

Dear Council Members,

I will not be able to attend the public hearing on April 3 but wanted to share my thoughts on this very important issue.

I live at 1032 Bowdoin Street in the third house from the CP rail yard. It's hard to get much closer to the Ford site than our house. My partner has owned this house for over 25 years. I have lived here for a little over 3 years.

Initially, I was opposed to the zoning plans developed by the Planning Commission. I felt the density was too high as well as some of the building heights. I was also unhappy about the lack of single-family housing. And, obviously, I still have grave concerns about the effect of increased traffic and the many people being added to our neighborhood.

However, after attending every meeting held by Ryan Company, I am now completely on-board with their amendments. Ryan has done an exemplary job at listening to our concerns while staying as close as possible to the plan developed by the city. We have one of the most unusual situations we can imagine. A developer from our area, who has the forethought and ability to create a wonderful addition to our neighborhood.

With a project this big compromise is the only way this will be done. It is my hope that the city council members will not ruin the great symmetry that Ryan brings to this project. Single family homes along Mississippi River Boulevard will create a cohesive blending of the existing neighborhood to the new.

As someone who will be physically next door to this development it is critically important that the old and the new have a seamless integration. Multi-family homes along that stretch of the parkway would be a mistake and would ruin the charm and beauty of this neighborhood.

Thank you for all the work that has been done on this project. And thank you for listening to those of us most affected by this development.

Lisa Erbes
1032 Bowdoin St.
St. Paul, MN 55116

From: Jeremy Stomberg [<mailto:jeremy.stomberg@gmail.com>]

Sent: Wednesday, March 27, 2019 4:46 PM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Ford Site comment

Council President Brendmoen:

Councilmember Tolbert is about to introduce an amendment to override the decision of the Planning Commission regarding Single-Family Homes in the Ford site. I believe this is the wrong thing to do.

This is a once in a lifetime chance to create an amazing vision of the future for Saint Paul. The Ford site should be a dense, urban, planned area, utilizing multi-family structures, plus amenities that make it a

great place to live, shop, and visit for bicyclists and walkers while still allowing for cars but not focused on them.

Let's not make south of Ford Parkway look like north of Ford Parkway.

Yours,

Jeremy Stomberg
1056 Ryde Street
Saint Paul

From: Carlos R Cruz [<mailto:cracruz2000@hotmail.com>]
Sent: Wednesday, March 27, 2019 11:26 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Thank you!!!

As a family that's looking forward to the development of the Ford Site, I think that the inclusion by Ryan of 35 single family homes fits within the spirit of the neighborhood and the overall master plan. We greatly appreciate your introducing the amendment and gathering support for it. I think this makes our community stronger, as it brings a balance to the neighborhood of single family homes and the density that will continue to bring vitality to the area. Thank you again and know that you're efforts are much appreciated.

Best,
Carlos R. Cruz
Eleanor Ave, STP 55116

From: Bryce Rasmussen [<mailto:bprasm@gmail.com>]
Sent: Thursday, March 28, 2019 4:10 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Ford Site Changes

Council President Brendmoen,

My name is Bryce Rasmussen and I live at 435 Lexington Pkwy S. I am a Chemistry and Environmental Science teacher at a public high school and the proud father of two young children (Maeve and Harold). I have attached our picture to this email.

I am emailing you today because I am genuinely confused by your vote to approve the requests of Ryan Co. to downzone portions of the Ford Site, increase parking maximums, and reducing alternative transportation options along the site.

I have two young children, and I am aware of several city council members with children as well. They do not have a voice in this process because they are too young and cannot even vote. If you have been paying attention to the [climate strikes](#) that have been happening world wide I am

sure you are aware that they are paying attention to and care about their future lives on this planet.

We need to act boldly from here on out in regards to climate. The time of making concessions to developers so they can make money faster is over. We must do everything in our power to make our city as sustainable as possible now, so that when hardships arise in the world due to climate change, the people there have the options and tools available to use.

I'm sure you are aware of the recent [UN Report](#) that says we had 12 years (11 now) to mitigate climate change disaster. In our current political environment this seems unlikely so I am asking you to think about a future that is hot, polluted, and full of hardship. Building out a Ford site that results in commercial islands surrounding by parking, has homes that are more than a mile from transit, and include a [wealth district](#) for the rich and powerful will do none of our children justice. Even the current multi-family homes that are being built will be out of reach to my children financially - do we really need to be using valuable city land to give more people with means of wealth a comfortable living?

I urge you to please reconsider your vote. Our world is literally running out of time, and you just approved a multi billion dollar developer to build more parking lots, more car use, less green space, and less efficient homes, that will only further deepen the inequities in our society. Please vote with your conscience.

Please watch this TED Talk by Greta Thunberg to hear a child speak of their future:
https://www.ted.com/talks/greta_thunberg_the_disarming_case_to_act_right_now_on_climate?language=en

Sincerely,

Bryce Rasmussen

I support amendments to the Ford Site Zoning and Public Realm Master Plan proposed by Ryan Companies, along with corresponding draft Zoning Code amendments.

Frances Fuerstneau
1074 Colby St.
St. Paul, MN
55116

From: pamelawoodbury@aol.com <pamelawoodbury@aol.com>
Sent: Thursday, March 28, 2019 9:01 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Comany Plans for Ford Site

I understand that you were not happy with some of the Ryan Company plans for the Ford site, in particular that for single family housing on a portion of the property. That was not a wise position as it most likely will risk Ryan not continuing as the developer of that property. My grandfather worked at Ford from the beginning of its time there, from 1924 to 1960, and I was extremely sad to see it go. It was a special place as is the land it sits on, and it does not need such high density as envisioned by some on your committee. Frankly, I am not happy with much of the proposal but not to allow single family housing on a portion of that property is most unwise and places the development in jeopardy it appears. I urge you all to approve the changes Ryan has made to its proposal and let the project go forward. Thank you.

P. Nielsen
2265 Youngman Avenue
55116

From: Adam Wolkoff <awolkoff@gmail.com>
Sent: Thursday, March 28, 2019 9:04 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support the Ryan Amendments

As a voting citizen of St. Paul I am writing to ask that the City Council support all of the Ryan amendments.

Adam Wolkoff
2123 Temple Court
Saint Paul, MN 55104

From: Dan Schriver <djschriver@yahoo.com>
Sent: Thursday, March 28, 2019 9:28 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Ryan Companies Plan

I am writing a quick note to convey my disgust that the city council continues to NOT listen to the people in the community surrounding the Ford site.
Ryan companies is best suited to make decisions based on community feedback. Ryan has much more experience in creating large developments than the city council could ever hope to.
The city council continues to push their Chicago style politics down our throats and we'll be thinking about this at the polls!
Fighting Ryan's community based recommendations on top of the lack of a comprehensive traffic study is just poor decision making at best.

Dan Schriver
Ward 3 Resident
1110 Bowdoin St
Saint Paul, MN 55116

From: Sarah Bartl <sarahbartl1@gmail.com>
Sent: Thursday, March 28, 2019 9:31 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject:

To the Members of the St. Paul City Council,

I am a 12 year resident of the Highland Park neighborhood. I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

I am asking you to listen to the members of this community - the ones who LIVE in Highland Park, make their homes here, pay taxes here - and who support RYAN Companies very fair, very livable approach to the Ford Site Development. PLEASE DO THE RIGHT THING AND SUPPORT THIS PLAN.

Sarah Bartl
1026 Bowdoin Street, Saint Paul 55116

From: Tisha <tlburke5@hotmail.com>
Sent: Thursday, March 28, 2019 10:37 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford plant development

To whom it may concern.

I am a resident and worried that the Ryan amendments are not being taken seriously. Furthermore the council members are elected by the citizens and therefore should not only have their opinions in the forefront, and not just the almighty dollar.

It saddens me that council negates their responsibilities.

Have a happy day!

Tisha

From: Robert D. Mason <dmamason@aol.com>
Sent: Thursday, March 28, 2019 11:18 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford site planning/obstruction by foot-draggers on the so-called "commission" . Stop, already with all the obfuscation. Ryan has the best plans and certainly more experience than you nit-pickers...

From: Lynn Varco <lvmaroon@yahoo.com>
Sent: Thursday, March 28, 2019 1:12 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; McMahon, Melanie (CI-StPaul) <Melanie.McMahon@ci.stpaul.mn.us>; *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: Kelley, Pattie (CI-StPaul) <pattie.kelley@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Ryan Amendments/April 3 meeting

Councilmember Tolbert,

I live in Ward 3 (1587 Beechwood Avenue) and write today urging a "yes" vote on all Ryan amendments to be discussed at the Council's April 3 meeting.

The Planning Commission does not speak for the community. Their recent vote not to recommend parts of the Ryan plan (despite nearly unanimous public support) is further evidence of the Commission's disconnect from the concerns of ordinary people and common sense. Their approach is deeply flawed and ought to be corrected by the Council.

The Ryan plan supports the community's general welfare. Single family homes along the Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.

Commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan is in the best position to judge what merchants want/need for structured public parking.

Finally, the best street grid is one which maximizes park and playing field space and protects all neighborhoods, pedestrians and businesses currently operating successfully in Highland.

Regards,
Lynn Varco (1587 Beechwood Avenue)

From: Tom Wilkolak <t.wilkolak@comcast.net>
Sent: Thursday, March 28, 2019 1:18 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford site

Please approve the Ryan Company's amendments to the city plan.
It makes the plan better for the neighborhood.

Tom and Kathy Wilkolak
2231 Scheffer Avenue
St. Paul, Mn. 55116

From: Matt Walsh <mjwalsh88@gmail.com>
Sent: Thursday, March 28, 2019 1:27 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Site Planning Feedback

Dear City Council, our names are Matt and Laurie Walsh and we live on 2126 Eleanor Ave. two blocks from Ford Site.

We feel that single family homes along Mississippi River Boulevard and in block 11, followed by row homes is one of the most important aspects of the plan that needs to be included. Our feeling is that Highland today has a very diverse housing footprint and in order to bring our community together having different sizes and types of homes can be a footprint on how communities can work and live together. Not sure you would want to disrupt the current River Blvd architectural flow. Please give our feedback serious consideration as we want to stay in the neighborhood and see this tremendous opportunity to take resident and taxpayer feedback as a part of the process.

Regards.
Matt and Laurie

From: Judi Connell <booklover.51@hotmail.com>
Sent: Thursday, March 28, 2019 1:40 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Company Plan

Dear City Council Members,

As I have stated before, I support the Ryan Company amendments. I am presently staying in Amsterdam, Netherlands as my daughter lives here. Highland Park is nothing like Amsterdam. Bicycle riders here are abundant. My daughter and son in law ride them to work, however, bike riders are extremely rude to pedestrians they feel get in their way. They cuss and flip the bird. The bike lane is known as the red zone of death. Not something we should want to replicate. This city is very dense. I would not want to live here, especially for old or handicapped people, it is unfriendly. No accommodations. The public transit system uses chip cards which you buy with a debit card from a machine. It can get pricey if you travel to another city like we do. It basically connects the whole country and is efficient, but not for the handicapped. If you can't walk here you are toast. We have nothing even remotely like it in the United States. It is unrealistic at this point to take away cars without better public transit. The light rail must go into the Ford site to make the density you propose work. Buses don't cut it here. Trams rule. Cars have electric charging stations, parking permits and there are still lots of them even though they have been made inconvenient to own here. My son in law has a company car which he parks around the block in any free space he can find. Please reconsider your density goals. You are going to create a transportation mess in my neighborhood. We do not have the infrastructure support for what you want. In our climate, people will not give up their Pods to stand in the freezing cold waiting for public transportation. Ice and snow makes biking a problem. You are not being realistic, you have bought into ideas which don't translate into my neighborhood. Thank you for your consideration of this matter.

Judith Connell
2015 Bayard Avenue

From: Lance Teachworth <lanceanddot@comcast.net>
Sent: Thursday, March 28, 2019 2:25 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Site Development

I support the Ryan plan because the proposed City plan calls for too much population density.

Lance Teachworth
1734 Hampshire Ave.
St. Paul

From: Terry's G-mail <trfrahm59@gmail.com>
Sent: Thursday, March 28, 2019 3:02 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Site comments to City Council from local resident

Dear City Council Members,

Thank you for reading my comments in this note. I attempt to attend public meetings related to Ford Site planning, but my work travel is many times an unavoidable hurdle. I do my best to keep up with status via the website as well as news outlets.

A few thoughts:

- Special thanks to Council-member Tolbert for his support of single-family homes along MRB, and I am in agreement with the Council majority decision to allow single-family homes along this stretch. I reside on MRB a bit further south of the Ford Site, and believe this is a major step in keeping the look and feel of this part of Saint Paul and Minneapolis along the riverfront. I feel the exclusion of higher income/net worth individuals who desire to live in the Ford Site development in a single-family home WITHOUT a shared wall would make a bold political statement not shared by the majority of the constituents in this area.
- Related to above... I have a major concern about the Planning Commissions' actions to "prop up" their vision of a utopian development where everyone (except of course those wishing to reside in single-family housing) gets to live with the view they desire, and these residents will get rid of their cars and start walking and riding bikes and mass transit everywhere. I introduced myself to Council-member Tolbert at a Ryan meeting at Gloria Dei Lutheran Church last fall, and pointed to the parking lot. On this beautiful evening there were 300 cars in the parking lot, along with 3 bikes. I am an avid cyclist, but I don't ride between Nov and March very much. If it's raining hard, snowing or really cold I don't walk to do my errands either.
- Related to walking/riding vs driving... is it the Councils' intent to have a full complement of retail shops and services in, or within walking/riding distance of the Ford Site? If so, care must be taken so these retailers will be confident they can run profitable businesses in a development where ~20% of housing units are 'affordable'. Will the residents of these units be willing or financially able to patronize local businesses desired by area residents and envisioned by the Council... or will we have thrift shops, tattoo parlors and discount mattress stores for our new retail choices? I'm in business, and desirous retailers need local interest, disposable income and parking. Eliminate those three things and you have vacancies, low rents and tattoo parlors.

- Related to retail options... please give deep consideration to CURRENT retailers and services in this area before making any decisions that will negatively affect their business, or desire to be here. Will Lund's decide to stay if the neighborhood has an Aldi or, Heaven forbid, a Walmart move in (or close by) and Lunds' traffic plummets? Turnstyle was blessed by the city to expand in the space next to Panera, so nothing is off limits it seems. If apartment or townhome renters want to buy a bicycle, are they going to visit Erik's on Ford, or will they take the bus to Target (or Walmart).

I believe this development will be the 'talk of the country' if done correctly. Any attempt by folks in decision-making capacities to position this project for their own political gain or advancement will be very obvious to those who are watching closely. Elected and appointed officials represent ALL residents, not merely those who agree with them. I'm appreciative of your teamwork with Ryan Companies on this development. Their track record shows they know what they are doing, and aside from being a for-profit entity, their credibility is on the line nationally and they clearly want to put out a great product. Please continue to push for a high-end development where hopeful residents will aspire to reside mainly through their hard work and success. I believe this is the only way the project will be vibrant and viable in the long-term... the same period of time my wife and I hope to be living in the area.

Supportively,
Terry Frahm

From: Jean <jeanhoppehome@gmail.com>
Sent: Thursday, March 28, 2019 6:56 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: Jean <jeanhoppehome@gmail.com>
Subject: Please vote YES to Ryan Amendments!

Dear City Council members:

I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

I would appreciate confirmation that you have revived this email.

Thank you,
Jean Hoppe
531 Mount Curve Blvd.
St Paul MN 55116

From: McQuillan, Jim (MMA) <Jim.McQuillan@MarshMMA.com>
Sent: Thursday, March 28, 2019 8:16 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support Ryan Ammendments

Dear City Council members:

Please support the Ryan amendments as proposed. I have lived in this neighborhood for 59 years and would prefer the status quo if I could. Nevertheless, I have come to respect the Ryan company and their willingness to work with us, their neighbors.

The single family homes along Mississippi River Boulevard, followed by row homes, is in keeping with the tradition of our neighborhood.

Please allow the professionals to determine the commercial development along Ford Parkway. Ryan has clearly demonstrated their interest in a long term sustainable development and we should allow them to do their job.

Protect our playing field space, local businesses and local residents by using the street grid that maximizes these important features.

I request the favor of your confirmation of receipt.

Thank you,
Jim McQuillan
519 Mount Curve Blvd.
St Paul MN 55116

From: Jennie McQuillan <jennmcq2002@gmail.com>
Sent: Thursday, March 28, 2019 8:29 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan project

Dear City Council members:

I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, they know our city, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

.Thank you,
Janine McQuillan
519 Mount Curve Blvd.
St Paul MN 55116

From: Tom Stark <tom@tomstark.com>
Sent: Thursday, March 28, 2019 9:06 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Co.s

Dear City Council

I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

I would appreciate confirmation that you have received this email.

Please listen to the neighborhood. Several of my friends have moved to Mendota recently and many more are planning on it!

Tom Stark

From: Maggie McQuillan <mcquillanm@gmail.com>
Sent: Friday, March 29, 2019 8:34 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Upcoming Vote

Dear City Council

I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.

- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

I ask that you vote in favor of Ryan Companies amendments.
I would appreciate confirmation that you have received this email.

Thank you,

Maggie LaNasa
1752 Bohland Ave
Saint Paul, MN 55116

From: Jean Parilla <parilla.jean71@gmail.com>
Sent: Friday, March 29, 2019 9:08 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: St Paul Ford Plant

I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Thanks,

Jean Parilla
2158 Niles Ave
St Paul MN 55116

From: Allen Gleckner [mailto:agleckner@gmail.com]
Sent: Wednesday, March 27, 2019 5:11 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Oppose SFH at Ford Site

Writing you to say the Gleckner family at 2023 Palace opposes an amendment to the ford site zoning adding single family homes. Please don't take us backwards.

Thanks

-Allen

From: Chris Wells [mailto:wells@macalester.edu]
Sent: Thursday, March 28, 2019 4:20 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Please Oppose The Proposed Ford Site Changes

Dear Council Member Tolbert,

I am writing as a resident of St. Paul (and a constituent of yours) to encourage you to oppose the proposed Ford Site Changes. I have no objection to some of the changes, such as those that pertain to allowed building materials, but many of the proposed changes are fundamentally at odds with the Master Plan's vision, goals, and directives, and in fact will do lasting damage to the city's ability to achieve them. Increasing the amount of parking while decreasing the amount of commercial and mixed-use development, for example, is directly at odds with the master plan's emphasis on sustainability. Eliminating eastern access by transit, pedestrian and bicycle traffic will also do long-term damage to the goals that Ryan Companies is supposed to follow. Please don't change the vision that has been carefully crafted and has already survived various spurious challenges. There's simply no good reason to abandon the vision just because they would find it more convenient to do so.

I am unable to attend the public hearing on this subject, and so I am writing to you to be sure that my voice is heard. Please do not allow this to happen.

Best,
Chris

From: Nathaniel M Hood [<mailto:nmhood@gmail.com>]

Sent: Thursday, March 28, 2019 3:32 PM

To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Cc: McMahon, Melanie (CI-StPaul) <Melanie.McMahon@ci.stpaul.mn.us>; Stark, Russ (CI-StPaul) <russ.stark@ci.stpaul.mn.us>; Lantry, Kathy (CI-StPaul) <kathy.lantry@ci.stpaul.mn.us>

Subject: Ford Site Amendments | Transportation Issues

Good afternoon Council Members,

The Ford Site is a transformative opportunity for St. Paul. And, to get the best result, we need to be careful with the nuances.

I wanted to offer suggestions on transportation-related issues as they pertain to the requested amendments proposed by Ryan Companies.

I offer these requests on transportation-related amendments as a professional transportation planner and as a neighbor who plans to walk and bike to the site (I live 3 blocks from away).

1. Acquire Saunders Avenue Easement / R/W - I believe that Saunders should not be removed from the Plan. BUT, if you do remove it from the plan in the near term, *please request that the R/W be dedicated to the city (or, request it as an easement)*. This will allow a future street connection, even if it is not built in the near term. The baseball fields will not be there forever. And when Highland Ball moves or dissolves, at that point the city will to have the opportunity to build that connection.

