like the City to to delay the vote until a new mayor is sworn in.

Thank you,

Andrea LaCroix

St. Paul Resident

From: Jill Meyer [<mailto:jillmeyer1@gmail.com>]

Sent: Thursday, September 14, 2017 9:24 PM

To: #CI-StPaul\_Ward3

Subject: In Support of a Liveable St Paul

Hello,

I'm writing to express my concerns with the current zoning plans for the re-development of the Ford Plant land. I am not opposed to change. I remember when a lonely Montgomery Ward, surrounded by a massive parking lot, stood where Starbucks and Target Express now stand. I remember when the strip mall was only on one side of Ford Parkway. I remember when there was a gas station and Party City on the corner of Finn and Ford next to a Snyders, before Walgreens. Much of the progress we've seen in Highland Village has been progressive but gradual and thoughtful.

As a supporter of the Neighbors for Liveable St Paul, I do not ask you stop the development, I simply implore you to slow down and re-evaluate what we want this part of town to look like in a couple of decades. The proposal includes massive high rise buildings, the addition of up to 30,000 vehicles and

10,000 people. Our calm walks along the river will be no more. Our quiet nights will be no more. No more games at the Ford fields. Instead, we'll be forced to look at tall buildings and listen to horns honking while we're stuck in gridlock just trying to get to our homes. The proposals of two streets into the development is insufficient. While "studies show" the roads can handle the extra traffic, why should they have to? Adding only two roads into and out of the development is not enough. The space is surrounded by a river and a bridge. Two additional roads, in the midst of already congested traffic, (Cleveland/FordParkway) is laughable. What's more, who is going to pay for these roads?

We, the tax payers, will pay for these roads and this development in more ways than one. Giving a developer a nearly 300 million tax incentive while single tax payers bear the burden is unfair. It's unlikely that our property taxes will go down, they will, most likely increase due to the development. That 300 million dollars, even a portion of it, could be better spent hiring and supporting new emergency responders, fire fighters and law enforcement that a 30% increase in population will surely demand. That money could go towards more thoughtful infrastructure. Mass transit. It could go towards schools. New residents need police, fire and a place to send their children to school. Has all of this been considered?

Please start seeing the signs, listening to the people and continue the conversation to make this space into "something for everyone."

Thank you

Jill Meyer

Highland Park Resident

From: Matt Meyer [<mailto:meyeravenue@gmail.com>]

Sent: Thursday, September 14, 2017 10:15 PM

To: #CI-StPaul\_Ward3

Subject: Please Rethink the Ford Site Plan

Dear City Councilperson Tolbert,

It was nice to meet you at the open forum you held at Gloria Dei. I did not have a chance to speak then, so I would like to outline my objections to the current plan. I have lived a block from the Ford Plan for 12 years. I have been following the progress that the plan has been making. Like many of my neighbors, I was taken aback when the final zoning plan was released.

I want to make clear that I am not against multi-family housing, or the use of the public transit, or affordable housing, or increasing diversity of the Highland district. In fact, I think that the low side of the zoning estimates are ideal, and can still accomplish these goals.

That said, the high end of the estimate is simply unacceptable. One of the guiding rules of the task force was to keep the development in line with spirit of the Highland Park neighborhood as it exists. But consider this on the basis of population density. The average population density of Highland is currently about [9,000 people per square mile](#). The proposed zoning would fit up to 7200 people in .2sq miles, for a population density of 36000 per sq mile. According to [Wikipedia](#), if the new Ford plan were incorporated in its own right, it would make for the 5th most densely populated area in the United States.

Secondly, while opponents such as myself maybe engaging in catastrophic thinking, I am sure that ardent proponents are engaged in magical thinking. I just do not see how building a neighborhood without adequate parking will make adequate transit automatically appear. Think about what the southwest lightrail spur has had to go through and they have not even agreed upon a plan yet.

I want to emphasize: I am for rezoning to mixed-use and multi family. I would love a little revitalization of the neighborhood. But I URGE you NOT to allow the zoning to include a the possibility of the shortest building being ten stories and the maximum being 10 (even with the Tolbert amendment the developer can "buy back" height buy building one or two less structures.)

Thirdly, while in general the space will be more public friendly than it was when Ford owned it, 9% green space is not enough. I know it is city-reg minimum, but here you have to fight for something better. The [World Health Organization](#) recommends a minimum of 10-15% greenspace (9sq meters per person or 16 acres for 7200 people) for new development. And this is especially true if there will be towering structures that give the illusion of being confined.

