

**From:** [Katherine DuGarm \(she/her\)](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#); [julia@fortroadfederation.org](mailto:julia@fortroadfederation.org)  
**Subject:** appeal #25-015636  
**Date:** Sunday, March 16, 2025 10:23:52 PM

---

You don't often get email from [kdugarm@protonmail.com](mailto:kdugarm@protonmail.com). [Learn why this is important](#)

Dear City Council,

I am writing to express my dismay that my written testimony about the FCC trash truck facility proposed at [560 Randolph Avenue](#) was not included in the packet for the Saint Paul Planning commission. How can the commission make a decision without reading input from neighbors?

Whether this omission was intentional or a mistake, the exclusion of community voices may have influenced the Planning Commission's decision. More importantly, it was simply wrong. This failure represents a violation of trust and fair governance. It is an unacceptable failure by the very city departments funded by my tax dollars.

My original testimony was in support of the appeal about placing a garbage truck fueling facility at 560 Randolph Avenue. Garbage truck refueling at this location is not in the best interest of the community.

That site has long been identified as a prime location for high-density housing within a short walk of the Keg and Case Market and other destinations along this key commercial corridor. The proposed garbage truck fueling station would fly in the face of these long-time plans to advance walkability and transit-oriented development along West Seventh.

I am not against development in general, I am against truck refueling when there needs to be housing and green spaces. My request was for the planning commission to please vote FOR the appeal.

My current request is an appeal regarding determination of similar use, appeal #25-015636.

Thank you.

Katherine DuGarm  
1142 Norbert Lane

Sent with [Proton Mail](#) secure email.

**From:** [Carolyn Wolski](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [julia@fortroadfederation.org](mailto:julia@fortroadfederation.org); [Meg Duhr](#)  
**Subject:** Public Testimony Appeal #25-015636  
**Date:** Sunday, March 16, 2025 3:21:42 PM

---

You don't often get email from [cwolski@gmail.com](mailto:cwolski@gmail.com). [Learn why this is important](#)

Appeal #25-015636  
NAME: Carolyn & Mark Wolski  
ADDRESS: 256 Spring Street

Dear City Council Members,

We are residents of Upper Landing, a dense residential neighborhood on the great Mississippi River, located less than a mile up the road from the proposed FCC industrial facility. We are writing to urge you to grant the appeal of the West Seventh / Fort Road Federation.

—The “Determination of Similar Use” is erroneous in the extreme. It is based on a flawed process, missing and inaccurate information, and a complete disregard for past planning. An apt analogy would be taking land zoned to allow a small neighborhood coffee shop and allowing a 24-hour mega restaurant with a drive-through lane. These things are not similar to each other!

—One of the things St. Paul has going for it is the Mississippi River. The subject land is just off “the Great River Road,” adjacent to quiet neighborhoods and the natural beauty of the river, wildlife and pedestrian paths. People like this area — to live in and the recreate in. It is a one-of-a-kind area that can be a key to St. Paul’s future. Why on earth would you allow a large industrial facility that will produce noise, dust, emissions and odors to be situated in this location?

—If you allow 30-80 garbage trucks to rumble in and out of this site five days a week, there will be negative consequences. You can expect decreased property values in adjacent and nearby neighborhoods, street damage and very possibly some vehicular accidents.

—Please be mindful of the vision for the river corridor. Do not turn your backs on our neighborhood and allow a use that is wholly inconsistent with years of planning. Quoting from the West Seventh / Fort Road Federation appeal letter: “[T]he city would undermine its own stated goals for the site and delay or complicate future efforts to transition this critical property into the vibrant, sustainable neighborhood the city and community envision.”

We respectfully ask you to grant the appeal before you.