2. Interim Saunders Trail connection - If a Saunders Ave connection from Cleveland Avenue to the Site is not constructed, the city should request that a bike/pedestrian trail be built in its place. This will provide an additional safe accommodate for bikes and pedestrians. The more direct connections to the site, the more likely people will walk and bike to it. This connection will be crucial for pedestrians, especially those living at adjacent Cleveland Hi-Rise, who are all low-income seniors.

3. Village Way R/W hold and connection- The city should acquire the R/W connecting to Village Way. The current property owners of Village Way (private street) are not interested in connecting. However, future owners of that property may be interested. It's in the city's best interest (long term) to be steadfast in acquiring R/W at these connections.

I strongly encourage you push back on eliminating connections on the eastern side of the Ford Site. More connections will improve safety for all users and reduce congestion at Cleveland and Montreal, and other locations on the site. More street network connectivity helps reduce the volume of traffic and traffic delays on major streets, and ultimately improves livability in communities.

Thank you for your consideration-

Nate Hood
1879 Montreal Ave, St Paul, MN 55116

Dear St. Paul City Council,

I have lived three *houses* south of the Ford site (1032 Bowdoin St.) for 25 years and I am writing to support amendments to the Ford Site Zoning and Public Realm Master Plan as proposed by the Ryan Companies.

I have followed this topic closely over the years and have attended every Ford site meeting that has been open to the public, including all those hosted by the Ryan Companies.

I have spoken at City Hall at two public hearings related to the Ford site. At the first hearing, I spoke against the plan. At the more recent hearing, I spoke in favor of the Ryan amendments.

Every change the Ryan Companies has suggested appeals to me for one underlying reason: it makes the site fit better with the Highland neighborhood and will make the development more attractive to those who would want to live and work here.

I am writing today especially to support the amendment to allow single-family homes along Mississippi River Boulevard.

Under the city's plan, most of the property along Mississippi River Boulevard is zoned "River Residential," which allows for buildings 48 feet tall. That's a solid row of four- or five-story structures along this gorgeous and heavily used corridor.

I would like to quote from two documents related to the project.

- One of the principles the city adopted to guide the Ford site development is a "well-designed urban neighborhood that complements and integrates into the Highland Park area and broader community."
- That notion also is called for in the city's Ford Site Zoning and Master Plan: "This site will be woven into the existing community."

I support these notions and so should you. We brought this topic up at the meetings with the Ryan Companies. They heard us, and one of their proposals to help integrate and weave this site into the existing community is to "soften" the edges of the development.

Allowing for some single-family homes along the river edge of the site would go a long way toward achieving that goal.

The density the city wants for this parcel of land is staggering. You could fit the populations of many well-known Minnesota cities into the Ford site as proposed under both the city and the Ryan plans, including New Prague, Crookston, Virginia or International Falls. Or you could accommodate the entire population of Two Harbors, with more than enough room left over for the residents of Ely.

When it comes to those few blocks along Mississippi River Boulevard, I am encouraging you to favor integration a little more and density just a little less.

Thanks for your consideration.

Jim Winterer

1032 Bowdoin St.

St. Paul, MN 55116

From: Paul Carlson [<mailto:paul@autonomousmn.com>]
Sent: Thursday, March 28, 2019 3:20 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Ford Site comments

Hi Amy,

Just a quick, official note with comments on the Ford Site as I won't be able to attend the 4/3 public hearing:

- The proposal to downzone the zoning along Miss. River Blvd. to allow for single family homes is not a good thing. Please see if you and the Council can keep things at multi-family homes with 2-6 units to avoid what amounts to exclusionary zoning.
- Ryan has requested to reduce minimum amounts of mixed use and commercial spaces, as well as increasing parking. In the interest of staying true to the vision of the Master Plan as well as the city's 2040 Comprehensive Plan, please fight for keeping mixed use spaces on the southern half of the site and discouraging increased parking. The last thing the site needs is more car traffic (and decreased walkability).
- Ryan has also proposed eliminating Saunders Avenue as an access point. Please oppose this. Without an alternative to Montreal Avenue as the sole access to the site for transit, emergency vehicles, cars, bikes and pedestrians, we're looking at a ridiculous and dangerous choke point of traffic into the site.

Thanks for your voice.

Take care,
Paul

Paul Carlson
1149 Iowa Ave
StP 55108

From: Jack Dobier [<mailto:jdobierjr@gmail.com>]
Sent: Sunday, March 31, 2019 2:42 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Please Oppose The Proposed Ford Site Changes

Chris, I won't be at the hearing on the Ford Plant changes on April 3rd, but want you to know my perspective on single family homes along the River Road.

From my understanding no single family hoes were allowed by Ford to be built on the property because of the potential for buried pollution seeping into home basements. The refrain always was that Ford would no allow it. The fact that Ryan found property on the west side of the property that was not polluted where single family homes could exist is a benefit to the plan as a whole and I support it. I believe Sustain Ward 3 is wrong headed in this issue.

I am less concerned about the additional parking being proposed by Ryan. There has always been a need to adjust parking as the site build out began. I also support those changes.

Finally, I think the opposition is left over from those opposed to the site plan adoption in the first place and would urge you to keep the faith and the vision as contained in the original site plan with these changes.

Thank you for all that you do to make Highland a continuing vital part of our community.

With kind regards,
Jack Dobier

From: Drew Johnson [mailto:drew.johnson10@gmail.com]
Sent: Friday, March 29, 2019 5:11 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: support for density, accessibility at ford site

Dear Council Member Tolbert, thank you for your support of vibrant redevelopment of the Ford site.

I'm excited for the project to move forward. I have concerns about some of the upcoming amendments to the plan that reduce the number of people who can live there and make the site less accessible:

Please oppose amendments that:

- require single home zoning along Mississippi River Boulevard
- reduce requirements for mixed use and commercial space
- eliminate the Saunders Avenue access point (without creating another alternative)

Sincerely,

Drew Johnson
1287 Scheffer Ave.

April 1st, 2019

Menaka Mohan
Ford Site Planner
Planning & Economic Development
25 W. 4th St., Suite 1400
Saint Paul, MN 55102

Ms. Mohan,

My name is Mike Honsa and I am a Principal at the commercial real estate firm Transwestern. For the last 20 years, I have represented a number of commercial office buildings and tenants in and around the Twin Cities and in the City of Saint Paul. I was asked to share my professional opinion regarding the commercial/office parking ratio at the planned Ford redevelopment.

When I look at potential office locations for tenants or am addressing inquiries for prospective tenants for our client's buildings, one of the first questions that arises is "how much parking do they have?" This has always been a predominant question and it comes up on every tour! The discussion on parking ratio always requires a thorough explanation about what the ratio means as it relates to the actual number of parking stalls. Unless the building is in one of the CBDs, any property with a parking ratio that is under 3.5 per 1,000 square feet is typically seen in a negative light and most prospects simply take those buildings off their list. Most office projects today have parking ratios in excess of 4 spaces per 1,000 square feet. While most tenants ask for 5 parking spaces per 1,000 square feet, most find 4 per 1,000 acceptable. If a building doesn't have enough parking it usually moves to the bottom of the list no matter how nice the building is or if the space works for the prospective tenant.

Related to the Ford project, my professional opinion is that the parking ration for the office portion of the project should be in the range of 4 parking spaces per 1,000. Anything under this ratio will make it very difficult for any office building to be successful in today's competitive marketplace.

Thank you for your time and if this needs to be discussed in any more detail, I can be reached at 612-359-1631. Thank you again for all that you do for the city of St Paul.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Honsa". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael P. Honsa, SIOR
Principal
Transwestern

My wife and I have lived at 570 Mt Curve Blvd for 35 years and we support the proposed Ryan constitution amendments.

Andrew Golfis

I support Ryan Companies' amendments to the Master Plan. Ryan Companies has listened to the ideas and concerns of the people who actually live in this community and as a very well-respected company, I trust that they are in a better position to know what's best for the development of the site.

Denise Spreng
585 Mount Curve Blvd.

I support the Ryan amendments to the Ford site plan to permit single family homes along Mississippi River Blvd and to increase the amount of public parking for the commercial spaces.

Joan Hummel
1895 Bohland Avenue
St. Paul

Dear City Council Members for the City of Saint Paul,

I am writing to encourage you to approve the amendments to the Ford Master plan as submitted by Ryan Companies. My family supports ALL of the Ryan amendments because we believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices and is suggesting reasonable changes that will appeal to the neighbors that believe the plan is far too dense (I am one of them). And Ryan knows that will sell and understands development.

- We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- We believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Thank you,
Char Mason
695 Mount Curve Blvd.
Saint Paul, MN

I support ALL of the Ryan amendments for the Ford site.

Jennifer Barrett
1691 Niles Avenue
Saint Paul, MN 55116

YUMAO TSAI

In 2215 Scheffer Ave, Saint Paul, MN 55116

- We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- We believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

I fully support the Ryan Co.'s Amendments to the proposed Ford Plan Plans for the future of the neighborhood and the cities of Saint Paul and Minneapolis.

Sincerely, Donald Kist 1959 Palace Ave. Saint Paul, MN

Dear City Council, we are residents of Highland park and want you to know we are in 100% support of ALL the Ryan Amendments and EXPECT the city council to listen to the citizens of St. Paul and this community who are 100% unified in our support of Ryan Company.

This is our HOME and Highland Park is one of the jewels of St. Paul. Was all the efforts to under Chris Coleman's administration to tour other cities and create a once in a lifetime plan for a sustainable and beautiful addition to our community a TOTAL CHARADE and waste of foundation and public monies?????

BE VISIONARIES, vs greedy and benefit the quality of life for generations to come.

We will **AACTIVELY SUPPORT AND PROVIDE SIGNIFICANT FINANCIAL** resources to upcoming opponents of members who VOTE Against ANY of the Ryan Amendments.

We need a grid system that works for our community, green spaces for families and kids to play, single family homes in keeping with culture of our community.

Highland Park is NOT A CASH COW for the city, be smart and wise.. AND KNOW WE LIVE HERE and our community has the coordination and resources to ensure our voices are heard.

Sincerely,

Shauna and Sean McDonald
2072 Edgcumbe Road
Saint Paul, MN

Commissioners. As a resident of the neighborhood adjacent to the development I am writing in strong support of ALL provisions of the Ryan Plan and urge that you exclude non of them in your final approvals. Thank you, Scott Potter, 2248 St Clair Ave., St PAUL, MN 55105.

From: Linda Burns [mailto:linda.burns@results.net]
Sent: Saturday, March 30, 2019 4:01 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: We support ALL RYAN PROPOSALS

Dan & Linda Burns
230 S Miss. River Blvd
St Paul, MN. 55105

Dear City Council

I support ALL of the Ryan amendments because I believe they are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

I would appreciate confirmation that you have revived this email.

Ann Stark
545 Mount Curve Blvd.
Saint Paul, MN. 55116

Dear St. Paul City Council members:

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the glittering track record of the Ryan company in urban construction in recent years, there are few reasons to question their rationale for these changes or their ability to realize their goals successfully especially when the reasons for challenging their proposals are questionable at best.

Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a

terrible fit for this or any other river front property. Ryan's inclination to begin with a row of open, single family homes, followed by smaller scale townhomes built to the water feature is not only aesthetically pleasing, it's good business sense. The competition for these homes will create a build in interest in what is to follow.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizenry in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,
Howard J. Miller
2081 Highland Pkwy.
St. Paul, MN 55116

To St. Paul City Council Members:

I applaud the City Council's Ford site rezoning vote on 3/27. I ask you to approve of the Ryan amendments for the Ford site. Ryan has listened to the community and offers a practical successful development plan. Unfortunately, the city Planning Commission has disregarded overwhelming public support of several important Ryan amendments and the extensive development experience of Ryan Cos. It is a fools' folly to believe that the Planning Commission is more qualified than Ryan to determine what will make the Ford site a successful enterprise.

I support ALL of Ryan amendments because they are a step in the right direction toward maintaining livability for Highland neighborhoods. In addition, I emphatically endorse the following Ryan amendments:

- Approve of row houses, single family homes along the Mississippi River and in block 11.
- Approve of Ryan's commercial development amendment for structured public parking within the site because Ryan understands what businesses need to attract customers and to be successful.
- Approve Ryan's amendment to cap building heights in the commercial zone.
- Approve Ryan's street grid amendments because this grid plan maximizes recreational and green space and protects adjacent neighborhoods and businesses.

Sincerely,
Kate Hunt
2081 Highland Parkway, St. Paul, MN 55116

The Ryan plan for the Ford site should be approved as submitted by them. They have a better understanding than the city planning staff of how to make this development work economically and socially. What we DO NOT WANT is development like we saw in the 1960s of high density housing with too little economic and social diversity which effectively became ghettos for the poorer people of our society. The city planning staff is blinded by ideology and ideas of what people SHOULD want rather than what they have shown they DO want. We need much more housing and most of it low income, but to put it all in one place is an error we should have learned from and not repeat for ideological reasons. I have always considered myself, "on the Left" but that does not mean I am blind to history and society as it is. We must have policies that may not be ideal but do actually work.

John Lunde
1337 Murray Street
St. Paul, MN 55116

Hello,

As a long time St. Paul citizen and resident of the Shadow Falls neighborhood I am sending you a brief note to express my desire that the Planning Commission SUPPORT ALL RYAN COMPANY RECOMMENDATIONS as supported by the organization Neighbors for a Livable Saint. Paul. Over the past two decades I have watched as the City time and again ignores the will of its citizens. Please do not destroy the essential character of this best of places to live due to misguided ideas of increased density. In the words of Joni Mitchell "Don't it always seem to go, that you don't know what you've got tip its gone."

Best,
Steve Sikora

From: Gary Martland [<mailto:martland789@yahoo.com>]
Sent: Friday, March 29, 2019 12:55 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Over ride the PC on Ryan and Ford Dev.

Councilman Tolbert,

Never thought I would be making this request of you. The Ford Plan needs Ryan and "vice-versa" as it were. The PC needs to quit the power play. Common sense on SFH & bldg height requirements along River Road, and scaling up to the East, will allow more folks in other bldgs to observe the MS River and it will help maintain the Highland Park neighborhood aesthetics.

Common sense needs to reign now. It seems that the PC is looking for a win in the negotiation process. Please step in, with the City Council, and point out the benefits to the city, tax rev, great partner, proven bldr. if the project starts then the existing property owners can look toward more and better use of commercial & residential redevelopment along Ford Pkwy into the existing properties.

The City Council needs to step in and advance the project! We want something that is part of the greater community and not another "Riverside" within the community. After all we are "One St Paul".

Sincerely,
Gary Martland
1862 Montreal Ave
St Paul, MN 55116

From: ashland1661 <ashland1661@gmail.com>
Sent: Monday, April 1, 2019 2:43 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Ford

Dear Council Member Nelson:

I urge you to support the Ryan Company's preferences regarding single family dwellings at the Ford site.

It seems to me that these requests are rather small in the scale of the project, and Ryan has been far more imaginative and responsive to the neighborhood than city officials have been.

That said, I also urge you to look upon Ryan's TIF requests with skepticism. It took on this project with, I believe, full knowledge of what the demands for affordable housing and infrastructure upgrades would be. Now (or soon) to say that BUT FOR the TIF tax concessions the project would not be done is disingenuous. There comes a time (has the time ever yet come?) when St. Paul must say NO to a developer, or TIF will just be baked into every development in the city. Time to stop selling out city cheap.

Yours truly,

Paul Nelson
1661 Ashland

I strongly support the amendments to the Ford site plan proposed by Ryan Companies and believe they represent the views of a majority of St. Paul citizens and the realities of the development itself.

Winston Kaehler
1712 Palace Avenue
St. Paul. MN 55105

Dear St. Paul City Council,

I cannot attend the upcoming public hearing (April 3) on Ryan Cos. proposed amendments to the Ford site master plan, so please consider my written comments. I have previously written comments to the Planning Commission in support of Ryan Cos proposed amendments and I reiterate my unequivocal support for the amendments to the Ford site master plan that Ryan Companies has put forward. I support Ryan Companies' proposed zoning changes that reduce density, decrease building heights, and increase diversity of housing types. Specifically,

1. I support the amendments to allow building of 35 single family homes on Mississippi River Blvd.
2. I support the amendments that allow rezoning of Block 11 from F2 to F1 River Residential.

These two amendments are critical to integrate the Ford site with the existing neighborhood and preserve the character of the neighborhood immediately adjacent to the river. Further, the demand for

single family homes is very high in Highland Park and these amendments allow new home construction to meet the demand of market forces, increase the diversity of housing while still maintaining the overall density goals of the site.

Ryan Companies' development plan balances the desires of the city for increased housing density with the concerns of existing neighbors and actual market forces. Ryan Co. offers the current and future residents of St. Paul the best opportunity to build a livable community on the Ford site. Please approve the amendments that Ryan Co. has requested to allow single family homes and increase the diversity of housing stock.

Michelle Doyle
1878 Hampshire Ave.
St. Paul, MN 55116

From: Kristin [mailto:heinmets_kristin@hotmail.com]
Sent: Tuesday, April 2, 2019 8:58 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Letter of support for Ryan amendments to Ford Plan

Hi,
I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support. Neighbors of the Ford development have their own reasons for supporting the Ryan amendments.

We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property. Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense. Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. **My son is 8 years old and plays Highland Ball - we sorely lack ball fields in St. Paul - and soccer fields as well (he also plays Blackhawks).**

Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative. I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thanks,
Kristin Heinmets Sullivan
1852 Pinehurst Ave
St. Paul, MN 55116

From: Kathleen Polga [<mailto:polga@comcast.net>]
Sent: Tuesday, April 2, 2019 6:31 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support Ryan plan

I am writing in support of the Ryan Companies proposed changes to the Ford site plan.
Kathleen Polga
2122 Stanford Ave

From: Christine Walsh [<mailto:christine0628@msn.com>]
Sent: Monday, April 1, 2019 10:23 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan company plan support

Hello Mr Tolbert and other City Council persons,

I am in support of the Ryan company's current plan for the development of the Ford Site.

I attended meetings where the plan was presented and feel their plan makes the best use of the space with a large variety of housing from single family to senior housing. Ryan Company has been accessible to the community for questions and has acted with transparency.

Please allow Ryan company to proceed with the development.

Thank you for your consideration.

Sincerely,

Christine Walsh
1575 Edgcumbe Rd
St Paul MN 55116

From: Jim McGuire [<mailto:james.j.mcguire1@gmail.com>]
Sent: Monday, April 1, 2019 9:31 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Amendment Support

Dear City Council,

I am writing to let you know that I fully support ALL of the Ryan amendments. I have attended all of the Ryan neighbor hearing meetings, studied the city and Ryan plans carefully and believe the Ryan plan is a step in the right direction to maintain livability for Highland neighborhoods and effectively develop the property in a timely manner.

Ryan has listened to the community voices, and they are the professionals who understand development. Forcing them to try and build a plan that is not economically sensible will lead to delay and disaster.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking. Their history of succesful programs is much more valuable than the opinions of political bodies such as the PED department.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Please do vote to accept the entire slate of requested Ryan amendments

Jim McGuire
Hartford Ave
St Paul MN 55116

From: Dennis McGuire [<mailto:Dennis@vaderandlandgraf.com>]
Sent: Monday, April 1, 2019 8:54 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Supporting the Ryan Amendments

I want to go on record supporting the Ryan Amendments. Please support your Ward.
Dennis McGuire
2203 Fairmont Ave
St. Paul, MN 55105

From: Spreng, Kevin [<mailto:KSpreng@fredlaw.com>]
Sent: Monday, April 1, 2019 8:43 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Plan

Hello Saint Paul City Council,

My name is Kevin Spreng. My address is 585 Mount Curve Blvd, Saint Paul.

I am strongly in favor of the Ryan Companies' proposed amendments to the site development plan. I believe these changes reflect community comments and concerns and will result in an overall development that is more inline in the Highland neighborhood.

Thank you,
Kevin

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

Sent: Monday, April 1, 2019 8:40 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>

Subject: Ford Plan and Ryan Amendments

Hello City Council Members,

I am writing in support of the Ryan Amendments to the Master Plan. I absolutely support single family homes and find it absurd that you didn't have that included in your plan already. This is **Highland Park** one of the nicest neighborhoods in our state. Quit trying to ruin it by cramming too many people in too small of a space. I live one half block from the Ford Plant and will have to live with your decisions every day.

