



Highland District Council
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Saint Paul Planning Commission
25 West 4th Street, Suite 1400
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To Saint Paul Planning Commissioners,

The Community Development Committee (CDC) of the Highland District Council (HDC) would like to submit this letter to give input to the Neighborhood Planning Committee before the Shepard Davern zoning overlay study hearing on August 27, 2014. We want to make you aware of an important and evolving development in our community that involves a key piece of property, Sibley Plaza.

Sibley Plaza is a major development within the study area. The strip shopping center is considered the neighborhood's "Town Center" by residents. The majority of the neighborhood's retail activity resides in Sibley Plaza. The plaza includes restaurants, service providers and a major grocer that serves Shepard Davern and the surrounding community.

Paster Enterprises, the owner of the plaza, is about to announce a new plan for the shopping center. The Highland District Council will be hosting a community meeting to review the plans for the Sibley Plaza shopping center, with Paster, on September 16th, 2014.

After this meeting, the HDC will have had presentations on the Shepard Davern plan amendment, the Shepard Davern zoning study, and the key redevelopment of Sibley Plaza, which is in the study area.

As you will see in the Shepard Davern plan documents the HDC and the committee assigned to oversee the plan made considerable and successful efforts to engage the public. Although this meeting comes after the formalized plan, we believe it is important to hear public input.

Therefore, the HDC would like to wait and weigh in with recommendations at the Planning Commission's Public Hearing in October. The CDC feels strongly that the public input process has been very thorough and that there does not need to be a delay, or an immediate decision one way or the other on the zoning of the Sibley Plaza property.

However, we want to make you aware that the Sibley Plaza redevelopment is an important part of the Shepard Davern plan and that we expect to provide important and timely input in October. Thanks for your time and consideration.

Sincerely,

Community Development Committee of the Highland District Council

Resolution 2014-07D