**From:** [jeffrey austin](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [#CI-StPaul Ward1](#); [#CI-StPaul Ward2](#); [#CI-StPaul Ward3](#); [#CI-StPaul Ward4](#); [#CI-StPaul Ward5](#); [#CI-StPaul Ward6](#); [#CI-StPaul Ward7](#)  
**Subject:** Public Testimony Appeal #25-015636  
**Date:** Sunday, March 16, 2025 3:05:21 PM

---

You don't often get email from jaustin5659@yahoo.com. [Learn why this is important](#)

Appeal #25-015636

Hello Councilperson, I wanted to take a moment and state my objection to the proposed use of land in our neighborhood for a trash facility. My main objection is that we, as a community have worked so very hard these past years to improve the livability of our community, develop and support of small businesses that are an asset to our neighborhood, and create a vibrant, clean, safe place to do business, raise our families, bike and walk, etc. Part of this process is to create opportunities for new housing, reliable transportation, and safe, low traffic, non industrial development. This is something the City in prior discussions and planning has agreed to. This business absolutely does nothing to improve our housing or the safety and livability of our community.

On a personal note, all I really see from our City is dismissiveness of our community. Here's a thought; Listen to your neighbors and the folks that voted for you. It's so sad for me when I go to Mpls. and experience a thriving, growing community along the river front, and I ask, why not us? Where are the visionaries? Instead, we have basically a failed state in our backyard. It often feels as though our City Council, Mayor, etc. has no clue on what makes a City worth living in and fighting for.

Thank you for your consideration,

Jeffrey Austin

457 W. 7th St.  
651-270-6643

**From:** [Molly Noble](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** appeal #25-015636  
**Date:** Sunday, March 16, 2025 11:33:34 AM

---

You don't often get email from nobmol@gmail.com. [Learn why this is important](#)

City Council Members,

I am writing about appeal #25-015636 regarding the location of an industrial trash truck facility at Randolph Avenue and Shepard Road, directly adjacent to the Mississippi River.

A decision to grant this usage is in opposition to the long-term planning for the Mississippi River Corridor. The proposed FCC site does not align with long-standing citywide, neighborhood, and river corridor plans, which emphasize neighborhood nodes, transit-oriented development, and river-oriented development. These plans guide growth in a way that supports vibrant, connected, and sustainable communities.

[Great River Passage Plan](#)  
[Mississippi River Corridor Plan](#)  
[Comprehensive Plan and Addenda](#)

Additionally, the current zoning for the site does not support this usage.

[Zoning Appeal](#)

Further, this usage degrades the neighborhood and its livability. My husband and I live in the West Seventh Neighborhood and raised our family here. We live at 755 Butternut Ave, St Paul, MN 55102, which overlooks the river. Shepard Road is between our street and the river. We have spent considerable collaborative effort working with the Fort Road Federation to advocate for noise reduction and traffic calming measures along Shepard Road. However, no action on the part of the city has been taken yet. Trash truck traffic can only increase the noise and congestion of Shepard Road.

To further deteriorate the neighborhood and river recreational area where working, tax-paying Minnesotans live and play with an industrial trash truck facility in this uniquely beautiful and environmentally valuable location would be negligent and erode our trust.

Given its proximity to the river valley views, residential neighborhoods, and transit, the use of this land for housing, restaurants, and other retail could be

a much more valuable use of the property that would also enhance the neighborhood. Continued industrial use may not represent the best long-term investment for taxpayers.

The West 7th neighborhood has long shouldered the burden of large-scale infrastructure and industrial development, including highways, urban renewal projects, the Xcel plant, the ethanol plant, the Kaplan scrap yard, and other industrial sites.

As a City Council, you have an opportunity with this appeal to do the right thing for our neighborhood and city and not allow industrial trash truck usage.

Respectfully, Molly

Molly Noble  
755 Butternut Ave  
St. Paul, MN 55102

**From:** [Dawnathefrog Craddock](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [julia@fortroadfederation.org](#); [#CI-StPaul Ward1](#); [#CI-StPaul Ward2](#); [#CI-StPaul Ward3](#); [#CI-StPaul Ward4](#); [#CI-StPaul Ward5](#); [#CI-StPaul Ward6](#); [#CI-StPaul Ward7](#)  
**Subject:** Public Testimony Appeal #25-015636  
**Date:** Saturday, March 15, 2025 3:01:08 PM

---

Some people who received this message don't often get email from dawnathefrog@gmail.com. [Learn why this is important](#)

Appeal #25-015636

NAME: Dawna Craddock

ADDRESS: 693 Randolph Ave

Please don't put this truck depot in the W7th neighborhood. We do not need this added drama.