Sincerely,

Kevin

Kevin Wier

1050 Finn Street South

Saint Paul, Mn 55116

From: Nancy McGuire [<mailto:ntmcguire@yahoo.com>]

Sent: Monday, April 1, 2019 7:33 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Subject: Ryan Ammendments

Dear City Council,

I am writing to let you know that I fully support ALL of the Ryan amendments. I have attended all of the Ryan neighbor hearing meetings, studied the city and Ryan plans carefully and believe the Ryan plan is a step in the right direction to maintain livability for Highland neighborhoods and effectively develop the property in a timely manner.

Ryan has listened to the community voices, and they are the professionals who understand development. Forcing them to try and build a plan that is not economically sensible will lead to delay and disaster.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking. Their history of succesful programs is much more valuable than the opinions of political bodies such as the PED department.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Please do vote to accept the entire slate of requested Ryan ammdments

Nancy T McGuire

[467 Mount Curve Blvd](#)

From: Padraic McGuire [<mailto:psmcguire57@gmail.com>]
Sent: Monday, April 1, 2019 7:06 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan ammendment - Support

Dear City Council,

I am writing to let you know that I fully support ALL of the Ryan amendments. I have attended all of the Ryan neighbor hearing meetings, studied the city and Ryan plans carefully and believe the Ryan plan is a step in the right direction to maintain livability for Highland neighborhoods and effectively develop the property in a timely manner.

Ryan has listened to the community voices, and they are the professionals who understand development. Forcing them to try and build a plan that is not economically sensible will lead to delay and disaster.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking. Their history of succesful programs is much more valuable than the opinions of political bodies such as the PED department.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Please do vote to accept the entire slate of requested Ryan ammendments

Padraic S. McGuire
467 Mount Curve Blvd

From: Tom Ordahl [<mailto:Tom.Ordahl@efi.com>]
Sent: Monday, April 1, 2019 6:40 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: Kathy Ordahl <kathy.ordahl@cambriausa.com>
Subject: Ryan Amendments

Attention Saint Paul City Council,

I'm contacting you today to express my support for the Ryan amendments in their plan for the development of the Ford site. My wife and I support the changes of adding single family homes and additional parking while maximizing green space as much as possible. As a resident of Highland Village since 1991 I've seen a lot of changes. My wife and I love the village but have witnessed an ongoing and substantial increase in congestion, traffic and lack of parking throughout the years even without the development. We can't imagine what this development is going to do to our charming part of Saint Paul.

We don't support the high-density approach planned for the site; but if it is going to happen, we will certainly side with the expertise of Ryan in development of the site versus the City council's tax-revenue-at-all-costs mentality.

We also reject the idea of TIF dollars being used in this project. This is not a blighted property. It is one of the most highly desirable parcels in the country. If you want to give out some tax relief, how about to home owners of Highland Park who are paying more than their share of property taxes.

Best regards,

Tom Ordahl
2092 Eleanor Avenue

From: Paul Mason [<mailto:pmason@valspar.com>]
Sent: Monday, April 1, 2019 3:51 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Please Adopt the Ryan Plan

Dear St. Paul City Council Members,
Please adopt the amendments to the Ford Master plan as submitted by Ryan Companies. Our family and several of our neighbors support the Ryan amendments because we believe they are a step in the right direction toward maintaining livability in St. Paul. Ryan has listened to the community voices and is suggesting reasonable changes that will appeal to the concerned neighborhoods. And Ryan knows that will sell and understands development.

- We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- We believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Thank you in advance for adopting the Ryan plan and moving this process forward.

Paul Mason
695 Mount Curve Blvd
St. Paul, MN 55116

From: Kate Hebel [<mailto:kate@newedition-inc.com>]
Sent: Monday, April 1, 2019 3:36 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: City Council Meeting Wednesday April 3 and Ford Plant Public Hearing

I received the meeting agenda for **April 3, 2019 City Council Meeting**

I've attached a letter specifically addressing Item 74 of your Agenda stating my position as a long-time Mac/Groveland resident who supports and shops all the businesses in Highland Park. I would appreciate my letter IN FAVOR of Ryan Companies Proposed Amendments be recorded as part of the public hearing

RES PH 19-73 Amending the Ford Site Zoning and Public Realm Master Plan for use with the Ford zoning districts for the Ford site redevelopment area.
(Public hearing recessed to April 3 at 5:30 p.m.) Sponsors: Tolbert

Kate Hebel

*1301 Fairmount Avenue
St. Paul, MN 55105*

KATE HEBEL

1301 FAIRMOUNT AVENUE
ST. PAUL, MINNESOTA
55105 651-690-3441 (work)

TO: Members of the Saint Paul City

Council DATE: April 1, 2019

RE: Ryan Companies' Proposed Amendments to the Ford
Site Zoning and Public Realm Master Plan

I understand there is a Public Hearing at 5:30PM this Wednesday April 3, 2019
Re: RES PH 19-73. Unfortunately I will not be able to attend, but I have attended
several of the information meetings sponsored by Ryan Companies regarding the Ford Site. I'd like to state my support for Ryan Companies.

I am in favor of the amendments Ryan Companies has requested: street grid, ballparks, public parking AND single family homes.

Ryan Companies is not only a local company who is vested in the Twin Cities, but they were selected by the Ford Land. They are experienced developers, and most importantly, they actually took the time and energy to attend local neighborhood and district council meetings to solicit and LISTEN to the neighbors.

The way the City had master planned that property, I was totally against the project. But the way that Ryan Companies has respectively listened to the neighbors and responded, I am now on board. St. Paul City is not a developer. I believe that Ryan has the experience and knowledge to know what constitutes a successful project. I have always believed single family homes should be included; homeowners are the ones responsible for creating Highland Park as we know it today. Due to the local residents loyalty, economic support of local businesses and their civic participation

I believe residents should be afforded the opportunity of buying new single family homes where the Ford plant once occupied. There are still many folks who have the dream of that white picket fence and private yard. Personally I've never dreamed of living in a high rise and sharing a floor with 20 other neighbors with fire exits at each end of the floor. Hard to envision "*Home Sweet Home*".

From: noreentyler [<mailto:noreentyler@gmail.com>]
Sent: Monday, April 1, 2019 2:53 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Site- Ryan Amendments

I support the Ryan Amendments for the most part as sensible, given the scope and critical location of the project. The mixed density scheme works.

Paying attention to best practices stormwater management is crucial as is having plenty of green space and keeping the ball parks as proposed.

The change to allow single family homes is actually good. Single family homeowners will take care of their property. My experience with living in a multi family condo situation is that condo owners expect upkeep to be done by and paid for by their fairy godmothers. The addition of single family homes will enhance the tax base and overall livability of the project. If you don't go that route be mindful to take care that the result enhances the river experience. Perhaps a compromise of single family with a set of row townhomes along the river is feasible.

I applaud the additional through streets. Make sure there is realistic plans are in place for parking. Leave easy walking, biking access from the interior of the development to the river.

Density is a good thing as long as it is done properly. Allowing developers to build overpriced stacks of shoeboxes is not good practice and the city will eventually pay the price as tenants won't accept those sad conditions and move elsewhere, leaving the rest of us with empty, poorly built eyesores filled with the poor. We do need more affordable housing, but the crap that is going up is neither affordable or livable. The young will wipe the stardust from their eyes at some point and get out.

How to build truly affordable and humanely livable housing is a huge challenge given all of variables at play.

Noreen Tyler

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Cc: Karen Sutherland <suther@acm.org>

Subject: Ryan Plan for Ford Site

I am writing to express my confidence in and support for the Ryan Plan for the Ford Site development. Those of us who live in the area which will be most affected by the Ford site development have been frustrated and heartbroken over the City's plan for this site.

Ryan clearly brings an understanding of how this size of a development can affect the surrounding neighborhoods, an understanding that has been missing from the City of St. Paul's plans for the site. There can be a vibrant development at that site, including housing for those of all incomes plus new commercial sites (with adequate parking!) without destroying our long time quiet residential neighborhoods.

Please, please carefully consider what they advise.

Karen T. Sutherland
464 Mount Curve Blvd.
St Paul MN 55105

(Resident since 1970 - and, yes, as one City Council member said, I will probably be dead by the time the development is completed. That shouldn't mean that you ignore my plea while writing a death warrant for our neighborhood.)

From: Joan Pasiuk [<mailto:joanpasiuk@msn.com>]

Sent: Saturday, March 30, 2019 1:24 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Ayd Mill Road, Ford site

City Council Members,

I submit comments concerning two projects: Ayd Mill Road, the Ford site redevelopment.

1. The planned road work on **Ayd Mill Rd** should take a longer view than fixing potholes. The city has long anguished over this road and it is time to do the right thing -- reduce auto traffic to one lane in each direction and provide walking and bicycling space. This would have enduring value to St Paul residents, even more so if we are able to extend the Midtown Greenway across the river.
2. I base my comments regarding the the **Ford site** on several values:
 - o This is a regional development, not a neighborhood project. Our decisions should not give undue weight to the voice of current nearby residents.
 - o We must maximize environmental sustainability.
 - o We must maximize equity and access.

Please ***do not approve the following Ryan amendments:***

- o single family homes along Mississippi River Blvd
- o increased parking and reduced commitment to commercial/mixed use spaces
- o reduction of transit access

Thank you.

Joan Pasiuk

ward 3 resident, citywide advocate

I am writing in regard to the Ryan Companies proposal for the Ford Development. It would be prudent on the part of the city council to support the Ryan Companies proposed modifications for the project, including the development of single family houses on Mississippi River Boulevard.

Ryan Companies has developed an excellent plan which adds value to the project. I would like the council to reflect on the fact that Ryan has a proven long term record in successfully developing real estate projects. They have not just survived in a tough industry, but have flourished. Their business judgement as to what is necessary to make the Ford development economically viable should be heeded.

I have not been a supporter of the Ford development project as defined by the city of Saint Paul. Ryan Companies has presented a lucid modification to the original plan and has the ability to bring it to a successful conclusion. I can support their plan and I hope that the council will see fit to support it also.

Kevin Leehan
1337 Cleveland Avenue South
Ward 3

My family and I have lived at 1019 Colby St., St.Paul for 28 years. We are the closest homestead to the Ford Site and CP Rail properties. I was born and raised in St. Paul, went to Cretin HS, and graduated from the University of Minnesota.

I strongly support the Ryan Company amendments to the Ford Site, particularly to allow 35 single family homes to be built along Mississippi River Blvd. This will give continuity to the River side of the development and allow Ryan to begin to get some quick return on their investment. Obviously single family homes can be built and marketed quicker than an apartment building.

Having owned two investment duplexes and some small farm acreage in the 80's and 90's, I have some appreciation for the enormous risk that Ryan is taking. If the Ryan plan is not approved, I'm afraid the window of opportunity to develop the site will close soon. We are in the tenth year of an economic expansion, the longest in US history. Leading economic indicators are beginning to slow. If the plan is not approved with the amendments requested by Ryan, I am afraid it could be years before conditions will be ripe again for another developer to come forward.

Anyway, what future developer would want to chance working with a city that has turned down a "home town" boy!

PS: remember what happened when the city would not work with West Publishing to allow them to build new facilities on their own land along the river. In 1991 they moved their headquarters and 4300 employees out to Eagan. Big loss for St.Paul!!!

Dear St. Paul City Council,

As a home owner for 28 years at 1019 Colby Street located next door to the Ford Site I am writing to support the amendments to the Ford Site Zoning and Master Plan as proposed by the Ryan Companies, including the building of 35 single family homes along Mississippi River Blvd.

The proposed Ryan amendments have moved the Ford Site development in the right direction. — I ask that the City Council support all of the Ryan amendments. Ryan demonstrated willingness to **listen** and work with the community, building on this community's long existing strengths and charm—which is exactly why people want to live in this area.

— **Changing zoning to lower density and allowing for single family homes along River Road** creates a better mix

of housing varieties throughout the site. It allows for home ownership rather than building an insular site of rental properties. It will further create a more balanced community.

— **Ryan's plan for parking** is realistic and makes sense. The U.S. was built on/for cars. (Hence Ford.) And while we all agree we're in times that require a shift from this, it cannot be turned on a dime. Ryan

takes this into consideration. They have allowed for transition in order to “shift” while being practical in supporting the retail business area without overloading the surrounding neighborhoods.

— **Ryan’s proposal for less retail** will keep traffic and congestion down. This is not a downtown area, nor a space for big box stores, or congested high rise towers. (The new retail and hotel amenities, soon to be built in downtown St. Paul, will enliven a sleeping city center.) Density there, is more appropriately placed. Downtown St. Paul should be the center, not Highland Village.

Ryan has envisioned a thoughtful mixed use site by integrating a variety of housing throughout so as not to silo neighborhoods. They have created walk-ability, are preserving our mature trees, and considering the natural water drainage with the water feature, while creating shared spaces.

Good design can make or break a community, town, city or area. Henry Ford himself recognized this rare natural landscape, and worked mightily to create a beautifully designed factory who’s footprint did not ruin the surrounding look of the neighborhood. I suggest we follow Henry Ford’s lead and appreciate the unusual and natural wonder of our village, making it an exemplary design that honors the land and the people.

I ask you to support all of Ryan’s amendments.
Sincerely,
Pamela Moody-Ginther

Dear Council Members:

I am writing to endorse the Ryan ammendments to the Ford Plant Site, particularly the 35 single family homes on Mississippi Boulevard, and reduced high-rise complexes. I currently reside at 1019 Colby St. St. Paul, MN 55116.

As a born and raised citizen within 150 ft. of the Ford Plant tracks I am deeply concerned over the usurpation of the natural and impartial discourse of our City's democratic processes. I have recently returned to the Highland Park Area after 8 years of service as an Army Infantry Officer. I must observe the staggering, nation-wide lack of due-diligence and lopsided responsibility of local governments & councils to dispassionately listen to - let alone represent - their constituents.

I have lived in 5 states in the last 12 years, each with this same issue: agendas surreptitiously activated by city councils without due-notice & diligence between representatives and their constituents. All in the name of progress and social justice. Any opposition is cheaply chided, antiquated, privileged or even prejudiced. Obstructions disrupting empathetic channels of tolerance in the form of misinformed bumper stickers, internet memes and soundbite statistics found at "imright.com" to shout down even the most practical of discourses.

Examples I've observed include:

Atlanta, GA and citizens of East Cobb County carrying the burden of paying for constructing the Mercedes-Benz Stadium, as well as incurring higher property taxes without consultation or representation.

Revitalization of Downtown Fayetteville, NC pushing out low-income and underprivileged families with no housing alternatives to support displacement.

Olympia, WA pushing out rooted families in single homes via eminent domain for high-density residence complexes.

The latter of these issues - the Olympia council moderator informed the opposition that their case would not be heard until "proof of significant damage to the community" resulting from said measures was apparent and measurable. Needless to say dismissing such a risk is no plan for prosperity. I implore you not to let our neighborhoods fall to the rolls of the above list. The Highland Park, Mac-Grove and Merriam Park areas are prized communities due to decades of cultivated ownership by its families to create a tolerant and empathetic community. I postulate by undermining such natural democratic discourses through "1,000 paper cut bureaucracy" this Council is killing the very culture and stability it proclaims to instill in our community, and therefore is not concerned for its citizens nor its best interests.

Believe what one may regarding US military involvement throughout the world. But I can sleep peacefully knowing that my service made a difference in the world and mattered to my fellow Americans. But ever-increasingly my restless thoughts echo GEN Benjamin O. Davis's words: "How do I feel about my country, and how does my country feel about me?" Nothing pains me more as an Officer and a Combat Veteran to see my countrymen take for granted, pervert and eventually forget that due-process, equality and justice must balance without interference - especially (and quite literally) in my own back yard.

I therefore implore this Council to honor an impartial and empathetic chance for both sides of the Ford Plant Development Proposal to enter into a solution-based dialogue for the future of St. Paul.

Respectfully,
Scott Ginther

Dear St. Paul City Council -

I am writing to urge you to support the amendments requested by the Ryan Companies for the Ford site development. I believe they have developed a strong, attractive and feasible plan that balances both the city's long-term vision for the site and the concerns of neighborhood residents like myself. I urge you to support the requested amendments. Having a local developer with Ryan's track record is critical and I believe their requested amendments are reasonable. I urge you to support these amendments. Thank you.

Peggy Stang
1842 Princeton Ave, St Paul, MN 55105

I am writing to ask the City Council to vote in favor of the amendments proposed by Ryan Companies to the Ford Plant Master Plan.

- Single family houses will create more diversity in housing options, and also provide continuity along Mississippi River Blvd.--where single family housing predominates--and provide a buffer to the higher-density housing further into the site.
- The structured parking makes much more sense in terms of effective use of space and meeting what is sure to be high demand for parking for both commercial and residential uses.
- Maximizing public space in a very dense parcel, in addition to preserving the Little League playing fields, which will increase the livability of the overall site.
- Capping building heights at six stories. As it is, this height is more appropriate to downtown locations and those along major transit corridors--neither of which pertains to this site in Highland, which is adjacent to primarily low-density residential and low-rise commercial development in Highland Village, itself.

As it is, I am fearful about what this development will do to this part of St. Paul. The Highland Village area is already very congested and at peak times, is virtually impassable. This level of density carries a real risk that it will deter others from outside the immediate Highland area from visiting. The Ryan modifications serve to ameliorate some of the potential issues.

Thank you for your consideration.

Lori Brostrom
710 Summit Avenue Apt. 1

Hello-

We are writing to you today to let you know my husband and I are in strong favor the amendments Ryan Companies has proposed for the Ford Plan Site.

Our home is our biggest investment (we have both worked very hard for years in order to pay our mortgage and our crazy high taxes). The high density development so many want for the Ford Plant site will have negative impacts of increased taxes, increased traffic (big time!), increased crime, and an overall lower standard of living. Over the years we have had so many friends and acquaintances say how much they enjoy Saint Paul. Shouldn't the development embodied at least some of what we all like about it? This is NOT Uptown. **We care what happens to the city long after we are gone!!!!** Please show some respect for your constituents and common sense toward the proposal.

Andy & Kate Burda
2196 Berkeley Ave
Saint Paul, MN 55105

Please be receptive to modifying the development so we can keep a neighborhood feel feeling in our city. Specifically...

- Permitted use change resulting in less retail/commercial development, thereby reducing traffic by an estimated 25%
- Street grid proposal—Lund's block remains unchanged, and Saunders will NOT extend between Cretin and Cleveland
- Saving two of the Ford Little League fields!!!
- Zoning change along Mississippi River Boulevard to allow single family and townhomes, maintaining soft edges to the development and blending it with the existing community
- Increased parking space/sq. ft. in both commercial and residential areas while reducing space for bike and car share parking and electric car recharging station.

Maximum building height limited to six stories

I wish to advise you of my support for the Ryan amendment to the site plan.

Carol Keehn

To the St. Paul City Council-

I am writing to provide my strong and complete support for all proposed amendments to the Ford site master plan made by Ryan Cos.

Specifically:

I support the requests to allow single family homes and lower height row homes to decrease the density near the river. The riverway is a resource for us all and it will significantly decrease the quality and character of the river bluff to add high density housing immediately adjacent to it.

I support the requests to increase public parking, promoting the financial market viability of proposed retail space in the development through sufficient access by the majority of citizens of St. Paul that utilize traditional modes of transportation.

Thank you for hearing the voice of a concerned citizen and taxpayer.

Andrew Nelson
1876 Hampshire Avenue
Saint Paul, 55116

From: Gibson Batch [<mailto:gibsonbatch@hotmail.com>]

Sent: Tuesday, April 2, 2019 9:42 AM

To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>

Subject: Ford Site Amendments - in favor

Dear Council President Brendmoen,

I am writing to send a vote **in favor of the amended plans proposed by Ryan Construction**. The amended plans appear to me to have sustainable solutions for the city's concerns with sustainability, parking, transportation, and green space.

I saw the plans close-up several weeks ago and thought they were lovely. Ryan has decades of experience in similar projects. I hope you agree that they nicely compromise many competing issues we face with population density, traffic, jobs, and parking. The living space and trees create a beautiful addition to our community.

The addition of single family homes and townhomes is timely, financially sound, and realistic with market demands. They are something I may be interested in myself some day. I consider this the highest complement I can offer.

So my vote is that the amended plans by Ryan should be adopted.