Lastly, I urge you to rethink the TIF giveaway of \$275 million. No matter what the final plan looks like there will be no shortage of developers interested in buying this land. They stand to make hundreds of millions over the next 20 years. What's more, that \$275 million could be used for MANY things in the new and surrounding area, including schools, additional police and fire, the upkeep of current parks and neighborhoods, and, among other things, avoiding steep property tax increases on long time residents of Saint Paul.

Please, please, please stop to rethink how the high-end of the zoning plan would negatively effect the quality of life of the current Highland resident, and potentially (no parking, not enough greenspace, etc) our new neighbors as well.

Sincerely,

Matt Meyer

2000 block Magoffin Ave.

From: Tatyana Avdeyeva [[mailto:t\\_avdeyeva@yahoo.com](mailto:t_avdeyeva@yahoo.com)]

Sent: Friday, September 15, 2017 9:08 AM

To: #CI-StPaul\_Ward3

Subject: STOP THE FORD PLAN

Dear Council member Tolbert,

I am strongly opposed to the current Ford Plan and I ask that you support Highland Park community and work to oppose it. As a minimum, please help delay the the vote until a new mayor is elected.

Thank you for your help.

Tatyana V. Ramirez, Ph.D., L.P.

From: Lee [<mailto:a.lee.ramirez@gmail.com>]

Sent: Friday, September 15, 2017 9:11 AM

To: #CI-StPaul\_Ward3

Subject: STOP THE FORD PLAN

Dear Council member Tolbert,

I am strongly opposed to the current Ford Plan and I ask that you support Highland Park community and work to oppose it. As a minimum, please help delay the vote until a new mayor is elected.

Thank you for your help.

Lee Ramirez

From: Kate DeCourcy [<mailto:kate.decourcy@gmail.com>]

Sent: Friday, September 15, 2017 9:11 AM

To: #CI-StPaul\_Ward3

Subject: Ford Plant Redevelopment Comment

Councilman Tolbert,

I am writing to let you know that as a resident of Ward 3, I oppose the current proposed zoning plan for the Ford Plan. My family and I moved to Mississippi River Blvd. in 2014. You may recall that we hosted a Tolbert yard sign in your previous two elections.



Despite the ever increasing property taxes in St. Paul, we decided against moving to Mendota Heights after looking for several years. We elected to raise our children in the city and neighborhood in which I have lived my entire life.

We followed the Ford Development plans since the closing of the plant, and attended town halls and Highland District Council meetings. We believe that zoning for high density as written in the current plan will ruin this beautiful neighborhood. Please consider the people of Highland that have supported you politically by refusing to support the high-density plan.

Thank you.

Kate DeCourcy Knapp

From: Elena Sunland [<mailto:info@actionnetwork.org>]  
Sent: Wednesday, September 13, 2017 4:55 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 am an Old Lady in my 70s.

I LOVE Mass Transit.

I LOVE Walking.

I LOVE having shopping options accessible by transit or feet.

I LOVE a neighborhood that has Affordable Housing AS WELL AS other kinds of housing for all income levels.

I am an Environmental Activist.

I have lived in Saint Paul most of my adult life, near Como, near Marshall & Lex, in the Upper Landing, I LOVE SAINT PAUL! I have lived in Highland for the past 4 years, moving here to be nearer my grandchildren.

PLEASE approve the plan so that I can continue to live near family and still live a full life.

Thank you!

Elena Sunland

#SayYesStPaul

Elena Sunland

[Elena.Sunland@gmail.com](mailto:Elena.Sunland@gmail.com)

1809 Scheffer Ave

Saint Paul, Minnesota 55116-1457

From: Christina Kunz [<mailto:christina.kunz@mitchellhamline.edu>]  
Sent: Thursday, September 14, 2017 5:11 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. My husband and I have attended meetings on the Ford plan for 3-4 years. I have admired the expertise and creativity of the staff and volunteers tasked with crafting the plan. I have been awed by the opportunities for public input at every meeting, especially the meetings aimed at certain topics (e.g., traffic, housing, green space, etc.). Between those meetings and the articles in the Villager, I feel well informed about the plan and strongly support it. My only quibble is that I wish there could be a bit more green space, but even without that, I still strongly support the plan as giving the neighborhood and the city a terrific chance to improve the lives of those who will use the site as residents or visitors.

I feel that many of the "Stop the Ford plan" signs have been put up by neighbors who have not stayed informed about the planning process. Some neighbors that I have talked with do not understand that Ford owns the property and will decide who to sell it to. Nor do some neighbors understand that more traffic and density is inevitable, because Ford's sale of the property is inevitable. I keep emphasizing that the city should do everything it can to make sure that the eventual buyer of the property constructs a high-quality well-thought-out forward-thinking community for the century to come. In Highland Park, we've had the good fortune to have a buffer to our south for nearly a century. Now we have the good fortune to help direct the use of that property in a direction that benefits many many people. We proudly have a "Say Yes" sign in our front yard and are enjoying the conversations that it is generating.