Thank you, ~ Dawna Craddock RN 612.910.9708

**From:** [Kent Petterson](#)  
**To:** [Rebecca Noecker](#)  
**Cc:** [julia@fortroadfederation.org](#); [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#); [\\*CI-StPaul>Contact-Council](#); [Meg Duhr](#)  
**Subject:** FCC Zoning Appeal to City Council  
**Date:** Saturday, March 15, 2025 11:59:14 AM

---

[Some people who received this message don't often get email from [terrace@winternet.com](mailto:terrace@winternet.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear CM Noecker and Members

Thank you for taking the time to hear our thoughts on March 19th and mine now. It has been difficult for the W 7th Community to come to grips with the proposed garbage truck facility in the Randolph Ave. corridor close to the Mississippi Rive and in the Critical Area of the National Park. To be clear, allowing this facility to move forward is a mistake of long term consequences. This foot in the door project will reverse a long term trend toward more respect for the river that was engendered by the visionary planning by residents of the city and our representatives when the Great River Passage Plan was adopted. Allowing this project to proceed will alter that trajectory of planning. People simply do not want to live near a garbage facility. And now moving forward adoption of residential and river friendly zoning along the river must be the next step.

Proponents say this is an environmental move to cleaner burning garbage trucks. FCC is new in town and is trying to thread the needle of regulation and opportunity. They don't know this town, they don't know of our past wishes. They found a property close to the existing upgraded gas line and paid a premium to get it. They have been clever and strategic and have landed the contract by promising these new fueled trucks. They arrive with no trucks, why not natural gas, we can sell that against all the other local operators that are saddled with existing equipment. Too bad for our local operators I guess. St. Paul in its wisdom will remove them and get these new clean trucks with this new operator with no local record. We did not remove Kaplan to get this! Unintended consequences here I believe.

I hear there is no intent to have transfer or storage of garbage. Not enough space. Well if you believe that, I've got ..... well you know what happens. FCC can't make money. We miss calculated. At some point FCC will need storage and transfer and after allowing this investment to go forward you will be asked to approve transfer and all that goes with it. If you recall the transfer station on Water St., it had very little space. It simply makes no economic sense to not do transfer and/or storage at some point. And of course there is lots of space along Randolph to acquire for a price when needed.

There is a way to support all the past planning of the city and residents. City staff is wrong. Agreeing with this appeal is the way and the St. Paul City Council must deny the ability of this project to go forward. You must find a way!

Thank you,  
Kent Petterson  
503 St. Clair Ave.

**From:** [Julia McColley](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#)  
**Subject:** Public testimony Appeal #25-015636  
**Date:** Monday, March 17, 2025 11:15:51 AM

---

You don't often get email from [julia@fortroadfederation.org](mailto:julia@fortroadfederation.org). [Learn why this is important](#)

## Public Testimony

Julia McColley  
785 Butternut Avenue Saint Paul, MN 55102

Appeal #25-015636

### **Zoning and Public vs. Private Use**

The determination that FCC Environmental's proposed facility is "similar in character" to a public works yard is fundamentally flawed. A public works yard serves the greater good, providing essential municipal services to the public. As a result, such facilities are granted some flexibility under zoning codes. In contrast, FCC Environmental is a private, for-profit operation that will bring a high-volume, heavy-duty truck fleet through our neighborhood daily, with plans for expansion beyond its initial municipal contract. CEO Dan Brazil has explicitly stated their goal to expand service to other municipalities in the Twin Cities, and when I personally inquired about acquiring adjacent parcels for expansion, the General Manager, Greg Revering, acknowledged that this could happen "if necessary."