With High Regards,

Gibson Batch
2176 Bayard Avenue
Saint Paul, MN 55116

From: Charles Hathaway [<mailto:hathaway@iphouse.com>]
Sent: Tuesday, April 2, 2019 12:45 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Cc: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Fwd: Vote FOR the Ryan amendments

From: Charles Hathaway <hathaway@iphouse.com>
Date: April 2, 2019 at 12:35:39 PM CDT
To: FordSitePlanning@ci.stpaul.mn.us
Cc: chris.tolbert@ci.stpaul.mn.us, hathaway@iphouse.com
Subject: Vote FOR the Ryan amendments

Dear City Council Members:

Ryan Companies has done an excellent job of listening to the Highland community, and adapting the city's proposal for the Ford Site to make it more economically viable, greener, and more in harmony with the existing neighborhood. The plan amendments that Ryan has put forth are entirely reasonable, and are supported wholeheartedly by the vast majority of the community.

Please do not allow the small minority advocating for ultra-high population density to override the community's sincere interest in preserving and enhancing Highland's beauty and quality-of-life.

Please support and vote for ALL the Ryan amendments.

Thank you,
Charles Hathaway
507 Montrose Lane
Saint Paul

From: Margy Sather Peterson [<mailto:margy.cs.peterson@outlook.com>]
Sent: Tuesday, April 2, 2019 12:31 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan development feedback

I live at 1787 Pinehurst Avenue, 55116, and am writing in favor of Ryan's plan.

In particular

#1 and 2 Single family homes should be allowed in F1 and block 11 to maintain the calm feel of River Road. This is a city treasure enjoyed by many.

#3 Ryan is a proven builder. Glad to see you approve of this amendment

#8 Allowing adult care in another area further away from the pre-existing New Perspectives building (North side of Ford) is wise

#9 Some type of community center/multi-faith worship space is a great idea with this many people.

#13 Requiring demonstration of need is too high of a bar. Without providing more parking, serious congestion problems in the Highland Village area will only increase.

#14b is a nice compromise.

#22 Language was not clear here. Hillcrest Ave right-of-way should be removed. Keep the Lunds area intact.

Thank you for your work on this project. I hope the PC values Ryan's work and the opinions of people who live in the area.

With high density often comes higher crime: please keep this area safe for ALL who live here!

Margy Sather Peterson
1787 Pinehurst Avenue

From: Barbara Mingo [<mailto:bmingokitchens@gmail.com>]
Sent: Tuesday, April 2, 2019 11:43 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford site - input

As a long time resident of Highland I would like to voice my support of the Ryan Company amendments to the Ford Site..

To date, Ryan has shown dedication and sincere interest in developing a sound, vibrant, diverse site, with an eye on the future as well as an appreciation for the history of this premiere parcel of land, and it's neighbors.

Single family homes should have always been in the plan, as the river-front is best suited for individual properties, not large-scale multi-family housing units..

The density of the plan is still too large in my opinion.. Living along Cretin Ave and regularly driving down Cleveland, through the Village, traffic is already terrible in the 4-6pm time-frame... As a land-locked parcel, it is ridiculous to expect 7000 additional residents to maneuver, park, drive, and navigate to/from this site..

Please support the Ryan amendments.

Thank you
Barbara Mingo

From: Bryan Steelman [<mailto:bryansteelman@gmail.com>]
Sent: Tuesday, April 2, 2019 11:31 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: A CHANGE OF COURSE...do not repeat 3M/Cottage Grove History in Highalnd PARK

A CHANGE OF COURSE: RYAN COMPANIES \$107M TIF SOLICITATION

Here we go again.... "start-up funding by nickels & dimes" on the taxpayers. The Ford Site PLAN is terribly flawed on many fronts. Congestion, contamination and now this little "bill" call TIF. Taxpayer

burdens – either upfront or via ever-increasing property taxes – must be offset by market conditions that generate revenue.

The OUT/win-win opportunity to double our money is to relocate the urbanization model/objectives/effort to HIGHLAND NATIONAL GOLF COURSE, a financially bankrupt, 200-acre park property with no real future. This covers the politicians' dreams for "**tax-based**" revenue.

The equally important "**alternative source of revenue**" can be the MOST SCENIC URBAN HEALTH&WELLNESS GOLF COMPLEX in the US. A WORLD CLASS Five-Star Hotel adjacent to a WORLD CLASS Golf facility would serve as the anchor. Note: global travel and tourism contributes \$8.3 TRILLION in revenue and is expected to hit double digit growth in three years.

This "land swap" can give our wonderful River its due once again ... it gave our ancestors access, Ford received industrial where-with-all and now the opportunity for a cleaner & healthier St. Paul community.

A 240-room Five Star hotel would create over 420 jobs based on employee ratios for Five-Star hotels. These are not Motel 6 with the lights on and two bars of soap. Average room rates = \$450/nite. Being adjacent to Mall & Airport, the facility would be near 100% occupancy. FYI....there are 15 Five-Star hotels in Twin Cities ...St. Paul has ONE. Revenue is driving right by us on 35W to downtown Minneapolis.

OUR GREATEST WEALTH IS OUR HEALTH... the surrounding property could include a plethora of Health & Wellness resources. Take a look at what Lifetime Fitness is doing to the closed Pennys store at Southdale. Our neighborhood seriously lacks health/wellness amenities for adults. Go try and find parking at any LTF facility. Go look at the JCC and their run on new memberships (THANK YOU JCC leadership & congrats ... but could you imagine your facility ON THE RIVER PROPERTY and having an abundant access to outdoor facilities like courts, year-round skating, year-round outdoor swimming)?

And a world-class golf facility designed WITH THE FULL INTENT to attract a major golf tournament ... in MN where we play more golf per capital than any other State ... is an economic gorilla. The week-long 2016 Ryder Cup in Chanhassen drew over 250,000 attendees with an average spend \$375. The folks at Hazeltine Golf would not discuss their associated financials but their members "*enjoyed their rebate checks*". They have had 11 such tournaments at Hazeltine National. Anyone of these generated \$100's of millions to the local economy. The next Ryder Cup will be in Paris. They have already noted that ... " if visitors to the French capital and surrounding region come in the same numbers, then there could be over £100 million (US\$113 million) in extra spending by golf tourists in and around the week of the match and the following months".

This WORLD CLASS concept can be designed with St. Paul residents fully in mind. Look at San Diego County and the Torrey Pines Golf Complex. Residents pay \$50 - \$75 to play, Juniors pay \$10, Visitors pay \$250 to play. Note: 75% of golf at Torrey Pines must be played by County residents (by charter!).

I provided a 10-page document supporting this alternative to the City Council. (CRICKETS sound in the background). I have tried to reach our new Mayor four times about the opportunity (CRICKETS sound in the background).

STEPS NEEDED

1. Form a 5-person exploratory group with a five-month timeline to flesh this out.
2. FORD is the only company that does not sponsor a PGA golf tourney. The possibility of contamination alone should raise their interest (Go ask 3M about their experience with contaminated properties on the East Side). Will Ford and Ryan Cos. repeat history in 30-40 years when we have far superior detection/measurement technologies?
3. Declare ~180 acres with/around Ford Site a Regional Park and declassify ~200 acres of Highland National thus fulfill the requirement to not reduce our mandated Parks acreage.
4. Sell Highland National (+ rink & pool complexes) to Ford for \$1 in exchange for the Ford Site.

5. Let Ryan Cos. run with Highland National property and **bring in professionals** from tourism/golf industries to complement exploratory group.

Summary ...

- a. significant opportunity to **double our money** via non-taxpayer revenues
- b. land-swap **meets urbanization goals** (with best access to Public Transportation)
- c. keep this away from **totally broke/dysfunctional** Parks & Rec
- d. risk of future peril (contamination + congestion) are **off the table**
- e. create a complex of WORLD CLASS **amenities that support resident families health & wellness**

THIS IS THE LARGEST LAND DEAL WE WILL LIKELY HAVE FOR THE NEXT 50 YEARS. If you are a hamlet, think and act like a hamlet, you will remain a hamlet.

Until the property is Ford site is SOLD we still have time for better outcomes.

--

Best Regards,
Bryan Steelman

From: theodoreweidman . [<mailto:tedweidman@gmail.com>]
Sent: Tuesday, April 2, 2019 11:09 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Planning for the Ford Site

Saint Paul City Council

Rev. Ted Weidman
2043 Itasca Ave.
St. Paul, MN 55116

Dear Council,

I'm writing to show strong support for the Ryan proposed plan for the use of the Ford Plant Site. I believe, for the most part, it recognizes the concerns of the citizens of Highland Park and also addresses those of the City Council.

I am greatly concern about increasing the population of the area with high rises, apartments, and other multi family dwellings. This increase in residence will make traffic in the Highland area unacceptable. The Ford Parkway/46th Ave. bridge will act like a funnel and not be able to adequately handle the increase of thousands of extra people. If you have driven in the Highland Village area during rush hour you will KNOW that this will be a problem.

Another concern I have is open space and areas where we can enjoy nature. If I were making the decision as to what would go in the Ford Plant area it would major in park space, recreation facilities and trails.

Finally, I would encourage the Council to consider the long range effects of their decisions on the use of this space. Please make your decisions wisely. I will be praying that you will be open to the best plan for the citizens of Highland Park.

Yours truly, Rev. Ted Weidman

Sent: Tuesday, April 2, 2019 10:24 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support For Ryan Revisions To Ford Site Master Plan

Greetings,

I attended 3 of the meetings in which Ryan Companies outlined revisions they were proposing to the Ford Site Master Plan. I fully support their revisions because I believe they were thorough in taking the Highland community members into account while making every effort to also accommodate the City's master plan.

I believe Ryan's amendments are a step in the right direction toward maintaining livability for Highland neighborhoods. Ryan has listened to the community voices, and they are the professionals who understand development.

I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.

I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.

I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Please work with Ryan Companies to achieve the best Master Plan. It would be a huge setback to have Ryan Companies feel they have to bow out of this project and to have to start over again with a different developer.

Sincerely,
Jill Warren
1624 Juno Ave
St Paul MN 55116

Members of the Saint Paul City Council,

I am writing to express my complete support of ALL amendments proposed by Ryan Companies. These people are the experts, and they are very successful at what they do. It would seem wise to trust the judgement of this esteemed local developer who stands behind their work and their reputation. The Ryan amendments represent a small step in the right direction toward maintaining the livability of the Highland community and correcting a very poor plan by city planners.

I remain vehemently opposed to the Ford Master Plan as laid out by the City of Saint Paul because it is a plan that is far too dense, too extreme, lacking appropriate green space and recreational space, lacking an adequate traffic study, lacking a plan for complete mitigation of pollution, and reliant on public financing from a city that is fiscally

unbalanced to provide such financing. Furthermore, the Ford Master Plan was orchestrated by city planners and special interests with complete disregard of public input from the ten-year Ford Task Force. This ill-gotten plan was then approved by the Highland District Council in spite of overwhelming public opposition from Highland residents and then forwarded to the city with contrived documentation misrepresenting the public response. Lastly, and unbelievably, the plan was passed by the Saint Paul City Council with complete disregard for the overwhelming public opposition (75%) to the plan. What a disgrace!

I urge the Saint Paul City Councilmembers to approve ALL of the Ryan amendments. Ryan Companies have initiated the very first genuine public engagement in this entire process, and they have initiated the first plan of reason.

Kathryn McGuire
2203 Fairmount Avenue
Saint Paul, MN 55105

From: Julie Kaupa [<mailto:julie@juliekaupa.com>]
Sent: Tuesday, April 2, 2019 3:35 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Please allow single family homes at the Ford site
Importance: High

Dear Ford Site Planning Committee and City Council Members,

I have been to all the Ford Site community meetings and given my input and feel that Ryan Companies has our interests in mind while still keeping their plan successful and viable for the area. There was a reason for these meetings. We spoke up, Ryan Companies heard us and I hope you will too.

I and am a 35 year patron a of Highland Village having attended University of St. Thomas in the late 1980s. I am 22 year Mac Grove home owner and resident. I spend a lot of time in Highland Village, walk and bike along Mississippi River Blvd. I am also deeply impacted by any traffic created by the density created by the Ford Site development.

Please support Ryan Companies amendments for the Ford Site as indicated below.

Please do not support building apartments along the river and **please support single family homes to fit in with the current esthetic along the river.** I believe a wall of buildings lining the Mississippi River Blvd will block the visual and actual access to the river if they are built place of individual homes. It is a terrible fit for this river front property. I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

If density is your concern, there are plenty of other buildings with many units. As you know there will be a wall of them lining Ford Parkwayd.

Thank you!

Julie Kaupa

From: Alice <amwachter@aol.com>
Sent: Tuesday, April 2, 2019 9:26 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Ryan support

I support the Ryan plan for the development of the Ford site. I especially like the way they accommodated 3800 people with a variety of housing choices and also designed better traffic flow AND presented a design compatible with the neighborhood.

Sincerely,

Alice Wachter
2199 Sargent Ave.
St.Paul, MN 55105

From: Mara McPartland <mara.mcpartland@gmail.com>
Sent: Tuesday, April 2, 2019 9:11 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Ford site

Hello,

My name is Mara McPartland, and I live in your ward at 780 Curfew Street #3. I'm writing to ask you to oppose Ryan Companies' amendments to the Ford Site Master Plan. As a climate scientist, the city's commitment to reducing fossil fuel emissions is something I take seriously. These amendments allow for reduced density, reduced connectivity for alternative transportation, and more parking, all of which undermine that commitment. These are issues you've been strong on, including your vote against the single family amendment last week, and I hope you'll do what you can to fight for a more sustainable city tomorrow.

Thanks,
Mara

From: Clare Hayes <clareandlarryhayes@yahoo.com>
Sent: Tuesday, April 2, 2019 7:33 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Please support all the Ryan Amendments

I strongly urge you to ALL the Ryan amendments.

I have lived in this area for 60+ years and believe that Ryan has the best interests of the residents regarding this development.

This is SO important to so many residents and I urge you to vote FOR the amendments !!!

Thank you.

Clare Hayes
2195 Princeton Ave.
St. Paul, MN 55105

From: Kevin Lewis [<mailto:kl@bomamppls.org>]
Sent: Tuesday, April 02, 2019 10:34 AM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Ford Site Project

Good Morning Councilmember Tolbert,

I am a Mac/Groveland resident for 30+ years on the 1800 block of Princeton Avenue. I think I have bumped into you a time or two in the building where my office is here at the 50 South Sixth building in Minneapolis.

First and foremost, my wife and I fully endorse the current Ryan Companies plan for the Ford site. Ryan has several members in BOMA Greater Minneapolis (and BOMA Saint Paul) , but our support for the project has nothing to do with their involvement in my organization. While I do interact with Ryan on the commercial management and development side, they have, in my opinion, done a remarkable job of interacting with the community and elected officials, listening to feedback and have made modifications to the design for the Ford site. I can assure you this level of engagement doesn't always happen. Saint Paul has an enormous opportunity to create a multi-use area that will serve all citizens in our area.

If so inclined, please share my thoughts with other Councilmembers as we approach some very important decisions. Thank you, Chris.

From: Luba Hickey [<mailto:hicke002@umn.edu>]
> Sent: Friday, March 29, 2019 5:33 PM
> To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
> Subject: Support for Ryan company Ford Site revised plans is important for ...Nurturing Healthy Neighborhoods | NIH News in Health
>
> Green space and being on less busy streets healthier according to National Institute of Health. See link...
> <https://newsinhealth.nih.gov/2018/11/nurturing-healthy-neighborhoods>

> From: Rick [<mailto:daghighland@gmail.com>]
> Sent: Tuesday, April 02, 2019 11:02 AM
> To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
> Subject: Support of Ryan Amendments to Ford Site
>
> Council Member Tolbert
>
> Please support the Single Family homes and Parking Structure changes proposed by Ryan Companies.
>
> There is a need for additional single family housing in the Highland area. Over the past few years there has been an increase in the number of tear downs and lot splits for new single family homes throughout the community. The demand and need is there. The 35 single family homes along Mississippi River will be an asset to the development and community. Not allowing single family homes is an "exclusive" approach as it prevents those with a desire to live in Highland but want a single family from being a part of the development. The other day on one of the local news broadcast they stated that there is a single family home shortage in the twin cities and that 7,000 units of apartment/Condo type housing are coming online in 2019. We need a balance in the type of housing so that all (inclusive approach) have options in the future.
>
> As Ryan has stated there is a need for parking so that the businesses have the best opportunity for success. Without adequate parking within the development there will be additional stress on the residential neighborhoods surrounding the Ford site. As stated in a previous note one only needs to look at The Finn which is a small development on Cleveland and Highland Parkway. Since the building has opened the parking on Highland is limited for the residents who have lived and invested in their homes for many years. With the size and scope of the Ford Site its irresponsible to not properly plan for parking. The best method is to provide structure parking designed so that if the need arises they can be converted into other uses. This is responsible and smart planning that allows for flexibility into the future.
>
> Thank You
>
> Rick Dagenais
> 2111 Highland Parkway
> St. Paul, MN 55116

From: Mark Seuntjens <mark.seuntjens@gmail.com>
Sent: Wednesday, April 3, 2019 12:32 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Ryan amendments to Ford Site Plan

I am writing to let you know I support all of Ryan's request for changes to the plan. Ryan has extensive experience in developing properties similar to surrounding neighborhoods; knows how to develop an area that will maintain high value; and is local and will have the interests of residents in mind during the development.

If Ryan's plan is not accepted and they do not take on the project, there is a chance of delaying the project with an out of state developer, which will not respect the interests of the local community.

Thanks.

Mark Seuntjens
2211 Sargent Ave, St Paul, MN 55105

From: Deborah Patterson <dfpatter@gmail.com>
Sent: Wednesday, April 3, 2019 11:33 AM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Re: Ford Site Changes

For the record:

John & Deborah Patterson support the Ryan Plan, which includes single family homes that are consistent with the make-up of the surrounding area.

Ryan Construction is a reputable, local company that we believe will develop the site well, care about the interests of the neighborhood and be here for any future issues that will arise as often happens with major developments. We do not want to lose Ryan Construction as the developer.

On Tue, Apr 2, 2019 at 4:41 PM Deborah Patterson <dfpatter@gmail.com> wrote:

We totally support the Ryan plan! Taking away the private homes and other items that this council of 7 is trying to veto is not okay.

John & Deborah Patterson
1792 Pinehurst Avenue

From: Karen Haug <k.a.osen@centurylink.net>
Sent: Wednesday, April 3, 2019 11:08 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Ford Site Ammendments

Dear City Planners and City Council Members,

After attending the final informational community meeting presentation hosted by Ryan Co's regarding their Ford Site recommendations, I was thrilled with the proposal! **I urge those who will make such an important decision to accept the few changes Ryan Co's is proposing!!! They know what they are doing and will create the most successful community, an extension of the existing community, possible!**

Thank you Kindly,
Karen Haug Osen
1545 Goodrich Ave.
St. Paul, MN 55105

From: Nancy Scanlan [<mailto:nancyc@usfamily.net>]
Sent: Wednesday, April 3, 2019 12:27 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Please Oppose The Proposed Ford Site Changes

I am writing to you to ask you to support ALL the Ryan Company amendments for the development of the Ford Company Land. I have been to many neighborhood meetings and have been impressed with their efforts to listen and really understand the concerns about traffic and density . These are the people who will be directly affected by the development. The Ryan company is in the best position to judge what should be done to this land as they are professional developers with a good reputation in this city.

Nancy Scanlan
1115 Edgcumbe Road
St.Paul55105

From: Elizabeth Drumm [<mailto:end1628@gmail.com>]
Sent: Wednesday, April 3, 2019 1:46 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Support for Ryan Amendments

I am a resident of Highland Park in St. Paul and I support the Ryan Amendments.

Elizabeth N. Drumm
1628 Rome Ave.
St. Paul MN 55116

From: Trisha Burt [<mailto:trisha.delaney@gmail.com>]
Sent: Wednesday, April 3, 2019 12:49 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support for Ryan amendments

I fully support the Ford Site plan **including Ryan amendments and** urge you to vote for it.

Thank you.