#SayYesStPaul

Christina Kunz  
[christina.kunz@mitchellhamline.edu](mailto:christina.kunz@mitchellhamline.edu)  
484 Montrose Lane  
St. Paul, Minnesota 55116

**From:** Kinsella [<mailto:kinsalecomm@earthlink.net>]

**Sent:** Friday, September 15, 2017 10:10 AM

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

**Subject:** Please vote to support the Ford plan

Chris,

Hello. We met when you came to our house for one of the neighborhood meetings on the Ford Plant redevelopment.

I spent a good share of my adult life working in state and federal politics so I know that the decision before you on the Ford Plant redevelopment will be a tough, tough vote. No matter where you come down, there will be people who will be very unhappy and who will vote their emotions in future elections. (One of my former bosses equated votes like the Ford Plant proposal as being like standing on a fraying tightrope with alligators on one side and broken glass on the other...)

With that noted, I sincerely hope you vote in favor of the the proposed redevelopment plan. The redevelopment will create an exciting and vibrant community within Highland, which will be good for the neighborhood and the city as a whole. The density proposed is a small but wise and important approach to the troubled world we live in today.

I know there are very vocal opponents to the redevelopment proposal. But one of the things that I have noticed is that many of these opponents are older, while the proponents are primarily younger. (Although I recognize there are exceptions -- for example I am 60 and a proponent....) This project is about and should be about the future. I think the overall generational viewpoints on the redevelopment are very telling.

For the future of Highland, the city of St. Paul and our community's contribution to the planet, I sincerely hope you vote in favor of the redevelopment. Again, I know and appreciate the fact that it is a very difficult vote. But if there is anything I can do to help support you at any time, please let me know.

Thanks Chris.

Steve Kinsella

1807 Bohland Avenue

St. Paul, MN 55116

**From:** joan d BARRETT [<mailto:JOJOB877@msn.com>]

**Sent:** Thursday, September 14, 2017 4:37 PM

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

**Subject:** Ford Plant

Dear Councilmember Tolbert I ask you to reconsider your plan to not delay the vote for the Ford plant development. I do not think you realize the negative impact this will have on our neighborhood. I have lived on Woodlawn Ave for 40 years. Earlier this summer a sewer pipe was being repaired or replaced on Mississippi Blvd. For about 5 days the traffic from the river was rerouted down our street. Sitting out in front of our home I was amazed at the constant flow of traffic down our street- esp around 3:30-6:00pm. Since the main entrance for the Ford plant will be coming down Mt Curve and Woodlawn it will change the make up up the neighborhood and be a danger to the large number of bikers and children in our area. Our kids learned how to cross a street when they were 5years old right out in front of our house. I f I had little children today I would live in fear of them trying to cross with the increase of traffic due to the Ford plant.

I read in the paper that someone thought that people in our neighborhood were trying to keep it for wealthy people only. That is ridiculous. Our children grew up here and went to school here. There are rich people, poor people and good old average people. This neighborhood is for people that want to work hard, take pride in their home, pay taxes. I would love a house on the River Blvd but guess what I can not afford it so I live where I can afford it. I think that we should all live within our means.

From: Luke Prokop [<mailto:luke.a.prokop@gmail.com>]

Sent: Friday, September 15, 2017 12:58 PM

To: Tolbert, Chris (CI-StPaul)

Subject: Ford Plant Site

Council Member Tolbert,

I think we need halt the plans for development on the Ford Plant Site. There are far too many folks opposed and too many unknowns of what can happen with the site if these high density housing units are put in place. A couple areas I as a resident on Mt. Curve and Wellesley are concerned about are as follows:

Traffic - Currently my daughter attends Highland Catholic just past Ford and Cleveland. During rush hour it takes us nearly 30 minutes to drive from our house to her school for extra curricular activities. Adding more cars and more families to the area will only increase the drive time and this issue.

Property Values: Property values are also a huge concern for me as the reason my family moved into this neighborhood was due to the safety in knowing our house would hold value.

Is there no way we can keep this area reserved for green space?

Please halt the plan until we as a community can decide what is best for the site, its residents and the city.

Thank you,

Luke Prokop

Cynthia Hammond (1226 St. Paul Avenue) called and said she had received a postcard saying she should call her City Council member and say she was strongly opposed to the Ford Site Plan and the vote should be delayed until there is a new mayor.