By definition, a light industrial use is limited to "operations whose external physical effects are restricted to the area of the district and in no manner affect surrounding districts in a detrimental way". The impact of FCC's operations will not be contained within the industrial site—it will spill over into surrounding districts, affecting businesses, residential areas, a historic district, and the Mississippi River. This facility will bring increased noise, pollution, and additional strain on our already deteriorating streets. Once the seven-year contract with the City ends, West 7th will remain FCC's garbage truck hub, servicing suburban communities while leaving our neighborhood to bear the burden. This is not a public service; it is a private industrial expansion masquerading as one.

This misclassification represents an error in zoning interpretation. A more appropriate comparison is to a general industrial use (permitted in I2), which requires a different level of zoning scrutiny. When determining a similar use, did staff evaluate all possible comparable uses or only those fitting the I1 Light Industrial zoning of the proposed site?

The City Council must uphold the community's vision for development, rather than rubber-stamping an ill-fitting industrial facility that will permanently alter the character of the corridor.



## **Noise and Harm from the CNG Station**

A comparable case to the FCC CNG station can be found at the University of Minnesota's Southeast Steam Plant in Minneapolis. This industrial plant featured enclosed, acoustically treated compressors running day and night. Despite these enclosures, noise complaints persisted from nearby residents across the park, just 350 feet away. These concerns were never resolved in favor of the residents, demonstrating the lasting community harm caused by such operations.

The FCC CNG compressor will likely run in the late afternoon and into the nighttime, fueling garbage trucks returning from their routes. Noise generators are classified by land use activity under Minnesota Administrative Rule 7030.0050. Public works properties, like the Dale Street Public Works facility, fall under Noise Area Classification No. 2. However, a CNG station more accurately aligns with a manufacturing classification (No. 3), due to the necessary processing of natural gas: dehydration to remove moisture, compression to over 4,500 p.s.i.g., and high-pressure dispensing into vehicles. This process is essential for maintaining equipment functionality, especially during Minnesota winters, but it also generates significant noise and operational disruptions beyond what should be permitted in this zoning classification.

The misclassification of this facility as a public works use ignores the substantial differences in its function, impact, and the extent of its operations.

## **Lost Tax Revenue and Development Potential**

Saint Paul must rethink how it utilizes its most valuable resources, particularly its access to the Mississippi River. Our city's economic future depends on making the best use of our land to attract residents and businesses that contribute to a vibrant, sustainable urban environment.

The 560 Randolph site represents a significant lost opportunity for higher-value development. A basic tax revenue analysis highlights this point. If the five-acre site were used for industrial purposes, including a CNG station, its tax revenue contribution would be minimal compared to a mixed-use residential development. A taller residential building on just two acres of the five-acre site—whether six, ten, twenty, or thirty stories—would generate significantly more tax revenue while providing much-needed housing and commercial space, further revitalizing the area.

Beyond the immediate site, the surrounding underutilized parcels represent an even greater lost opportunity. The 4.27-acre FCC site is adjacent to approximately 2.72 acres currently used for light or transitional industrial purposes. Additionally, over 16 acres immediately adjacent are operated by ADM, further demonstrating the potential for redevelopment into a more economically and environmentally sustainable use. Allowing this development will take away the opportunity to develop any of these adjacent parcels and will instead further

entrench the industrial use of the corridor to the river.

## **Conclusion**

Choosing industrial use for this site may provide a short-term increase in tax revenue, but it comes at a significant long-term cost to the community. By allowing FCC's facility, the city would effectively foreclose future redevelopment at this site and surrounding parcels, eliminating the potential for higher-value residential and mixed-use development that would generate far greater tax revenue over time. This decision would not only limit economic growth in West 7th but also result in a lasting financial loss for the city as a whole.