Trisha Burt
1798 Pinehurst Ave
St. Paul, MN 55116

April 1st, 2019

To whom it may concern,

Our intention of this letter is to produce an expert opinion on the scope of retail parking portions of the proposed mixed-use development at the Ford Plant, hereon referred to as "Subject Property". We are retail mixed-use professionals with over 50 years of combined advisory and transaction experience. Throughout those years our focus has been specific to the retail sector with an emphasis on tenant representation and leasing of mixed-use projects. Some projects we have been involved with include, but are not limited to: Excelsior & Grand, Downtown East Minneapolis (Wells Fargo Towers – Park Commons), The Shops at West End and Shoppes at Arbor Lakes.

When analyzing comparable developments to the Subject Property, a critical factor in the success or failure has been measured by the projects access to sufficient parking. The coordination of this will lead to a higher level of the success for the development and in turn the overall community. In today's environment, retailers are more invested in this than ever before with the competition of e-commerce and a clear precedence on the consumer experience. With this, it's our expectation that the retailers will require parking ratios as follows.

General Retail: 5 parks: 1000 square feet

Entertainment/Restaurant 10-15 parks: 1000 square feet

It is imperative the individuals involved in this project give considerable thought to the appropriate balance of uses and parking. Creating this dynamic will produce immense benefits and is not only an improvement to the site itself but also a compliment to the overall district. If there is an imbalance, such as a shortage of parking, the project has a higher probability of failure. After reviewing the Subject Property's preliminary plan, it is our opinion that if the project attains parking per the above it can be considered adequate for it's success within the district.

Sincerely,



Matt Friday
CBRE, Senior Vice President
(612) 336-4209
matt.friday@cbre.com

CC: David Daly, Robert Wise and Charlie Hexum (CBRE)
Tony Barranco (Ryan)

From: Robert F. Vanney [<mailto:bob.vanney@vanneyassociates.com>]
Sent: Tuesday, April 02, 2019 5:26 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Suppose for the Proposed Ryan Plan for the Ford Plan Development

Mr. Tolbert,

Please support Ryan's plan and amendments as submitted for development of the Ford Site .

Ryan has listened to the community voices, and they are the professionals who understand development.

- ? We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in [block 11, followed by row](#) homes is the most expedient and cost effective approach.
- ? We believe that commercial development along Ford Pkwy. should be designed in a way that attracts viable merchants and that Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- ? We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.

Thank you for your support!

From: Michael Daigh [<mailto:michael.daigh@gmail.com>]
Sent: Wednesday, April 03, 2019 3:26 PM
To: McMahon, Melanie (CI-StPaul) <Melanie.McMahon@ci.stpaul.mn.us>
Subject: Re: Ford Amendments

On January 25, 2019, [Ryan Companies](#) presented its plan for the Ford Site redevelopment to the St. Paul Planning Commission. One third of the way through [the presentation](#), Ryan officials finished talking about themselves and turned to the city's (supposed) vision for the Ford Site,

That vision includes environmental sustainability, vibrant urban infill and a transit-oriented community. The last point is arguably the most vital prerequisite to the first two, yet "transit oriented" has become, as the development takes shape, little more than a punchline. Ryan, supposedly, "applauds this vision and looks forward to carrying it out," yet beneath the veneer of marketing jargon and flashy presentations, the development is starting to look suspiciously like a strip mall with some housing and a water fountain.

How have we come to this state of affairs? While it is worth speculating that a St. Paul company might not only lack the imagination but also share views of urban planning analogous to those held by the mendacious Ford Site opposition, in the end it comes down to a simple and depressing truth — parking is the *ultima ratio*, the last word, of any policy decision in St. Paul.

Ryan has petitioned both [Highland District Council](#) (HDC) and [Macalester-Groveland Community Council](#) (MGCC) to recommend variances to the proposed parking maximums, and won their endorsement to double the amount of retail parking in the development from one space per 400 square feet (1:400) to 1:200. The change is based on two aggregate yet dovetailing data points: retailer feedback and established standards.



We totally need more of this.

Ryan claims that “quality” retailers need this doubling of parking and that those retailers forthrightly have said that the development will not be feasible without it. But which retailers? And how have those retailers arrived at their conclusions?

Is it Starbucks, which sought a variance to city zoning that allowed a [suburban-style drive-through](#) on Marshall and Snelling? The city has a bottomless appetite for appeasing retailers that want to make life better for cars, and I struggle to find examples of where such changes improve the community. Perhaps the retailers in question are ones like Target, which has made its fortune in car-dependent suburbs.

This leads to a discussion of standards and parking minimums.

Supply and demand

To bolster its unsourced retailer demands, Ryan has submitted average parking supply ratios sourced from the [Institute of Transportation Engineers](#) (ITE), in order to demonstrate that a 1:200 ratio is still parsimonious compared with a range of other use numbers that averaged 1:104. By

those metrics, the Ford Site, Highland and St. Paul as a whole have come out ahead (unless you love parking as much as many in St. Paul — particularly Highland — do.)

In these post-modern and post-factual times, the importance of expertise, credentials and institutional knowledge cannot be overstated, and so I am loathe to pose questions about the ITE data set that flirt with the notion that data is somehow “biased” or “partisan,” particularly after the effective campaign of disinformation waged by “[Neighbors for a Livable St. Paul](#).” And yet, although ITE is a respected entity, *a priori* choices and assumptions underlie its parking numbers that ought to be placed in context and questioned accordingly.

ITE parking numbers are [primarily derived](#) from a [suburban model of transit](#), where cars are the only viable mode of transportation. However, the city has clearly stated that its “transit-oriented” vision for the Ford Site — a vision that Ryan supposedly “looks forward to carrying out.” No need, then, even to reference ITE figures as justification for parking ratios since the numbers are an apples-to-baseball bats comparison when applied to the Ford Site. They are irrelevant.

In truly transit-oriented communities, ITE recommendations for parking tend to be [roughly double](#) what is actually required to serve the needs of the locale. Despite this, cities that feature nearly every kind of planned transit mode-share routinely utilize ITE numbers as a baseline and then pad their final figures by an extra 15 percent. As a result, even in mixed-use localities (transit light, if you will) where surveys show that drivers believe parking to be scarce, there exists on average a [65 percent oversupply of parking](#). Let’s accept that the Ford Site is going to be “transit oriented,” but temper the definition with St. Paul’s idea of what that means. If ITE guidelines suggest a parking-to-square-foot ratio of 1:104, then 1:300 is closer to a correct model for mixed-use development.

Do numbers lie?

This is not to say that ITE data are incorrect. They are quite correct, in a certain ethical context, and the selection of which professional guidelines and standards to adhere to is also tribal, and ethical. These choices go into finer detail than the choice to adopt a car-centric, suburban development model. For instance, the ITE guidelines [assume “free” parking](#), a phenomenon that prompts a [great deal of circling for it](#), disfigures communities and is a massive subsidy for a select group. The guidelines also presuppose that the “free” parking will be primarily in lots immediately proximate to the location, without the need to cross a street or walk so much as a block — hence, Ryan’s ask for a doubling of retail parking density. Then, to ensure that the majority of users get the desired parking experience, while minimizing the circling that “free” parking engenders, the numbers are larded considerably.

All of these considerations are entirely ethical choices underlying data that masquerade as being precise simply because they are specific. [But precise is not the same as accurate.](#)

If ITE data persuade the district councils and ultimately the Planning Commission and the City Council to grant Ryan its retail parking lots, one must wonder why that particular data set is so compelling to St. Paul city planners and politicians. The data regarding [25 mph speed limits](#) in the metro are more compelling and less controvertible than the ITE parking recommendations, and yet Ramsey County and St. Paul find myriad reasons to disregard those numbers. How refreshing it would have been had Ryan insisted that in order to build a thriving community for our future, St. Paul should enact the [National Association of City Transportation Officials \(NACTO\)](#) guidelines for all street construction on and around the site. Those multimodal guidelines don't elicit the same interest or concern.

Similarly, when I pressed Highland District Council and even Mayor Melvin Carter about their interest in adopting pedestrian-safe Vision Zero in St. Paul, all parties claimed utter ignorance of the program — even while Minneapolis was launching [Vision Zero](#) across the Mississippi.



The circled area is the densest proposed retail parking, also closest to the A-line, the 46th Street Station, and the car-choked strip mall at Ford and Cleveland.

The upshot is this: The numbers that Ryan cites, and that Ryan wants, *are* accurate in addition to being precise, because the Ford Site is not a transit-oriented community. I asked at a public session whether the lack of transit was as worrisome as the perceived lack of parking. A Ryan representative replied, with no sense of irony, that residents will not want to leave, and that residents and visitors who use transit will be able to walk to the 46th Street Station available. The absurdity of this statement, and the likely need to hop the A Line on Ford Parkway to ride the two miles to the 46th Street Station (a reality that the Ryan rep did not mention), needs to be considered alongside what kind of walk and effort is ethically or practically unacceptable for a driver under ITE guidelines.

HDC members at the meeting did not bat an eye, nor did they hesitate to grant Ryan every requested parking change. Ryan doesn't need to plan for a "transit-oriented community" because the city isn't planning for a "transit-oriented community." No serious transit is being planned for the Ford Site (despite the city dubbing it a "[21st-century community](#)"). It is debatable whether [Riverview Corridor](#), the only transit project in the area involving the necessary capital investment, is real transit, and either way it will not touch the Ford Site. To build a "transit-oriented community," the City Council tacked an amendment onto the Riverview Corridor resolution to explore adding a bus line.



The lowest density parking, by the densest affordable housing, is as far from transit and the 46th Street Station as possible.

Ultimately, the opaque retailer surveys and ITE data are merely a polite veneer for Ryan's only real negotiating point on these variances: Without the conversion of the Ford Site to a strip mall, Ryan is out of the project. They could quit, a prospect so chilling that the HDC, MGCC and St. Paul will give

them whatever they want, despite the bold statement of values laid out in the [Ford Site Vision](#) and the [zoning plan itself](#).

Ryan's line in the sand on parking is the most definitive statement of its limited vision of the development. The Ford Site requires either plentiful transit or parking to support the density and sustain the businesses, but Ryan officials did not say they would abandon the development unless the city gets serious about transit. A more charitable view of Ryan's line could be pragmatism: The company could demand either the ability to build more parking, or demand that the city build more transit. Which is more likely to happen in St. Paul? Perhaps Ryan just went with the most probable outcome to protect its investment.

To be fair, the Ryan modifications involve *less* parking than the original approved zoning plan, even if it involves more strip-mall parking. Highland District Council members who supported Ryan's modification bring up this fact to support their decision. But that has less to do with Ryan's commitment to a sustainable, transit-oriented community than with Ford Site supporters steadfastly refusing to talk about transit — to the extent that they missed the absurd amount of parking automatically written in under St. Paul's [internationally ridiculed parking minimums](#).

I, too, naively assumed that transit would be integrated, based on value statements and the concurrent transit study. But Ryan and Ford apologists on the HDC, and likely those to come on the City Council, are afraid that Ryan will quit and a development, therefore, would be delayed. Highland District Council apologists now say we should be pleased with what we get, because it will be good for the community and is still “most” of what supporters wanted. Perhaps that makes the “failure” in my headline a bit harsh. But did we expend so much political capital for “OK”? True, the evolving development will be better for the community's bottom line than a vacant industrial waste site, but that does not make it “most” of what we wanted, given the centrality of transit infrastructure to a community. “OK” is a far cry from “hopeful,” “transformative” or “visionary.”



Not unlike my Strava feed.

Most of the Ford Site opposition fought hardest against the most visionary aspects of the development, in the nebulous cause of preserving [Highland's character](#). Supporters like me hoped that the new development would be the seed of a re-imagining of the city. Highland Park is home to some of St. Paul's most dangerous intersections, to copious sidewalk gaps and unwalkable tracts, to tiny pockets of dense housing shunted off behind [stroads](#). No coincidence that the annual "[Tour de Highland](#)" bike ride gets out of Highland as quickly as possible, since the HDC acknowledges that Highland's roads are unsuitable for families not armored in cars.

Now, the Ford Site is becoming an expansion of the car-choked Highland Village strip mall. The most affordable housing will be shunted to the back of the development as far as possible from the 46th Street Station, and the A Line that will get people there, and we're even keeping the ballfields. So much character. It seems "Neighbors for a Livable St. Paul" got at least partial veto authority over the project after the public zoning was approved.

What might we have done instead? A proud city, committed to its values as stated in the Ford Site zoning vision, would start by actually enacting those values and becoming serious about transit to the site. We citizens shouldn't have to hope that companies like Ryan will enact values that the city itself is unwilling to uphold. Then, having firmly committed to transit, and maybe even NACTO design standards, if a developer like Ryan lacks the imagination to work within those guidelines and values, let them walk away.

How many cities have ever had a development opportunity this large, this blank, centered within their urban core? Somewhere is a developer — maybe from Portland or Boston — that knows how to succeed within transit-oriented communities and within NACTO design, and that developer will show up for an opportunity of this scale, for a city that is clear about enacting its values. Let Ryan walk away. Cities and communities, not companies, establish their values, and cities and communities should proudly stand by their values.

From: Hamel, Jim 103 [<mailto:Hamel.James@asianfoods.com>]

Sent: Wednesday, April 3, 2019 3:13 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Support for Ryan Amendments

I am a 15 year resident of St Paul in the highland area (Mount Curve and Randolph) and this email is to express my support for the Ryan amendments. I hope you all will listen to the wishes of the citizens of St Paul on this matter

Thank you

James Hamel
560 Mount Curve Blvd

From: Dale Johnson [<mailto:johnsondale1@msn.com>]

Sent: Wednesday, April 3, 2019 2:51 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Subject: Ford Development

To Whom it may concern:

- We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- We believe that commercial development along Ford Pkwy. should be designed in a way that attracts viable merchants and that Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.

Thanks, Dale Johnson
1263 Scheffer Ave.

From: Ellen Mack [<mailto:ekaymack@gmail.com>]

Sent: Wednesday, April 3, 2019 2:12 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Subject: Support Ryan Amendments

Please support Ryan Amendments related to the Ford Site development especially allowing single family homes to be built along Mississippi River Blvd and in Block 11. Also, support additional parking spots, and Ryan's street layout within and through the site.

Without sufficient parking, residents/guests to the site will park on neighborhood streets, and cars parked overnight will be easy targets for break-ins.

Thank you,

Ellen Mack
1205 Colette Place
St Paul MN 55116

From: J.J. Stanwyck [<mailto:jjstanwyck@gmail.com>]
Sent: Wednesday, April 3, 2019 12:30 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support all of Ryan Construction Amendments

My name is J.J. Stanwyck and I am a eight year resident of the Highland Park neighborhood. I support all of Ryan Constructions amendments to the development of the Ford site.

J.J. Stanwyck
1900 Bohland Ave
Saint Paul, MN 55116

From: Kara Lepley [<mailto:kara3383@gmail.com>]
Sent: Wednesday, April 3, 2019 11:48 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support Ryan amendments plan

I fully support the Ford Site plan **including Ryan amendments** and urge you to vote for it.
Thank you.
Kara Lepley
1756 Highland Parkway
Saint Paul, MN 55116

From: Seanne Harris [<mailto:seanne.harris@gmail.com>]
Sent: Wednesday, April 3, 2019 11:31 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Site / Pro Ryan plan

Dear Councilmember Tolbert,

I am writing in support of the Ryan construction plan for the Ford site. Ryan is well-known for providing thoughtful plans that are sensitive to the community and financially feasible. I think the current plan is well-balanced.

I disagree with the amendments put forth by the planning commission which are being considered by the city council today.

Reports from the Highland Villager indicate that you generally approved of the plan put forth by Ryan Construction. Please remain steadfast in your support of the Ryan Construction plan without the proposed amendments.

Warm regards,

Seanne

Seanne Harris
2245 Stanford Ct.
St. Paul, MN 55105
Ward 3

From: Janie Delaney [<mailto:janedelaneydesign@gmail.com>]
Sent: Wednesday, April 3, 2019 10:52 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Site Plan - Support plan with Ryan amendments

I fully support the Ford Site plan including Ryan amendments and urge you to vote for it.

Thank you.

Jane Delaney
1918 Pinehurst Ave, St Paul, MN 55116

From: Claire Mathews-Lingen [<mailto:cmathews.lingen@gmail.com>]
Sent: Wednesday, April 3, 2019 10:28 AM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: I Support the Ryan Amendments

My name is Claire Mathews-Lingen,

I live at 2126 Jefferson Ave. St.Paul 55105. I have lived in Mac-Grovlund/Highland Park my whole life. As a young person who will live with the decisions made for this development for many years into the future I urge you to make decisions that will ease the impact on the existing neighborhood and help provide long-lasting benefits. I support the Ryan amendments for the Ford site and would like to see you do the same for the young people of this neighborhood.

I support the amendments below for these reasons.

- We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- We believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in Highland.

Thank you for your care and attention,
Claire Mathews-Lingen

Sent: Wednesday, April 3, 2019 9:40 AM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; ward2@ci.stpaul.us; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; ward4@stpaul.mn.us; ward5@stpaul.mn.us; ward6@stpaul.mn.us

Subject: Support for Ryan Company Amendments

Hello, I'm Deborah Katz Ed.D from Highland, St. Paul.

Because I love this neighborhood I would like to support the Ryan company amendments.

I believe that their plans for the site would most honor this historic neighborhood and preserve the view of the Mississippi River for everyone who will live at this site.

After the site is built according to the Ryan company specifications which have already been promised to Neighbors of a Livable St. Paul there are still some important things to work on.

My main concern for the city council is how the traffic will be handled coming from the north section of the site into the older business district of Highland where there is almost no parking and the Quiet neighborhoods that surround the entire Ford site.

In the past, The existing north section of Cretin Avenue has been hazardous. There have been a number of serious accidents were Highland Avenue crosses this thoroughfare.

Additional stop signs and traffic lights should be a part of this kind of urban planning.

A St. Paul policeman asked that I advocate for pedestrian safety and required licenses for cyclists who very often ride outside of their bike lanes, fail to signal, and ride so fast that pedestrians are at risk. Supporting bike safety laws will be crucial to the community both within and outside of the new development.

In addition, electric cars, hybrid cars should be encouraged as soon as they become more affordable for everyone. This might involve an incentive for drivers to use these low emission and no emission vehicles.

I Will be advocating for all of this in the future.

From: Fhdelaney3 [<mailto:fhdelaney3@aol.com>]

Sent: Wednesday, April 3, 2019 8:12 AM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Ford Site- Fully support plan with Ryan amendments

St Paul City Council,

As life long St Paul residents we fully support the plan with the Ryan amendments and urge your support as well. There is no perfect plan but after ten years it's time to move forward. This is the best of all options.

Thank you,

Frank & Jane Delaney
1918 Pinehurst Ave
St Paul, MN 55116

From: Kelly Michel [<mailto:kelly@michelsales.com>]

Sent: Wednesday, April 3, 2019 5:04 AM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Subject: Comment on the Ryan amendments..Ford site

WE live at 1893 sargent ave and support the Ryan amendments to the Ford site plan

Mary and Richard Kelly Michel

From: Karen Wilson [<mailto:karen.mia.wilson@gmail.com>]

Sent: Wednesday, April 3, 2019 12:12 AM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: letter in support of Ryan amendments

Dear City Council members.

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support.

Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,
Karen Wilson
1690 Beechwood Ave.
St. Paul, MN 55116

From: Pratik Joshi [<mailto:jpratik@gmail.com>]

Sent: Wednesday, April 3, 2019 12:07 AM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Support for Ryan amendments for the Ford site

Dear City Council member,

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support.

Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,
Pratik Joshi
1690 Beechwood Ave.
St. Paul, MN 55116

From: visala goswitz [<mailto:vgoswitz@gmail.com>]
Sent: Tuesday, April 2, 2019 10:00 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Cc: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford site plan

Dear Councilmember Tolbert,

Please support the Ryan construction plan for the Ford site. I have only heard outstanding comments regarding Ryan construction. They are known for providing well -thought out plans that are sensitive to the community and plans that are financially feasible.

I disagree with a number of the amendments to the Ryan construction proposal that were put forth by the planning commission and being considered by the city council.

I think the plan by Ryan construction is well-balanced. The Highland Villager has reported that you generally approved of the plan put forth by Ryan Construction. Please be steadfast in voting for the Ryan Construction plan without the proposed amendments.

Thank you for considering this.

Best, regards,
Visala Goswitz
311 Woodlawn Ave.
St. Paul, MN 55105
Ward 3

From: Liz Hathaway-Castelán [<mailto:hathawaycastelan@msn.com>]
Sent: Tuesday, April 2, 2019 9:49 PM
To: Tolbert, Chris (CI-StPaul) <chris.tolbert@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; ward7@stpaul.mn.us
Cc: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Please Vote FOR the Ryan amendments

Dear Council Member Tolbert and other City Council Members,

We write to urge you to vote in favor of the Ryan Company amendments to the Ford Site Plan.

We have attended a number of the Ryan events that were designed to hear the perspective and voices of the Highland community. The Ryan Company has shown great care in responding to the concerns of the neighbors and has been very transparent in their efforts to create a plan that is workable. In our opinion, they have done a masterful job in balancing the needs of the many stakeholders involved. We believe it is the Council's duty to support the Ryan Company in their efforts to design an urban community that will be successful financially and one that can be supported by the entire Highland neighborhood. That would include ALL of the amendments they are proposing.

Please vote in favor of the Ryan Company amendments to allow the process to move forward. We believe the amendments provide a plan that is not only able to be supported by the citizens who will be most affected by the development, but also is one that has the most promise for a successful outcome for the citizens of St. Paul.

Thank you.

Sincerely,
Liz and Anselmo Castelán
1681 Saunders Avenue
St. Paul 55116

From: Peggy Stang [<mailto:peggykstang@gmail.com>]
Sent: Tuesday, April 2, 2019 9:34 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: ward3@ci.stpaulmn.us
Subject: Support for proposed Ryan amendments

Dear St. Paul City Council:

I am writing to urge you to support ALL of the proposed Ryan Companies amendments for the Ford site. I believe that Ryan has done an excellent job balancing the concerns of neighbors like myself and meeting the long-term vision and objectives that the city has laid out for the site. In particular I am in favor of allowing single family homes and row homes along the River Boulevard and in block 11. I also favor the commercial development amendments they are proposing as I believe Ryan is the right developer for this project and has a good sense for what the market will bear. Finally I believe that Ryan's proposed street grid does the best job maximizing recreational and commercial potential while protecting the many businesses currently operating in the Village.

Many neighbors like myself feel very strongly that Ryan's amendments should be approved; I urge you to vote yes and thank you for listening to my input.

Sincerely,
Peggy Stang
1842 Princeton Avenue
St. Paul, MN 55105

From: Alice [<mailto:amwachter@aol.com>]

Sent: Tuesday, April 2, 2019 9:26 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>

Subject: Ryan support

I support the Ryan plan for the development of the Ford site. I especially like the way they accommodated 3800 people with a variety of housing choices and also designed better traffic flow AND presented a design compatible with the neighborhood.

Sincerely,

Alice Wachter

2199 Sargent Ave.
St.Paul, MN 55105

From: T Condon [<mailto:tcondon1840@yahoo.com>]

Sent: Tuesday, April 2, 2019 9:02 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Subject: Ford Site Planning - Support for Ryan amendments

I'm writing in support of the Ryan amendments. In particular, I support the zoning changes that:

- allow Single Family Homes in the F-1
- rezone Block11 to F1 from F2 to allow the possibility of Single Family Homes(SFH)

Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments.

Thanks,

Tim Condon
1840 Montreal Avenue
Saint Paul, MN 55116

From: John Newcome [<mailto:johnnewcome@hotmail.com>]
Sent: Tuesday, April 2, 2019 8:42 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support Ryan Amendments

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support. Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,
John Newcome

From: Rose Sherman [<mailto:rasherma@gmail.com>]
Sent: Tuesday, April 2, 2019 7:28 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Please Oppose The Planning Commission's Recommendation for Proposed Ford Site Changes

I am writing in support of the Ryan Company's proposal for the Ford Site development, and to oppose the Planning Commission's recommendations that are contra to Ryan's proposal.

For 20+ years we have lived 1/2 mile north of the Mount Curve entrance to the Ford Site. While I am concerned about traffic on our street and in the surrounding areas, I look forward to seeing the development happen.

I have attended community meetings and the Ryan development proposal meetings. I am an informed citizen who pays significant city and county property taxes. I have a stake in the game. I believe Ryan has listened to the community. I respect them as professionals who understand and are experienced at development.

Specifically I support Ryan's proposals to:

- Develop single family homes along Mississippi River Blvd and block 11 as a cost effective approach.
- Commercial development along Ford Pkwy should be designed to attract viable merchants with public parking to support them. I look forward to having our neighbors in south Minneapolis shopping in Highland Park with their sales tax supporting St. Paul.
- While I wish there had been space for more soccer fields I appreciate the constraints they have in developing playing fields and I appreciate the history of Little League, even if baseball is in decline. I support developing the Highland 9 for soccer use instead.

I ask you to consider us - the neighbors - in making your decisions. Oppose the Planning Commission's proposal. Support Ryan's. I want an attractive, livable development on the Ford Plant site.

Regards,
Rose Sherman
525 Mount Curve Blvd.

From: Clare Hayes [<mailto:clareandlarryhayes@yahoo.com>]
Sent: Tuesday, April 2, 2019 7:28 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Amendments

I am strongly for the addition of single family housing at the Ford Site.
I also support commercial development along Ford Parkway to be determined by Ryan Construction.

And, that Ryan Construction should

I have lived in this neighborhood for over 60 years and believe you should do all that you can to make it livable for all of us.

Please support the Ryan Construction Amendments !

Thank you.

Clare Hayes
2195 Princeton Ave.
St. Paul, MN 55105

From: Allison Mariani [<mailto:allisonhmariani@gmail.com>]
Sent: Tuesday, April 2, 2019 7:20 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support of Ryan Amendments

To Whom it May Concern,

I'm writing in support of the amendments that the Ryan Company has proposed for the Master Plan for the Ford Site. In particular, I support amendments 1, 2, and 13 which currently are not recommended by the PC. Highland is an area composed of a diverse variety of homes: single family homes, condos, apartment complexes, and some town homes. The addition of housing in the Ford site will add to this diversity. However, part of continuing the diversity is continuing with single family homes. It does not fit the character of the surrounding neighborhood to not allow single family homes. As the plan stands, the PC is set to approve a housing development not supported by its neighbors. I support having a higher density area as part of highland. I want to see a sustainable development that provides support for a diversity of people. But you are eliminating one element of this diversity. In regards to parking, I also support having more parking spaces. While I understand that it would be desirable to have people use public transportation or bikes to get to the site, its just not reasonable to think that having less parking will be a driving force. Having less parking will just make people want to come to the space less frequently. As someone who has lived in downtown Chicago and Boston, I can attest to the fact that I would pass the closest grocery store and go an extra mile to get to the one with easy and readily available parking rather than waste my time circling around a parking lot. So in some ways, maybe I should support the option for fewer parking spaces because then maybe less people will use this space or want to live there and thus keep the density and retailers at lower numbers. But I want this spaces to succeed and succeed in a way that supports the neighborhood (not congesting the side streets with parking) in addition to the extended communities (places for others to park). Already the residential areas near highland support overflow parking and I can only imagine this worsening. When my family is looking at homes in the area to purchase, we currently draw a red line around anything within 3 blocks of the ford site given concerns about what will happen to our peaceful and well management neighborhood.

Sincerely,
Allison Hickey Mariani

From: Mary Firestone [<mailto:mbfirestone@gmail.com>]
Sent: Tuesday, April 2, 2019 6:32 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Remove the chemicals completely

Please address the thalium poison still on the river near ford. I am a long time resident of highland and I along with several neighbors who have owned homes here (close to the plant) have suffered illnesses and some have died.

I had perfect health before moving to highland.

I am concerned that any building is going on at the site, especially single family homes. Remove the poison.

Mary Firestone

740 Mississippi River Blvd
St Paul MN 55116

From: Angela Junker [<mailto:angelajunker@gmail.com>]
Sent: Tuesday, April 2, 2019 6:23 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support Ryan amendments

I support all of the amendments made by Ryan.

Angela Junker
2123 Juno Ave
St. Paul, MN 55116

From: Mary Lilly [<mailto:lilly003@umn.edu>]
Sent: Tuesday, April 2, 2019 6:22 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Company's Amendments

Dear City Council Members,

As a resident 6 blocks from the Ford site I ask you to approve the Ryan amendments. The proposed modifications address most of the concerns that residents have with the city plan, while still supporting the city's overall vision.

Collectively, you represent over 300,00 people, and this plan, with the Ryan amendments, serves the interests of all the people you represent. You will not find a better developer. As a healthy older adult, I want to age in the city, with access to the outdoors from my front door, but there are no alternatives to apartments and condos. This city needs urban town homes. If you object to large, single family, stand alone homes on the river road, then compromise with architecturally designed townhomes or row houses like in the older cities out East.

I ask that you not be obstinate. Keep the conversation going. Ryan Companies is a private entity; they can walk. That would be a mega loss for St. Paul.

Thank you,

Mary Lilly
458 Mount Curve Blvd
St. Paul, MN 55105

From: mary wilm [<mailto:walul3102@gmail.com>]
Sent: Tuesday, April 2, 2019 5:24 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Companies plan with their amendments should be the ONE

I agree with Neighbors for a livable St. Paul.
Mary Lou Wilm

From: John SBC Email [<mailto:j-dittberner@sbcglobal.net>]
Sent: Tuesday, April 2, 2019 5:17 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: In favor of ALL Ryan amendments

We are in favor of all Ryan amendments to the Ford Plan, and strongly in favor of allowing single family homes (amendments 1 and 2).

John & Julia Dittberner
1630 Beechwood Ave

From: Spencer Bartl [<mailto:spencerbartl@gmail.com>]
Sent: Tuesday, April 2, 2019 5:13 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; ward3@ci.stpul.mn.us
Subject: Comments Regarding Ford Site and Ryan Amendments

Dear Council Members,

I am writing to as a citizen of Saint Paul, and a resident who lives two doors from the south end of the Ford site. I support ALL of the Ryan amendments. Ryan has listened attentively and responsibly to the community voices, and they are the professionals who are not only connected to the community, but also have a deep and meaningful understanding of development.

- I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- I believe that commercial development along Ford Parkway should be designed in a way that attracts viable merchants and that Ryan is in the best position to judge what such merchants will want and need in terms of structured public parking.
- I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.

I have been following the process relating to the development of the Ford site since Ford announced they were leaving the neighborhood. I have attended meetings and participated in several opportunities to provide my voice, as someone who lives in and lives the neighborhood directly adjacent to the Ford site. I expect that elected city officials will echo the many voices of the neighbors and citizens they represent, and move forward with accepting the amendments as proposed by Ryan.

Kind regards,

Spencer Bartl
1026 Bowdoin Street
Saint Paul, MN 55116

From: Jody Cohen Press [<mailto:jody@presslawoffice.com>]

Sent: Tuesday, April 2, 2019 5:13 PM

To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Rider, Chris (CI-StPaul) <chris.rider@ci.stpaul.mn.us>; Yang, Daniel (CI-StPaul) <Daniel.Yang@ci.stpaul.mn.us>; Koliso, Ikram (CI-StPaul) <Ikram.Koliso@ci.stpaul.mn.us>; Phillips, Joan (CI-StPaul) <joan.phillips@ci.stpaul.mn.us>; Tincher, Jaime (CI-StPaul) <Jaime.Tincher@ci.stpaul.mn.us>; Her, Kaohly (CI-StPaul) <Kaohly.Her@ci.stpaul.mn.us>; Xiong, Liz (CI-StPaul) <Liz.Xiong@ci.stpaul.mn.us>; Alemseged, Naomi (CI-StPaul) <Naomi.Alemseged@ci.stpaul.mn.us>; Nix, Noel (CI-StPaul) <Noel.Nix@ci.stpaul.mn.us>; Leggett, Peter (CI-StPaul) <Peter.Leggett@ci.stpaul.mn.us>; Stark, Russ (CI-StPaul) <russ.stark@ci.stpaul.mn.us>; Tomes, Tarek (CI-StPaul) <tarek.tomes@ci.stpaul.mn.us>; Xiong, ThaoMee (CI-StPaul) <ThaoMee.Xiong@ci.stpaul.mn.us>; Newborn, Toni (CI-StPaul) <Toni.Newborn@ci.stpaul.mn.us>; Carter, Melvin (CI-StPaul) <Melvin.Carter@ci.stpaul.mn.us>; *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: contact@ryancompanies.com; Steve Press <steve@presslawoffice.com>
Subject: RE: The Ford Site: Single Family Homes & Density

Dear Mayor Carter, City Council Members and Other City Employees:

We again write to you to insist that you listen to and adopt the amendments and recommendations of your developer, Ryan Companies.

The Ford site and surrounding streets simply cannot handle the thousands of people you plan to house there.

We again invite you to check out the Ford Parkway and Cleveland intersection any weekday between 3:00pm and 6:00pm to appreciate the **current** traffic burden. What will it look like with thousands of additional people???

We, and numerous other Highland Park (and Mac Groveland) homeowners, will remember your actions at every successive election.

Jody A. Cohen Press & Steven M. Press
2001 Magoffin Ave
St Paul 55116

From: Jody Cohen Press

Sent: Sunday, March 10, 2019 8:22 PM

To: 'ward3@ci.stpaul.mn.us' <ward3@ci.stpaul.mn.us>; 'ward1@ci.stpaul.mn.us' <ward1@ci.stpaul.mn.us>; 'ward2@ci.stpaul.mn.us' <ward2@ci.stpaul.mn.us>; 'ward4@ci.stpaul.mn.us' <ward4@ci.stpaul.mn.us>; 'ward5@ci.stpaul.mn.us' <ward5@ci.stpaul.mn.us>; 'ward6@ci.stpaul.mn.us' <ward6@ci.stpaul.mn.us>; 'ward7@ci.stpaul.mn.us' <ward7@ci.stpaul.mn.us>; 'chris.rider@ci.stpaul.mn.us' <chris.rider@ci.stpaul.mn.us>; 'Daniel.Yang@ci.stpaul.mn.us' <Daniel.Yang@ci.stpaul.mn.us>; 'Ikram.Koliso@ci.stpaul.mn.us' <Ikram.Koliso@ci.stpaul.mn.us>; 'joan.phillips@ci.stpaul.mn.us' <joan.phillips@ci.stpaul.mn.us>; 'Jaime.Tincher@ci.stpaul.mn.us' <Jaime.Tincher@ci.stpaul.mn.us>; 'Kaohly.Her@ci.stpaul.mn.us' <Kaohly.Her@ci.stpaul.mn.us>; 'Liz.Xiong@ci.stpaul.mn.us' <Liz.Xiong@ci.stpaul.mn.us>; 'Naomi.Alemseged@ci.stpaul.mn.us' <Naomi.Alemseged@ci.stpaul.mn.us>; 'Noel.Nix@ci.stpaul.mn.us' <Noel.Nix@ci.stpaul.mn.us>; 'Peter.Leggett@ci.stpaul.mn.us' <Peter.Leggett@ci.stpaul.mn.us>; 'russ.stark@ci.stpaul.mn.us' <russ.stark@ci.stpaul.mn.us>; 'tarek.tomes@ci.stpaul.mn.us' <tarek.tomes@ci.stpaul.mn.us>; 'ThaoMee.Xiong@ci.stpaul.mn.us' <ThaoMee.Xiong@ci.stpaul.mn.us>; 'Toni.Newborn@ci.stpaul.mn.us' <Toni.Newborn@ci.stpaul.mn.us>; 'Melvin.Carter@ci.stpaul.mn.us' <Melvin.Carter@ci.stpaul.mn.us>; 'FordSitePlanning@ci.stpaul.mn.us' <FordSitePlanning@ci.stpaul.mn.us>

Cc: 'contact@ryancompanies.com' <contact@ryancompanies.com>; Steve Press <steve@presslawoffice.com>

Subject: The Ford Site: Single Family Homes & Density

Dear City of St. Paul Employees:

Re: "St. Paul Planners Reject Single-Family Homes in Ford Project" <http://www.startribune.com/st-paul-planners-reject-single-family-homes-in-ford-project/506882272/>

What is your obsession with density in this neighborhood??? *Single family homes are not the enemy.* Listen to your developer.

Jody A. Cohen Press & Steven M. Press
2001 Magoffin Ave
St Paul 55116

From: Jody Cohen Press

Sent: Tuesday, January 8, 2019 10:32 PM

To: FordSitePlanning@ci.stpaul.mn.us <FordSitePlanning@ci.stpaul.mn.us>
<FordSitePlanning@ci.stpaul.mn.us>

Subject: The Ford Site: Necessary & Practical Reductions in Density and Building Heights

Dear Members of the Planning Commission:

I am a 34 year resident of Highland Park. I am extremely unhappy with plans to "pack in" thousands of people on the Ford site. The Ryan Companies' plan to reduce density and building heights is a good start but significant further reductions are desperately needed to maintain the livability of Highland Park. The Planning Commission must have

an independent and thorough traffic study completed that takes into consideration existing traffic problems in Highland Park and surrounding neighborhoods. I suggest that the Commission schedule one of its meetings at Ford Parkway & Cleveland any weekday between 3:00pm and 6:00pm to appreciate the current traffic burden on my neighborhood.

The Commission must also ensure that there is a complete cleanup of pollution at Area C and CP Rail properties before any residential properties are built.

Jody A. Cohen Press
2001 Magoffin Ave
St Paul 55116

From: Julie Stroud [<mailto:jstroud44@comcast.net>]
Sent: Tuesday, April 2, 2019 4:53 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: single family homes along river

Friends,

Trying to keep up with the planning process for the Ford site, and was disappointed to hear that the Ryan Company's proposal to build single family homes along the river was voted down. It is so important to me that the site have a balance of home types rather than all apartments and townhomes. Too much population density along the river will have a negative effect on traffic, and will change the peaceful nature of River Road. I urge you to reconsider the number of apartment buildings you are authorizing. It feels like there are plenty of those in the mix already.

I have owned my home for 32 years, and therefore have a deep investment in this community.

Julie Stroud
1767 Juliet Avenue

From: Shawn Wood [<mailto:shawn.wood.mn@gmail.com>]
Sent: Tuesday, April 2, 2019 4:49 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Support of Ryan Amendments

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support.

Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,
Shawn Wood
2171 Bayard Ave
St Paul, MN 55116

From: Deborah Patterson [<mailto:dfpatter@gmail.com>]
Sent: Tuesday, April 2, 2019 4:36 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Plant

We totally support the Ryan plan! Taking away the private homes and other items that this council of 7 is trying to veto is not okay.
John & Deborah Patterson
1792 Pinehurst Avenue

From: Craig Dock [<mailto:craigdock@gmail.com>]
Sent: Tuesday, April 2, 2019 4:36 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Ford Site

To Whom it May Concern

I wanted to issue my support for the amendments proposed by Ryan Companies regarding the Ford Site.

I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.

I believe that commercial development along Ford Pkwy. should be designed in a way that attracts viable merchants and that Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.

I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.

Thank You

Craig Dock
1993 Field Ave
Saint Paul, MN 55116

From: Cindy Syme [<mailto:cindcath@comcast.net>]
Sent: Tuesday, April 2, 2019 4:27 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Amendments to Ford Site

Dear Ford Site Planning Commission and the members of the Saint Paul City Council,

I am fully in favor of the amendments that Ryan has recommended to the Ford Site Plan.

The minor changes will keep the flavor of the neighborhood, such as some room for single family dwellings, increased available parking, and playing space for children, families and individuals.

I strongly encourage you to vote yes for those amendments.

Thank you,
Cindy Syme
1753 Wellesley Ave
St Paul, MN 55105

From: ed michels [<mailto:labsrcool@yahoo.com>]
Sent: Tuesday, April 2, 2019 4:22 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Proposed Master Plan Amendments to the City for the Ford Plant Site

Good afternoon,

I wanted to share my support for the proposed Master Plan amendments by Ryan Companies. Specifically, the increase in automobile parking spots to support potential retailers and single family homes along the Mississippi River Blvd.

I am excited to see the building begin as this property is a great asset to St. Paul and the immediate Highland Park neighborhood.