While the FCC site will shape the long-term development trajectory of our entire neighborhood, this is not just about the West 7th community: ignoring planning is a citywide issue. Think of the message this sends to your own constituents and all the communities throughout this city who have participated in the public planning and decision-making process. Constituents will remember the times when city plans were ignored because it was inconvenient to follow them.

At its core, this appeal is about more than just land use—it is about maintaining the integrity of zoning principles and ensuring that similar uses are truly evaluated in good faith. The proposed FCC facility is not a public works maintenance yard. It is a private, for-profit industrial operation that is fundamentally different in scale, intensity, and impact. Public works yards are designed to serve the specific needs of a municipality, scaled accordingly, and located with community benefit in mind. FCC's facility, by contrast, will generate continuous industrial traffic, introduce safety hazards, and limit future redevelopment opportunities in a neighborhood prioritized for mixed-use growth.

We urge you to grant this appeal and reaffirm the city's commitment to thoughtful, community-driven planning that aligns with long-term goals, rather than allowing a misapplication of zoning to dictate the future of this critical site.

**From:** [Jeffrey Tressler](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [#CI-StPaul Ward2](#)  
**Subject:** Public Testimony Appeal #25-015636  
**Date:** Monday, March 17, 2025 11:11:46 AM

---

Some people who received this message don't often get email from tressler64@gmail.com. [Learn why this is important](#)

Appeal #25-015636 NAME: ADDRESS: Jeffrey Tressler and Paula , 395 Colborne Street , St. Paul. Mn. 55102

I urge you to recognize the importance of maintaining the vision we have for our community. The investments made by residents, businesses, and city officials alike are a testament to our commitment to building a vibrant, sustainable neighborhood. Allowing a garbage truck facility to take root in this area would not only undermine the progress we have made, but it would also send a message that our hard work and aspirations are secondary to short-term municipal needs.

The brewery neighborhood is not just a location; it is a community filled with families, artists, and entrepreneurs who have poured their hearts into revitalizing this space. We have witnessed firsthand the transformation of our surroundings, and we want to see this vision continue to flourish. The Great River Corridor plan is a beacon of hope for us and future generations, promising green spaces, accessible waterways, and a thriving economic landscape.

I ask you to consider the long-term effects of this decision. Will we allow our community to regress to a time when industrial facilities dominated the landscape? Or will we stand firm in our commitment to progress and quality of life for all residents? The choice is clear: we must prioritize the well-being of our neighborhood and protect our investments from being jeopardized by an outdated notion of urban planning.

In closing, I implore you to listen to the voices of the community members who care deeply about the future of the brewery neighborhood. Please stand with us in preserving the integrity of what we have worked so hard to achieve. Let us not forget the lessons of the past, but instead focus on the bright future that lies ahead if we remain united in our vision. Thank you for considering my perspective on this crucial issue.

**From:** [Paige de Wees](#)  
**To:** [#CI-StPaul\\_Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Julia McColley](#)  
**Subject:** RE: Proposed FCC Garbage Truck Facility at 560 Randolph Ave  
**Date:** Monday, March 17, 2025 11:32:54 AM

---

You don't often get email from [paigedewees@gmail.com](mailto:paigedewees@gmail.com). [Learn why this is important](#)

March 17, 2025

To the City Council of St. Paul

Appeal #25-015636

RE: Proposed FCC Garbage Truck Facility at 560 Randolph Ave

Now is the time where we learn what really matters to this council. Is it the people of St. Paul or big business?

Both the city and the neighborhood have been engaged for decades in creating a vision for this parcel of land at 560 Randolph, envisioning how to create a thriving, sustainable, walkable neighborhood. We have been carefully discerning via democratic process, how this critical location should be nurtured into connecting the neighborhood to the river.

The proposed garbage truck facility is deeply incongruent with the well documented and carefully crafted vision both the city and the neighborhood has for West 7th. The proposed FCC garage truck facility is an ABUSE to this critical location with expansive views of the river bluff, and the to democratic process which has been engaged in creating a vision for this dynamic and exceptional location. The city and community together have explicitly stated that we need housing, pedestrian friendly residential and mixed-use development which connect the neighborhood to the river. This proposal is in gross violation to all we've been working toward!

Please show the people of St. Paul you care about our neighborhood, and will not acquiesce to the polluting multinationals, the off market deals and multi billion dollar developer conglomerates over regular St. Paul neighbors who have said, loud and clear, we need housing and we want to be connected to the river, not cut off from the river by industrial use.

WE NEED HOUSING, not garbage trucks, increased traffic, noise, pollution and a multinational corp who is absent from the neighborhood, who knows nothing of Bdote, the river gorge, the ancient flightpath, or the way the light hits the bluff at sundown. Our vision is for a thriving walkable neighborhood, and this proposal is radically inappropriate for the land use, and we have multiple legal enforceable city plans to prove it.

Now is the time we learn what matters to this council. What about the Great River Passage? What about the 2040 comprehensive plan? What about the decades of planning and community input? What about what is right for the river and this extremely unique and sensitive location above the water? Show us you meant what you said. We are here, we are speaking, do not be known as the council that sidelined community voices, DO NOT LET THIS HAPPEN.

Paige de Wees  
708 Stewart Ave.

Paige de Wees  
651.214.4602  
Anderson Realty  
MN LISC # 40843496  
WI LISC #112993-94

**From:** [delores barton](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Public Testimony Appeal #25-015636  
**Date:** Monday, March 17, 2025 1:46:10 PM

---

You don't often get email from dktbarton@gmail.com. [Learn why this is important](#)

Appeal #25-015636

NAME: Delores Barton

ADDRESS:380 Erie

As a longtime resident of the brewery neighborhood, I have witnessed the assault by the government on our neighborhood. For example, the government downsized our neighborhood by adding a freeway to help suburbanites. The government built an overpass nearby that closed stores and cut the neighborhood off because a few trains traveled across West Seventh every day. We were inundated by halfway houses for mentally ill persons and criminals that made some children afraid to wait for the school bus because of harassment. The government allowed an ethanol plant with at least two ammonia leaks and other pollutants that made residents sick. Further down West 7th a day shelter was approved that was scary to walk past. The government wanted to bring light rail here and further cut off the neighborhood and lead to an increase in crime. Now our government, which should be here to protect us but seems to often ignore the wishes of the people, is willing to put a trash truck fueling station near where I live rather than advocate for housing, which is badly needed. The large trash collector will increase pollution and the resulting health problems and doesn't belong in a populated area. Like other large haulers, it may fail and leave an environmental mess behind that taxpayers will have to pay for. Please reject this further assault on our neighborhood.

**From:** [Jason Noble](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Appeal #25-015636  
**Date:** Monday, March 17, 2025 1:38:01 PM

---

You don't often get email from [jason@verticalendeavors.com](mailto:jason@verticalendeavors.com). [Learn why this is important](#)

City Council Members,

I am writing about appeal #25-015636 regarding the location of an industrial trash truck facility at Randolph Avenue and Shepard Road, directly adjacent to the Mississippi River.

A decision to grant this usage is in opposition to the long-term planning for the Mississippi River Corridor. The proposed FCC site does not align with long-standing citywide, neighborhood, and river corridor plans, which emphasize neighborhood nodes, transit-oriented development, and river-oriented development. These plans guide growth in a way that supports vibrant, connected, and sustainable communities.

[Great River Passage Plan](#)

[Mississippi River Corridor Plan](#)

[Comprehensive Plan and Addenda](#)

Additionally, the current zoning for the site does not support this usage.

[Zoning Appeal](#)

Further, this usage degrades the neighborhood and its livability. My wife and I live in the West Seventh Neighborhood and raised our family here. We live at 755 Butternut Ave, St Paul, MN 55102, which overlooks the river. Shepard Road is between our street and the river. We have spent considerable collaborative effort working with the Fort Road Federation to advocate for noise reduction and traffic calming measures along Shepard Road. However, no action on the part of the city has been taken yet. Trash truck traffic will only increase the noise and congestion of Shepard Road.