Best Regards,

Ed Michels
1727 Pinehurst Ave.
St. Paul, MN 55116

From: Burda, Kate A [<mailto:kate.burda@usbank.com>]
Sent: Tuesday, April 2, 2019 4:21 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: Burda Home (akburda@comcast.net) <akburda@comcast.net>
Subject: In Favor of Ryan Companies Proposal

Hello-

We are writing to you today to let you know my husband and I are in strong favor the amendments Ryan Companies has proposed for the Ford Plan Site. The high density development so many want for the Ford Plant site will have negative impacts of increased taxes, increased traffic (big time!), increased crime, and an overall lower standard of living. Over the years we have had so many friends and acquaintances say how much they enjoy Saint Paul. Shouldn't the development embodied at least some of what we all like about it? This is NOT Uptown. **We care what happens to the city long after we are gone!!!!** What are also observing that St. Paul leadership that lacks diversity of thought and perspective. That one viewpoint is driving all decisions, there is no counterbalance at all. Please show some respect for your constituents, common sense and balance toward the proposal!

Andy & Kate Burda
2196 Berkeley Ave
Saint Paul, MN 55105

From: Christopher Boldt [<mailto:chris.j.boldt@gmail.com>]
Sent: Tuesday, April 2, 2019 4:17 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Single family homes along Mississippi River Boulevard!

Hi, Add my voice to allow single family homes along Mississippi River Boulevard!

Chris Boldt
1235 Hartford Ave
Saint Paul, MN 55116

From: Kristin Anne [<mailto:kristinsullivan2007@yahoo.com>]

Sent: Tuesday, April 2, 2019 4:17 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>

Subject: Support for Ryan's amendments

Hi Ford Site Planning Committee,
I'm writing to say I support Ryan's amendments to the Ford Site.

As a member of the Neighbors for a Livable Saint Paul, we support ALL of the Ryan amendments because we believe these amendments are a step in the right direction toward maintaining a livable community for the Highland neighborhood. Ryan has listened to the community voices, and they are the professionals who understand development.

- We believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach.
- We believe that commercial development along Ford Pkwy. should be designed in a way that attracts viable merchants and that Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking.
- We believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.

My son plays Little League and the ball fields are very important to our family. Thank you for listening to actual residents and not special interest groups who want high density homes with no parking no matter the cost.

I'm also wondering if the pollution study has been fully completed or if we'll find out in 15 years the site is contaminated? Just like 3M's announcement this year...

Thanks,
Kristin Sullivan
1852 Pinehurst Ave
St. Paul

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

Sent: Tuesday, April 2, 2019 4:08 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Please support ALL of the Ryan Development amendments

As a resident of Highland Park, I support ALL of the Ryan Development amendments for the redevelopment of the Ford Site. This developer has spent time and resources gathering "REAL" feedback from people who live in the community. These amendments will help maintain a livable community for the Highland neighborhood.

- It is important to KEEP the character of the neighborhood in tact - not decimate it. The Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the best way to keep the neighborhood character.
- It makes sense to bring commercial development along Ford Pkwy. in a way that attracts viable merchants; not dream merchants. Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking. Merchants need customers to be able to get in and out of merchant stores quickly.
- Our neighborhood should not come behind this planned space. I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.
- Traffic is already an issue in this area; lower density is a must.

Please support ALL of the Ryan Development amendments in your vote.

Sincerely - A TAXPAYING resident of Highland Park.

Colleen Traxler
1780 Scheffer Avenue
St. Paul, MN 55116

Sent: Tuesday, April 2, 2019 4:05 PM

To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>

Subject: re: ford site

To Whom It May Concern:

I write IN SUPPORT of the Ryan amendments for the Ford site.

I have lived in Highland for twenty years, and traffic already is brutal without adding a ton of businesses. I want to live in the company of other families, who have a vested interest in what happens here.

Ryan seems to know the way to proceed.

Sincerely,

Nolan Zavoral

861 Wilder St. S.

St. Paul 55116

From: Teri McCloughan [<mailto:teri.mccloughan@gmail.com>]
Sent: Tuesday, April 2, 2019 3:55 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject:

City Council members:

I am writing today to urge you to support the Amendments proposed by Ryan Companies in connection with the Ford site. I believe that these Amendments reflect the needs of our neighborhood.

Teri McCloughan
2082 Stanford Avenue
St. Paul, MN

From: Kate Dienhart [<mailto:katedienhart@gmail.com>]
Sent: Tuesday, April 2, 2019 3:54 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; ward6@ci.stapul.mn.us; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Ford Site and Ryan Amendments

Dear City Council members-

I cannot express strongly enough my support of the amendments to the zoning plan requested by Ryan Cos. for development of the Ford site. They have listened to the neighborhood and have included neighborhood recommendations in their vision for the site. Specifically, I support single family homes along River Road and row houses on the west side of the water feature. This is in keeping with the character of housing along the River and will promote great diversity in the type of housing offered on the site.

Thanks your your consideration.

Catherine Dienhart
1944 Bayard Ave, St Paul, MN 55116

From: Ben Marx [<mailto:benmarx55@gmail.com>]
Sent: Tuesday, April 2, 2019 3:54 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: The Ryan amendments

To whom it may concern:

I have closely followed the debate over the Ford Site, and this is the first time that I am choosing to weight in directly.

The Ryan amendments should be allowed to go forward. My thoughts are specifically regarding the SFH on the River Road.

I believe this to be a fight about the symbol of single family homes being included in the Ford Site. Housing matters, and I am a density and affordable housing advocate, but these single family homes are less than 1% of the total units? It seems to me that the planning commission had their mind made up from the start with regards to SFH, and it would not have mattered the support either for or against it. It has become clear that for the Ford Site the Planning Commission has an agenda, refuses to bend on that agenda, and that is not how I want the municipal government to work in the city that I love. I would also like to point out that it is an agenda that I generally agree with, but we are talking about a 1% reduction in total density.

Approval of this amendment also does not mean that Ryan cannot build 2-6 unit dwellings in that area, but just gives them the option of single family homes. I guess that my commitment to the density of housing has a +/- of 1% of the total housing units within a given development.

The planning commission also brought up the issue of affordability with the homes on the river. Did they think that Ryan would have put the affordable units there? Even the 2-6 units that could have been built in that section would not match anyone's definition of affordability.

Finally, Ryan, has worked well in the guidance that was set by the Master Plan and their slight changes are well within the spirit of the Master Plan. Ryan thinks that the 1% of homes that will be easiest to sell are single family homes along the river, and we should listen to the business community when they tell us what they think of massive projects like this.

Warm regards,
Ben Marx

From: Janet Munson [<mailto:jlmunson44@gmail.com>]
Sent: Tuesday, April 2, 2019 3:52 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan development

Please allow Ryan to build single family homes overlooking the river.
Jan & Bill Munson

From: John Pilney [<mailto:jppilney@aol.com>]
Sent: Tuesday, April 2, 2019 3:50 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Amendments

Our house is located at 1620 Scheffer Ave. I'm writing to urge the approval of the Ryan Amendments for the former Ford plant area.

We have lived in our house for over fifty years and have seen our taxes go higher and higher and the traffic on our street skyrocket particularly since a divide was added to Snelling Ave. On top of that many small business moved in on the west side of Snelling with little to no parking. As a result, people are parking the cars on both sides of Scheffer Ave from early in the morning to late at night including weekends. If high density is implemented for the former Ford area it will only make living in Highland Park more congested.

If the city council votes for higher density for the Ford plant area, we will probably move out of St. Paul or possibly move year around to our lake home on a beautiful lake that is valued more than our St. Paul home with taxes less than half what we pay in St. Paul.

John and Barbara Pilney

From: MICHAEL & ANNE MCQUILLAN [<mailto:mmcq@comcast.net>]
Sent: Tuesday, April 2, 2019 3:46 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: I support the Ryan Companies plan
Please accept the plan and Amendments that Ryan Companies provided.

They are well informed and know the development business better than many of the other people with input to this plan.

From: Bill Diederich [<mailto:bill.diederich@gmail.com>]
Sent: Tuesday, April 2, 2019 3:43 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford site development

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support. Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,
Bill Diederich
55116

From: Margaret Thalhuber [<mailto:nowandthendesign@gmail.com>]
Sent: Tuesday, April 2, 2019 3:41 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Amendments

Please respond to the community by giving your support to the amendments to the Ford site plan offered by the Ryan Company.

Margaret Thalhuber
23 Inner Drive
St. Paul

From: Reynolds [<mailto:saintpaulreynolds@gmail.com>]
Sent: Tuesday, April 2, 2019 3:40 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Ford site planning - I am against the Ryan amendment for single family homes

Dear council members,

I hope you continue to support multi-family living along the river in the new Ford site development. I am against the Ryan amendment that would allow single family housing. I believe that people should have more access the riverfront in the development and that having single family housing there runs contrary to the inclusive nature of the higher-density housing development site.

I live in Highland.

Sincerely
Judy Temple

From: Ryan Walther [<mailto:walther@30watt.com>]
Sent: Tuesday, April 2, 2019 3:33 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Planning Site

To whom it may concern,

My name is Ryan Walther and I live at 260 Woodlawn Avenue.

My wife and I are in support of all the Ryan amendments because we believe these amendments are a step in the right direction toward maintaining a livable community for the Highland neighborhood.

I understand the planning commission has voted to not recommend several of the Ryan amendments in spite of nearly unanimous public support of the amendments. This is a step in the wrong direction.

The people have spoken, let their voices be heard.

Ryan Walther

From: Julie Kaupa [<mailto:julie@juliekaupa.com>]
Sent: Tuesday, April 2, 2019 2:45 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: livesaintpaul@gmail.com; #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: Please allow single family homes at the Ford site
Importance: High

Dear Ford Site Planning Committee,

I have been to all the Ford Site community meetings and given my input and feel that Ryan Companies has our interests in mind while still keeping their plan successful and viable for the area. There was a reason for these meetings. We spoke up, Ryan Companies heard us and I hope you will too.

I and am a 35 year patron of Highland Village having attended University of St. Thomas in the late 1980s. I am 22 year Mac Grove home owner and resident. I spend a lot of time in Highland Village, walk and bike along Mississippi River Blvd. I am also deeply impacted by any traffic created by the density created by the Ford Site development.

Please support Ryan Companies amendments for the Ford Site as indicated below.

Please do not support building apartments along the river and **please support single family homes** to fit in with the current esthetic along the river. I believe a wall of buildings lining the Mississippi River Blvd will block the visual and actual access to the river if they are built place of individual homes. It is a terrible fit for this river front property. I hope that the Council will follow the lead of CM Tolbert as well

as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

If density is your concern, there are plenty of other buildings with many units. As you know there will be a wall of them lining Ford Parkwayd.

Thank you!

Julie Kaupa

From: Philip Rampi [<mailto:prgconsulting@prodigy.net>]
Sent: Tuesday, April 2, 2019 2:12 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ryan Company's proposed amendments to the Ford Master Plan

Greetings,

I'm writing in support of the Ryan amendments. The most obvious reason for supporting these amendments is the fact that they were developed by the group who will be building the Ford site. Given the record of the Ryan company in urban construction in recent years they deserve our support.

Neighbors of the Ford development have their own reasons for supporting the Ryan amendments. We live here. We see daily what succeeds and what does not, in our neighborhood. A wall of buildings lining the Mississippi River Blvd blocking visual and actual access to the river in place of individual homes is a terrible fit for this or any other river front property.

Determining what will create a vibrant, successful commercial sector along Ford Pkwy. should be left to those who've developed successful commercial districts elsewhere. Ryan's inclination to leave existing commercial malls untouched is, again, astute business sense.

Finally, Saunders Ave. between Finn and Cleveland, if constructed, will eliminate the possibility of locating the ball fields instead. If there is one area in which the neighborhood has spoken with one voice, it is to retain these ball fields. Having Village Way serve as the second east-west corridor to the development is a slam-dunk alternative.

I hope that the Council will follow the lead of CM Tolbert as well as the clear majority of Highland Park's citizens in supporting these amendments which in turn will enhance the chances that this development will be at least partially completed.

Thank you,

Philip Rampi
2150 Jefferson Avenue
Saint Paul, MN 55105

From: Layne Hendel [<mailto:hendellayne@gmail.com>] On Behalf Of Layne Hendel
Sent: Tuesday, April 2, 2019 1:30 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Site Development _ Ryan Proposal

I am in agreement with the Ryan Proposal for the Ford Site, provided single family homes are along Mississippi Blvd. Who in the right mind would put multi-family housing on such a unique and beautiful road in St. Paul? There should be zero multi-family along the boulevard.

Thank you,

Layne Hendel
1861 Norfolk Avenue
St. Paul, MN 55116

From: rgtrag@gmail.com [<mailto:rgtrag@gmail.com>]
Sent: Tuesday, April 2, 2019 1:28 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Acceptance of Ryan Recommendations on Ford Site

City Council Members,

I have been a Saint Paul resident since 1984 when I purchased a home in Mac Groveland after discovering the area on a visit to Saint Catherine's.
At the time I was extremely impressed with the area and shifted my house search from Eagan to Saint Paul.

I am writing this to urge you to vote for all the current Ryan amendments.
That developer has proven to be a VERY knowledgeable voice in the analysis of the requirements to succeed, especially on a project of this size and one with such impact on an excellent neighborhood.
Ryan has listened to the community's concerns.

Please don't fall for idealistic and utopian projections and images based on emotions and feelings instead of facts.
Please listen to Ryan and approve all their current recommendations, especially the argumentative plans to begin with single family homes along Mississippi River Blvd and the commercial development along Ford Parkway.

Regards,
Roger Traeger
2177 Wellesley Av
Saint Paul, MN 55105

From: Mathews Hollinshead <mathews.hollinshead@me.com>

Date: April 3, 2019 at 5:18:28 PM CDT

To: Melvin Carter III <mayor@ci.stpaul.mn.us>, Chris Tolbert <ward3@ci.stpaul.mn.us>, chris.tolbert@ci.stpaul.mn.us

Cc: mgcc@macgrove.org, Nick Thompson <nick.thompson@metc.state.mn.us>, Kris Fredson <kris@chriscolemanformayor.com>, Kathy Carruth <Kathy@highlanddistrictcouncil.org>, nmhood@gmail.com, Amity Foster <amityf@gmail.com>, Russ Stark <russ.stark@ci.stpaul.mn.us>

Subject: Ford Site Transit

The Honorable Melvin Carter III, Mayor, City of St. Paul
The Honorable Chris Tolbert, Ward 3 Councilmember, City of St. Paul
(via email)

Dear Sirs:

In light of today's City Council hearing on Ford Site Plan variances requested by Ryan Companies, I write as your constituent but also as part of my duties on the Transportation Advisory Board of the Metropolitan Council, to convey my strong support for the 2nd MGCC resolution, relating to transit, in the attached letter from the Macalester Groveland Community Council.

Little or no consideration has been given to date of how residents, workers and customers of future Ford Site development could be induced to travel without driving, and most of what was considered related to pedestrians and cyclists, not drivers or transit users.

As you know, the Riverview Transitway process produced no decisions on whether or how to serve the Ford Site as part of the Riverview project. This is a mistake, especially from the City perspective but, since planning to date has been at the county level, this is not a surprise.

Conclusions on traffic to date notwithstanding, there are numerous compelling reasons to set a City goal of substantial, significant transit use in lieu of driving by those accessing future Ford Site development. Local area air quality, pedestrian and cyclist safety, noise abatement or limitation, carbon and other climate-related emissions, regional goals set by the Metropolitan Council, various City goals and objectives — all these and more suggest that transit facilities and transit use in lieu of driving should be a high priority for the City on this site, even though the City technically has little or no jurisdictional role in building and operating transit services.

I urge you to incorporate the suggestions of the attached MGCC resolution on transit into all City actions going forward.

Thank you for your work on and interest in these matters.

Sincerely,
Mathews Hollinshead
Transit Modal Representative
Transportation Advisory Board
Metropolitan Council of the Twin Cities
2114 Pinehurst Ave.
St. Paul, MN 55116



320 South Griggs Street St. Paul, MN 55105
www.macgrove.org

651-695-4000
mgcc@macgrove.org

January 24, 2019

Mike
Richardson City
of Saint Paul
Dept. of Planning and Economic Development
25 W. Fourth
Street Saint Paul,
MN 55102

Dear Mike;

On January 23rd, 2019, the Housing and Land Use Committee (“HLU”) of the Macalester- Groveland Community Council (“MGCC”) held a public meeting, at which it considered the proposed amendments to the *Ford Site Zoning and Public Realm Master Plan* (amendments proposed by Ryan Companies, Zoning File # 18-117-067). Tony Barranco, Senior Vice President of Real Estate Development with Ryan Companies, has appeared to discuss the project with the HLU on two separate occasions, appeared again to speak to the proposed amendments and to answer questions.

After speaking with the Tony Barranco, considering neighborhood feedback, consulting the Macalester-Groveland Long Range plan, and assessing the merits of the amendments, the HLU passed the following resolutions with a vote of 8-6, and 14-0, respectively:

1. **“The Macalester-Groveland Community Council supports Ryan Companies in all of its requests for amendments to the Ford Site master plan.”**
2. **“Whereas the Ryan Companies current plan for the Ford Site contains NO bus/transit stations and/or bus/transit routes nor does the layout incorporate residence and business access to transit,**

And Whereas higher density, affordable housing residents require access to transit for employment and senior residents require access to transit for care,

And Whereas transit orientation guides 21st century development project, targeting key demographics young adults and retirees seeking a “less driving / less car dependent” lifestyle.

And Whereas, transit oriented development is consistent with the City of Saint Paul’s draft 2040 Comprehensive Plan,

Therefore, Be it resolved, that MGCC requests the City of Saint Paul and Ryan Companies engage Metro Transit in discussions to prioritize appropriate transit capacity within the site and to include routes sufficient for citywide connectivity throughout the site and to incorporate specific transit infrastructure in future site plans.”

If you have questions or concerns, please do not hesitate to contact me.



Britta Sherrill
Program & Communications
Coordinator Macalester-Groveland
Community Council

cc (via email): Ward 3, City of Saint Paul
Tony Barranco, Ryan Companies US
Inc. Kathy Carruth, Highland District
Council

From: Anne Carroll <carrfran@gmail.com>
Sent: Wednesday, April 3, 2019 5:43 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Ford site plan: concerns about proposed amendments

Councilmember Jalali Nelson –

As I shared with the Council during public testimony for the Ford Master Plan, as a Highland Park resident who cares deeply about a strong and diverse neighborhood and support all current and future residents, I strongly support the core elements of the Plan you adopted. It was also very exciting to have Ryan Companies leveraging their good reputation to lead the development effort.

As you move into the next phases of this work, however, I am concerned about a some of the proposed changes that threaten both the underlying commitments of the Master Plan and, more importantly, the short- and long-term outcomes for our community. Specifically:

- The proposed shift to single-family housing along the River Road contradicts our underlying commitments to access and inclusion; we *believe* in increasing access, welcoming a wider variety of people, and strengthening connections between all community members and green space/recreation opportunities
- The proposed height minimum reductions would no longer explicitly encourage the increased density needed to ensure this new community is sufficiently robust and vibrant to be sustainable over time

Please stay grounded in in the important principles and values that underpin the Master Plan and reflect the best of our forward-looking community priorities.

-- Anne Carroll
Highland Park

Council

You are faced with one of two choices.

Choice 1. Take a bow, **in twenty years**, and adopt the Ryan proposal that will grow the value of the Ford Plant property...and will be consistently renovated at the expense individual homeowners.

Council 2. Take a bow, **now**, and Adopt a plan that will destroy the value of this property and force a renovation twenty years from now...paid for by us taxpayers.

Paul Ginther and Karen Ginther
2294 St. Clair Ave
St. Paul, MN 55105



408 Saint Peter Street, Suite 220
Saint Paul, MN 55102

PHONE 651 225 0878
EMAIL info@fresh-energy.org
WEBSITE fresh-energy.org

City of St. Paul
Public Hearing: ORD 19-19 and RES PH 19-73

Fresh Energy Testimony

April 3, 2019

We're excited to be here today to see the Ford Site redevelopment advancing under the care of Ryan Companies and the continued leadership of the City of Saint Paul.

Fresh Energy is part of a coalition of organizations that have cared about this site and have tracked this project for the past several years. The reason we care is because this site has the opportunity to be different, to be special. The Ford Site redevelopment project is an opportunity for St. Paul to model sustainability and forward-thinking climate resiliency with super-efficient buildings and activity powered without fossil fuels.