To further deteriorate the neighborhood and river recreational area where working, tax-paying Minnesotans live and play with an industrial trash truck facility in this uniquely beautiful and environmentally valuable location would be negligent and erode our trust.

Given its proximity to the river valley views, residential neighborhoods, and transit, the use of this land for housing, restaurants, and other retail could be a much more valuable use of the property that would also enhance the neighborhood. Continued industrial use may not represent the best long-term investment for taxpayers or homeowners.

The West 7th neighborhood has long shouldered the burden of large-scale infrastructure and industrial development, including highways, urban renewal projects, the Xcel plant, the ethanol plant, the Kaplan scrap yard, and other industrial sites.

As a City Council, you have an opportunity with this appeal to do the right thing for our

neighborhood and city and not allow industrial trash truck usage.

Thanks, Jason

Jason Noble  
755 Butternut Ave  
St. Paul, MN 55102

Thanks,

**Jason Noble**

Vice President

[Jason@verticalendeavors.com](mailto:Jason@verticalendeavors.com)

**DIRECT:** 651.209.0608

[Vertical Endeavors Business Office / 845 Phalen Blvd. St. Paul, MN 55106](#)

**MAIN:** (651) 209-0640 **FAX:** (651) 778-8080

---

**NOTICE:** This e-mail message and all attachments transmitted with it are intended solely for the use of the addressee and may contain legally privileged and confidential information. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by replying to this message and please delete it from your computer.



**From:** [Maggie Rock](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Cc:** [Julia McColley](#); [#CI-StPaul Ward1](#); [#CI-StPaul Ward2](#); [#CI-StPaul Ward3](#); [#CI-StPaul Ward4](#); [#CI-StPaul Ward5](#); [#CI-StPaul Ward6](#); [#CI-StPaul Ward7](#)  
**Subject:** Written Testimony – City Council Appeal of Determination of Similar Use for 560 Randolph Avenue (#24-102442)  
**Date:** Monday, March 17, 2025 12:46:22 PM  
**Attachments:** [Written Testimony – City Council Appeal of Determination of Similar Use for 560 Randolph Avenue \(#24-102442\).pdf](#)

---

Some people who received this message don't often get email from [maggie.m.rock@gmail.com](mailto:maggie.m.rock@gmail.com). [Learn why this is important](#)

Dear Councilmembers,

My name is Maggie Rock, and I am submitting this testimony in strong opposition to the Planning Commission's decision regarding the Determination of Similar Use for 560 Randolph Avenue. **I urge you to overturn this decision and reject FCC Environmental Services' proposed garbage truck facility.** The proposed use is not a "similar use" to a public works yard. FCC is a private, multinational corporation with stated intentions to expand operations beyond its current contract with Saint Paul. Unlike a municipal public works facility, this operation would introduce a high volume of heavy truck traffic, a compressed natural gas refueling station, and continuous maintenance activities—bringing significant environmental, safety, and quality-of-life concerns to our neighborhood. This is not what I1 zoning was intended to accommodate.

Furthermore, serious procedural errors compromised the Planning Commission's decision-making process. **Nineteen written testimonies from community members, as well as the West 7th/Fort Road Federation's official statement, were omitted from the meeting packet provided to Commissioners.** Additionally, inaccurate zoning and land-use maps misrepresented the character of the area, reinforcing a flawed rationale for allowing this facility.

**The facility also contradicts the 2040 Comprehensive Plan and its formally adopted addenda, including the Great River Passage Plan and the Mississippi River Corridor Plan, which clearly envision a transition away from industrial use at this site.** Allowing this project to move forward will entrench industrial activity in an area identified for future mixed-use and residential development, undermining decades of city planning and public input.

West 7th has long been subjected to environmental injustices, from the destruction of homes for freeway construction to industrial developments that have polluted our air and water. Placing a waste-hauling facility at this critical site would perpetuate that pattern and limit the neighborhood's potential for revitalization.

**I respectfully urge the Council to grant this appeal and prevent an incompatible industrial project from taking root in a neighborhood that should be walkable, vibrant, and livable.** Thank you for your consideration.

Sincerely,  
Maggie Rock

Resident and First Vice President of the West 7<sup>th</sup>/Fort Road Federation

Please note: This written testimony is also included via attachment in PDF form.

**From:** [Becky Yust](#)  
**To:** [#CI-StPaul\\_Ward1](#); [#CI-StPaul\\_Ward2](#); [#CI-StPaul\\_Ward3](#); [#CI-StPaul\\_Ward4](#); [#CI-StPaul\\_Ward5](#); [#CI-StPaul\\_Ward6](#); [#CI-StPaul\\_Ward7](#); [\\*CI-StPaul\\_Contact-Council](#)  
**Cc:** [Julia McColley](#)  
**Subject:** Letter of support for the Federation appeal re: FCC  
**Date:** Monday, March 17, 2025 12:41:26 PM  
**Attachments:** [Letter to City Council re FCC appeal.pdf](#)

---

My letter is attached. Please consider my comments as you deliberate the Federation appeal on Wednesday, March 19, 2025.

--

Becky Yust  
[becky.yust@gmail.com](mailto:becky.yust@gmail.com)  
651-373-1915 (cell)

March 17, 2025

TO: Saint Paul City Council Members  
FROM: Becky Yust, former president of West 7<sup>th</sup>/Fort Road Federation  
RE: Fort Road Federation Appeal of Determination of Similar Use for 560 Randolph Avenue #24-102442

Saint Paul City staff have determined that the proposed use by FCC is similar to a public works yard or maintenance facility and that the FCC use is similar in character to one or more of the principal uses permitted in light industrial zoning. I contend that the determination is in error. The interpretation does not acknowledge on site storage of compressed natural gas (CNG) which is a hazardous use. According to a safety data sheet, CNG is described as gas under pressure and may explode if heated (Gas Innovations, August 22, 2024). Additionally, the National Fire Protection Association (NFPA) identifies CNG as a special hazard, very different from a parking lot used for city vehicles. The determination by city staff leaves the community with an unacceptable risk, one that no nearby development, existing and future, should be exposed to.

In addition to the error in determination, this experience has exposed major flaws in City of Saint Paul processes. The City of Saint Paul requires communities to develop plans for their future and West 7<sup>th</sup> willingly complied with this requirement through participation in the Great River Passage Plan, Small Area Plans, and district-wide plans representing thousands of volunteer hours across decades.

However, our multiple plans were disregarded by the City and were summarily dismissed by the Planning Commission. In particular, submitted written testimony to the Zoning Committee was not made available to the Planning Commission for their February 21, 2025 meeting. I cannot remember a time when community input was erased from consideration by a city commission. Citizen participation is effective only when parties value the community's input. The lack of acknowledgement of the community's views is a blatant betrayal of the tenets of citizen participation.

The investment of over \$20 million by FCC to build a compressed natural gas fueling station for garbage trucks does not serve the long-term needs of development for St. Paul. There will be no new jobs, no riverfront development, and no expansion of the population base and its associated spending in St. Paul. The CNG fueling station is anti-development.

This site is one of the last vestiges of riverfront industrial uses in West 7<sup>th</sup>, and it was reimaged for future housing and mixed-use development. West 7<sup>th</sup> planned for the redevelopment of Irvine Park, the Upper Landing, Island Station, and Victoria Park—all previously contaminated sites, now with housing serving thousands of residents. Our community's vision for the Shepard Road/Randolph Avenue land would do the same.

I am appalled that the leadership of St. Paul – from the Mayor to his heads of PED and Public Works – have acquiesced their power to provide a vision for the future of St. Paul. Thoughtful planning and execution of those plans take years, and you, as Councilmembers, should not be complicit in this proposed disgraceful legacy in our community for decades into the future.