When you are starting from scratch, with new infrastructure in new buildings, you have a rare and important opportunity to do things differently. And in order to create a 21st century community that will shape the future of St. Paul and the entire region, we must be bold in embracing this opportunity to realize its full potential.

We are heartened to know that the site will be advancing SB 2030, Minnesota's building energy conservation program, and looking at clean energy solutions. Super-efficient and sustainable buildings will reduce energy use and lower carbon emissions. Powering activity with renewable electricity from nearby hydro and onsite solar is both cost-effective and carbon-free. Investing in electric vehicle charging infrastructure will enable clean, quiet, and healthy transportation options.

But we must be bolder.

SB 2030 requires that houses built on the Ford Site demonstrate an 80-90% reduction in carbon producing fuel used for building energy. **Why not aim to power buildings with 100% carbon-free energy without relying on any fossil fuels at all?**

Doubling investment in parking infrastructure for single-occupancy vehicles runs the risk of increasing traffic congestion and tailpipe emissions across the site. **Why not advance a truly walkable and bikeable community that promotes electrified car sharing and strong public transportation?**

Let's embrace bold ideas and make sure the Ford Site redevelopment is a demonstration of how communities of the future can and should be carbon-free, clean, accessible, and affordable for all.

Doing something special doesn't mean that it's easy, it's special because it's hard. And doing something hard requires that people are willing to come to the table and support the City and support the Developer to see the challenges forward and to figure out how to do things in new and better ways.

Fresh Energy and I bet many others in this room today stand ready and willing to continue to work with partners on this site to make those special things happen to ensure that this isn't just a regular development, but that this is a place that embraces the best of us socially, environmentally, and economically, a place for all people that honors our moral obligations to address climate change and to provide amenities for all of our citizens.

Margaret Cherne-Hendrick



Senior Policy Associate,
Energy Markets Fresh Energy
cherne-hendrick@fresh-energy.org
651-294-7143

From: jim [<mailto:jimmullaney@zoho.com>]
Sent: Thursday, April 4, 2019 1:37 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: In Support of Ryan's Proposed Ford Site MP Amendments 1, 2, 13

Dear Planning Commission,

We are writing to urge support for three of Ryan's proposed amendments to the Ford Site master plan. In particular, we support:

#1 Allow Single Family Homes in the F-1

#2 Rezone Block11 to F1 from F2 to allow the possibility of Single Family Homes (SFH)

Rationale for our support of #1 and #2 is to preserve the character of Mississippi River Blvd. and to provide continuity with the existing neighborhood.

#13 Amend the maximum required parking for non-residential uses to 1 space/ 200 GFA from 1/400 GFA

We support this proposal because we trust that Ryan are experts regarding typical tenants' requirements. In addition, Ryan sounds adamant on this one and it would be unfortunate to lose them as master developer, starting over with a new, possibly non-local firm of Ford's choice.

Thank you for your consideration.

James and Wendy Mullaney

526 Mount Curve Blvd.
St. Paul

From: Bob Brereton <rhb@homecustomizers.com>
Sent: Sunday, April 7, 2019 8:38 AM
To: Cruze, Stacy (CI-StPaul) <stacy.cruze@ci.stpaul.mn.us>
Subject: CC: Mitra Nelson

Hello Mitra and Stacey,

Here is the full letter I just had partially published in the Villager. They eliminated the **part** about how rich people and corporations are already reeling in big tax breaks from Trump and company's foolish tax cuts. Enough is enough.

PS: I hope this is not a repeated message. I got an error message on this yesterday.

Villager,

We are seeing another attempt by a wealthy developer trying to get the city and state to provide government funds to help them make even more money. The fabulous Ford site sits like an enormous diamond in the rough waiting to be picked up, cut and polished. This 108-acre urban site has been called one of the most desirable in the entire country. This site was eyed enviously by developers from all over. A Minneapolis firm, The Ryan Companies, won the bid. Now we are hearing mewls and whines from Ryan that they need \$107 million in subsidies to do the job. Well, that's predictable, isn't it? What is just as predictable is some city and state officials ready to roll over and give in to Ryan's greedy demands. Some have said it was a foregone conclusion Ryan Companies would get help in the form of subsidies and tax increment financing (TIF). Thankfully, others are pushing back.

Put this into prospective. There were enormous federal tax cuts just given to wealthy American companies like Ryan while ordinary tax payers got the short end of the stick last year in Congress. How much money did Ryan Companies save with the 2018 (and looking forward) tax cuts? Do Ryan executives need second and third vacation homes? How many more SUV's do they need to park at their mansions? Do they need a 32' Bayliner Cruiser to replace the dated 28-footer now docked at their lakeside homes? Aren't their profit-sharing holdings soaring high

enough already? Why do these companies, their shareholders, and their very well-paid executives need even more? How many yearly overseas vacations do these hard-working executives need to unwind?

If Ryan claims they can't do this very desirable development without government help, please find another company. Ryan Company wants to socialize the risk of developing the Ford site while privatizing all the profit. Enough! No subsidies! No tax breaks! No TIF! unless Ryan Companies opens their books and agrees to share their profits with the taxpayers being told they need to bail them out.

Bob Brereton
MacGroveland Home owner

From: Kelly Harmon Schmitt [<mailto:harmonschmitt@gmail.com>]
Sent: Thursday, April 4, 2019 10:33 PM
To: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>
Subject: Ford Plan: I support the Ryan Amendments

Dear City Council Members,

I support the Ryan amendments to the Ford Plan.

They did a really nice job of fitting in over 3800 people (!) in 1+ square miles in a design that is a smart and significant improvement to the original plan laid out. They used their expertise and experience to take it up a notch and made amendments that make it look better (single family houses along the Mississippi River) and better traffic flow and better parking solution.

I know the City is hot on density. And the Ryan plan accomplished that.

I ask you to please vote in support of the Ryan Amendments to the Ford Plan.

Thank you!
Kelly Harmon Schmitt
2203 Sargent Ave.
Saint Paul, MN 55105

From: Walter Mills <wmillssp@yahoo.com>
Sent: Saturday, April 6, 2019 7:44 AM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; Walter Mills <wmillssp@yahoo.com>
Subject: 21st century community?

Dear Councilwoman Nelson.

Why do you disregard and shame those who are successful? Why do you oppose success, in favor of you, projecting yourself as a concerned activist? What is the point of promoting, 'affordable housing', in

the best economy you have ever seen in your lifetime? Why do you pretend to support the working class, when your efforts, destroy and hamper business development and job creation, with endless regulation and artificial wage levels.

Are you still reading? Good.

Your entire 21st century community story is a fraud that has been out there for years and some fools who hate America and capitalism, got into it and started promoting it through the UN. You must be a 'Justice Democrat'. They don't get, the America that works. They are just 'activists wannabe types', who have a grudge and got in power and are busy, trashing America.

Enough of this. If you know anything about how an economy works, you know land always goes to its highest value. The 'wealth zone' you berated, is good for society. If I had known about your meeting, I would have told you that in person, but I, and many others, never heard about the meeting.

Let thirty five houses be build along the River. If nothing else, you can charge them all \$20,000, to \$30,000 a year in property taxes, which could bring the city another million of or so in revenue, that would pay for a bigger staff of activists, for the Mayor.

Your scorn for the middle class is obvious.

Thank you for reading this.

Walt Mills

From: Luke Hanson [mailto:hanslu01@luther.edu]

Sent: Thursday, March 28, 2019 1:36 PM

To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>

Subject: Ford Site amendments

Councilmember Tolbert,

I am writing to express my disappointment by and opposition to two components of the amendment to the Ford Site Master Plan which you introduced at yesterday's council meeting: the proposal to allow single-family homes on Mississippi River Boulevard, and to increase parking minimums in the Ford Site.

Our city is expected to grow by 35,000 people over the next two decades, according to the Metropolitan Council. In order to do this, St. Paul needs a more ambitious strategy to add housing. When there are easy opportunities to add many more affordable and market-rate units, such as when empty land is available for redevelopment, the city ought not squander them to provide a few mansions that only a tiny fraction of wealthy people could afford. This is especially true, considering that our city will undoubtedly grant millions of dollars in Tax-Increment Financing to Ryan Companies to build out the Ford Site. When our public resources are on the line, we should use them to address issues in our city-- not to subsidize mansions.

I also oppose the twelfth item of the amendment, to increase the minimum parking requirements of the Ford Site Master Plan. In fact, I believe that the city should eliminate parking minimums citywide, because they pose an unnecessary burden on small businesses and on developers creating housing-- an expense which ultimately becomes a burden for regular customers, renters, and homeowners. Instead of requiring a certain amount of parking, why not allow the developer to determine the proper amount of parking without a requirement? The Ford Site has long been envisioned as a 21st-century, sustainable community oriented towards transit, bicycles, and pedestrians. Parking minimums are a step away from this vision. We ought to do everything we can

to incentivize healthy and environmentally-friendly ways of getting around our city-- not subsidizing car use.

I hope that my voice and those of other neighbors will convince you to remove this amendment in the coming weeks as the Ford Plan is finalized and adopted.

Sincerely,

Luke Hanson
1880 Grand Avenue, #204
Saint Paul, MN 55105

From: florence bittner [<mailto:florencebittner@yahoo.com>]
Sent: Tuesday, April 02, 2019 4:26 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Please Oppose The Proposed Ford Site Changes

Dear Chris, please support the Ryan Company proposed plan !!!!!
Sincerely,
Florence Bittner
2165 Wellesley Ave
St Paul, MN 55105

From: pam ginther [<mailto:plmginth@comcast.net>]
Sent: Monday, April 08, 2019 5:13 PM
To: McMahan, Melanie (CI-StPaul) <Melanie.McMahon@ci.stpaul.mn.us>
Subject: RE: Re: St. Paul City Council public hearing on amendments to Ford Site zoning- Ryan amendments

Hi Melanie,

Thank you for your reply. Yes thank you, you may include my comments in the public record.

Although I did forget to repeat Ryan's words of "keeping soft edges in order to blend the new development into the existing neighborhoods. I did mention this in my longer letter to the planning council. This is a critical Ryan design request. And a very important one. Please include.

Many thanks,
Pamela Moody-Ginther

From: Tom Lipschultz [<mailto:tom@toolhunter.us>]
Sent: Tuesday, April 2, 2019 11:05 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Please Oppose The Proposed Ford Site Changes

Rebecca Noecker

I am taking this means to voice my opinion strongly in favor of the Ryan plan.

As a neighbor on Mt Curve Blvd, only 5 blocks from the Ford Plant, vehicle traffic is of major concern to me.

The Ryan plan offers some relief as compared to the city plan. Any reduction of population in the Ford Development is an improvement and is both accepted and recommended by me.

Tom Lipschultz
631 Mount Curve Blvd.
St Paul, MN 55116-1155

From: Ben Findlay [<mailto:ben.findlay@gmail.com>]
Sent: Wednesday, April 3, 2019 3:19 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Ford site resolution

Dear Councilmember Noecker,

I'm writing to you about the Ford site resolution that you and the council will be considering today.

My wife and I have been living in an apartment on Grand Avenue for the last 3.5 years. We both have terminal graduate degrees in our field and our household income is currently \$100,000 (up from \$70,000 when we moved here). We have some short-term credit card debt and some long-term student loan debt, no children, and a cat named Councilwoman Leslie Knope. Even though we're reasonably affluent young DINKs (dual-income-no-kids), we'll have to find a different neighborhood in which to live when we're ready to transition from renting to owning sometime next year. Our 700-square-foot apartment shares an alley with single family homes ranging in value from \$700,000 to \$1,500,000. A few of these homes are new construction. At least 4 of them have new garages built in the last year that are larger than my apartment. We drop off our rent checks through a literal gold mail slot on a Summit Avenue mansion where our landlord lives.

I'm really excited about the opportunity that the Ford site development will bring. It makes me want to stay in St. Paul. It makes me hopeful that we'll have new things to do, new places to go, and something worthwhile to build a life around. It feels like a once-in-a-lifetime opportunity to me. I know that's a hyperbolic phrase, but I've never seen a mixed-use project with this kind of transformative potential. Since I've been in the Twin Cities, the excitement has always centered about new stadiums and transit lines. I guess what I'm saying is, I hope we won't squander this opportunity on building more new mansions. I hope we won't split the site into affordable density along the road and unattainable luxury

along the river. I hope we stick to our aspirations for equity and develop the Ford site into a neighborhood where anyone can build a life.

Anyway, I just wanted to share my perspective. My wife and I are proud to have you representing us on the council, and we're happy to support your reelection. I hope to see you at another constituent happy hour soon. We really enjoy them.

Your fan,

Ben Findlay

934 Grand Ave
Saint Paul, MN 55105

From: jessiek13@comcast.net [<mailto:jessiek13@comcast.net>]

Sent: Tuesday, April 2, 2019 4:00 PM

To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>

Subject: Please Oppose The Planning Commission's Proposed Ford Site Changes

Dear Rebecca,

I am writing in support of the Ryan Plan and not what the what the Planning Commission keeps pushing. I believe that the Planning commission is being blinded by numbers and not using common sense as well as what would look best in this beautiful area of St. Paul.

I believe that the Ryan plan to begin with single family homes along Mississippi River Boulevard and in block 11, followed by row homes is the most expedient and cost effective approach. It follows with many of the ideas that are already along Mississippi River Blvd and would blend well and age well.

I believe that commercial development along Ford Pkwy. should be designed in a way that attracts viable merchants and that Ryan Companies is in the best position to judge what such merchants will want and need in terms of structured public parking. I do not believe that city government has a great sense of what a merchant requires as governments don't operate in the general population/business sector – nor do they do large surveys to see what businesses want, desire and need to grow.

I WANT GREEN SPACE, BASEBALL FIELDS AND PARKS! I believe that the best street grid is one which maximizes park and playing field space and protects ALL neighborhoods, pedestrians, and businesses currently operating successfully in the Village.

793 Osceola Ave.
St. Paul, MN 55105

From: Jeff Zaayer [<mailto:jeffzaayer@yahoo.com>]

Sent: Tuesday, April 02, 2019 11:15 PM

To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>

Cc: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>

Subject: Ford site changes

Modify Zoning Codes with a Commitment to Equity and Access on the Western Side

The following items proposed in the resolution and amendments to zoning codes will affect the vision of the Ford Site and specifically the city's equity goals:

- Single family housing in F1 (along the river)
- Downzoning Lot 11 from F2 to F1 so that it includes SFHs
- Reducing the height minimums in F3 discouraging multi-unit buildings
- Reducing commercial and employment opportunities in F3, F4, and F5 zoning codes to a 0% requirement discouraging mixed-use

As An Alternative We Are Proposing

We want to discourage isolating the western portion of the site from rest of the Ford Site. Sustain Ward 3 proposes that the zoning codes should be changed in such that they:

- Allow F1 zoning (along the river) to include single family housing and the minimum height requirement to be lowered to 30' in F3 **but with the condition** that for each single family home built, an equal number of affordable units will be made available at either the 50 or 60% AMI affordability level in F2 and/or F3 zoned areas*.
- Reduce minimum commercial requirements in F3 and F4 zoning codes to 5% and employment requirements in F5 to 5% instead of 10%
- Build paved pathways through the western portion of the site in order to guarantee public access to the western portion and its amenities

By maintaining housing diversity and affordability with easy public access to amenities as well as commercial and retail that draws people to it - the western portion of the site will feel less closed off from the rest of the site making for better equity, more walkable neighborhoods, and be more integrated into the rest of the site.

***For example, if 33 single family homes are built, 33 units affordable units would be required in the F1, F2 and/or F3 zoned areas. Note - this does not call for additional affordable units but ensures the inclusion of units throughout the site**

Allow Limited Multi-Purpose Parking

The amendment to zoning codes proposes to reduce the minimum parking requirements for commercial space from one (1) space per 400 sq ft to one (1) per 200 sq ft- effectively doubling the parking for retail and commercial spaces on the site.

The existing plan code as well as the Saint Paul 2040 Comprehensive plan strongly encourages transit and alternative modes of transportation. Encouraging car traffic to the site by expanding single use parking should be avoided.

Reduce Parking Minimums Slightly and Add Multi-Purpose Parking

As a compromise, we propose that the site temporarily increase parking minimums to one

(1) space per 300 sq.ft of retail space as paid parking and convert free on-street parking to metered parking. Any additional parking should require a conditional use permit.

Metered parking can provide a flexible solution as dual purposed commercial and residential parking through the use of permits or scheduled enforcement. Existing on-street parking and surface lots in the Village could also be converted to paid parking in order to provide additional parking. We also propose the creation of a “parking improvement district” where funds collected could be re-invested in the neighborhood for streetscape improvements.

Making the Eastern Site More Accessible

The existing proposed street network for the Ford Site includes two (2) points of access on the eastern side: Montreal Avenue and Saunders Avenue. The resolution before the Council proposes to eliminate the Saunders Ave connection. No additional viable access point has been proposed for car, pedestrian, bicycling, transit or emergency vehicle access on the eastern side of the site.

We believe this will create not only an access issue but also an accessibility issue on the eastern side of the Ford Site for pedestrian and bicycle traffic as well as emergency vehicles.

Create Pedestrian, Bicycle, and Emergency Only Access at
Saunders

By still including a paved trail where the Saunders connection was proposed, the Ford Site would still be accessible by pedestrians, bicyclists and emergency vehicles. If built wide enough, the path would be plowable in the winter and accessible year round specifically for people with mobility issues, pedestrians, and bicycles instead of having to go all the way to Montreal Avenue. Emergency vehicles could use this access to more quickly get to the interior portions of the eastern site as well.

Jeff Zaayer
1750 Saunders Ave
Saint Paul mn 55116

Sent: Wednesday, April 10, 2019 11:02 AM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>; McMahon, Melanie (CI-StPaul) <Melanie.McMahon@ci.stpaul.mn.us>
Subject: Ford Site/Cleveland Bike Lanes

Hi Chris/Melanie,

I figured I'd just combine these emails to save you some time.

Ford Site

Both of you are very aware of my position on the Ford Site amendment that your office introduced - I would like to say I couldn't be any more disappointed that you have lumped all of these changes into one amendment effectively neutering any meaningful discussion on what are, despite what is being said, rather substantial deviations from the city's master plan.

I am disappointed that we as a city have, once again, capitulated to the tantrum thrown by a big developer. It is disingenuous to suggest that Ryan negotiated any of this in good faith instead opting to falsely claim they would walk if they didn't just get their way.

I know both of you know better so I am not looking for justifications for this, rather, I hope you understand how betrayed many in the community feel because of this amendment.

Sustain Ward 3 has set forth some very reasonable compromises to the Ryan supported changes and they have all been ignored. This is entirely unacceptable and I want to make sure you know I will be challenging any suggestion that we are now building a "21st century community", an equitable or truly sustainable community. These changes severely compromise that vision without hardly any discussion. It is honestly shameful.

Cleveland Bike Lanes

Second I am very disturbed to hear that the mill and overlay that I will be paying for on South Cleveland is being rushed and that there will be no public engagement around the possibility of striping a bike lane.

There is no north south access until I get to Ford and Cleveland and MRB is not an acceptable solution as this is more of a leisure route and not a good commuter bike route.

If I am going to be paying thousands of dollars for a mill and overlay then I better at least have a bike lane striped in front of my house. St. Paul Avenue is separated from my neighborhood by a railroad track - it is also not an acceptable solution for the lack of north south bike access.

I am more than willing to give up both sides of my on street parking for this. Our driveways are more than long enough to accommodate guests and I have done informal parking counts and it is not nearly used enough to warrant maintaining this parking if there is the possibility of a bike lane on South Cleveland. This would also help a bit with traffic calming as people frequently use my street as a mini highway.

I do look forward to hearing how we can work to ensure this happens.

Thank you,
-Brandon

From: Jeb Rach <jeb@jebrach.com>
Sent: Tuesday, April 2, 2019 8:45 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Ford Site Amendments

Councilmember Mitra,

I'm writing to encourage a "no" vote on the proposed amendments to the Ford Site Plan. The amendments appear to serve to increase car traffic to the site, reduce density in the most desirable portions of the site, and reduces access from the site on the east side of the site considerably. These all go against both the stated plan as passed by the city council, and the intent of the plan as expressed throughout the Ford site hearing process.

Thanks for your consideration of this issue.

Jeb Rach
Hamline-Midway resident