

Finlay, Karoline (CI-StPaul)

From: tadamson@adamson-assoc.com
Sent: Thursday, January 19, 2023 9:54 AM
To: Finlay, Karoline (CI-StPaul)
Subject: RE: 706 Mississippi River Blvd S

Think Before You Click: This email originated outside our organization.

Karoline

The address is: 700 Mississippi River Blvd S, Saint Paul, MN 55116.

Tom

From: Finlay, Karoline (CI-StPaul) <karoline.finlay@ci.stpaul.mn.us>
Sent: Thursday, January 19, 2023 9:50 AM
To: tadamson@adamson-assoc.com
Subject: RE: 706 Mississippi River Blvd S

Mr. & Mrs. Adamson:

Thank you for your comment on the MRCCA Zoning Amendments. Community participation is an important part of this process. If it is your wish to have your comments to be a part of the public record please provide your full address.

Thank you,

Karoline.

Karoline Finlay
Planning Secretary
Planning and Economic Development
25 4th St. W., 1400 City Hall Annex
Saint Paul, MN 55102
651-266-6641
karoline.finlay@ci.stpaul.mn.us
www.stpaul.gov



SAINT PAUL
MINNESOTA

From: tadamson@adamson-assoc.com <tadamson@adamson-assoc.com>
Sent: Tuesday, January 17, 2023 7:10 PM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
Subject: 706 Mississippi River Blvd S

Think Before You Click: This email originated outside our organization.

Allan

Greetings! We live next door to 706 Mississippi River Blvd S (at 700 Mississippi River Blvd S)...

We believe a very attractive development could happen at 706 Mississippi River Blvd S at a 35-foot elevation level or less. However, this is not in Paster Properties "sweet spot". Their focus has traditionally been on retail commercial real estate. They have had little (successful) experience with multi-family residential real estate, at least in a development sense. We believe the best outcome for all would be for them to sell this property (and the one next to it that they recently purchased) (for a profit) to another developer who has more experience developing lower profile residential real estate along the river. We also think such a developer would be creative enough to equalize the tax uplift that St. Paul is looking for with the current plan.

Everyone, including the City of St. Paul, seems to be working very hard to "squeeze" this project into compliance when in fact there are multiple options for development. Is the "juice worth the squeeze)? We are thinking no.

Best regards,

Tom and Cindy Adamson

From: RON BENNETT <rbennett7587@comcast.net>
Sent on: Tuesday, January 17, 2023 7:17:41 PM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
CC: Kurt Klussendorf <klussendorf2@yahoo.com>; RON BENNETT <rbennett7587@comcast.net>
Subject: MRCCA ZONING - 706 Mississippi River Boulevard

Think Before You Click: This email originated **outside** our organization.

Allan

We, along with many concerned neighbors, have been concerned about the development along the Mississippi River corridor. We are opposed to the height and size of the new development and join other city residents who are demanding responsible development directly in a residential neighborhood and developing on current green space along the river.

The new development is being planned in Highland Park. Paster Properties has acquired the 18-unit apartment at 706 Mississippi River Boulevard and the First Church of Christ, Scientist building next door. on 2315 Highland Parkway along with the green space that directly surrounds this on the River Road.

A major concern for the building is a height of 50 feet. This property is a part of the Mississippi River corridor and recognized as an important regional resource. A process to refine riverside zoning (Critical Area Zoning) is actively underway by the City and should be adopted by year's end. At that time, allowable height for this property will change to 35 feet. Well before the first tenant moves in, the building would be out of compliance with the new code.

The Critical Area Zoning process was requested by the legislature and is supported by the DNR, National Park Service and others. It's the right thing to do. This same Critical Area Zoning has been implemented by Minneapolis (December 2020) and other communities along the corridor. The new zoning was incorporated into master plan and design for the Highland Bridge development.

The City of St. Paul should be the leader of protecting the national treasure along the River Corridor as Minneapolis does and other cities reaching all along to Hastings along the River. Because the City of St. Paul has lagged so far behind this MRCCA Zoning is no reason to allow the development to be built at this height merely a few months before it is in place. The capital city needs to be responsible to all who view the mighty Mississippi River and be a champion for preserving its beauty for generations to come.

We urge you to bring this height down to 35' NOW.

Kathryn and Ron Bennett
700 Mount Curve Boulevard
Saint Paul

From: Matt Brophy <matbrof53@outlook.com>
Sent on: Tuesday, January 17, 2023 9:54:41 PM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
Subject: Hearing on the Critical Area of the Mississippi River Corridor

Think Before You Click: This email originated **outside** our organization.

Dear Mr. Tortenson:

I am writing concerning the hearing later this week about the Mississippi River Corridor Critical Area height regulations.

You will find a letter below which I wrote to both Betty McCollum and Russel Balenger in September 2022.

At the time, it was my understanding that all communities in the MRCCA had been adopting new MRCCA zoning standards consistent with 2017 MRCCA rules and local MRCCA plans which were updated as part of the comprehensive 10-year update to existing plans. It was then my understanding that the MRCCA zoning standards were to be in place by December 2022, as communities in the MRCCA had been adopting the new regional standards since January 2020.

Martin Luther King discussed Creative Maladjustments, over time, referring to the things done wrong here in this powerful force here called the past.

Because there has been a long history of misconduct, in the missing resource protection from not caring for Critical Areas, in the designated part of the American Heritage Rivers, changes were necessary for the Upper Mississippi River has been. What has the motive for the wait that is changing the infrastructure on the Saint Paul part of the *Critical Area*?

I ponder why the city of Saint Paul is the last regional legislative body to implement the new regional standards, if you do manage change for the good of all.

It is interesting that the developers of the nearby Highland Bridges followed the 35 feet guidelines found in the 2017 MRCCA rules and local MRCCA plans. Yet the city of Saint Paul is allowing at least one developer to exceed the 35 foot guidelines at 706 South Mississippi Boulevard for a building where not one shovel of dirt has yet moved.

I would suggest that the city has acted in bad faith to the entire region both for the late timing of this Planning Commission hearing -- being the last regional legislative body to enact the update after these MRCCA zoning standards have been set -- as well as issuing a building permit for a proposed four-story, 93 unit apartment complex with the proposed height of 50 feet. If you expect this river to keep on giving to Minnesota and Saint Paul, this legislative body needs to give protection to the Saint Paul stretch of the Mississippi River Corridor.

Sincerely,

Matt Brophy
79 Western Avenue North #508
Saint Paul, Minnesota 55102

Dear Mr. Bauman:

I am following up the suggestion of my local Congresswoman to share a concern over a land corridor with special land use regulations that guide development activity, in the 7-county metro area. My elected leaders at the city level have not seem to have had up until now, much of an urgency to protect the **Mississippi River Corridor Critical Area (MRCCA)**.

Specifically, my concern is the proposed apartment building at 706 Mississippi River Boulevard South in Saint Paul, with the intent to begin construction at height **exceeding 35 feet**, in violation of the intended guidelines in the Mississippi River Corridor Critical Area. At the conclusion of this letter, I am enclosing a summary, addressing the history and the revisions of the guidelines along this critical area.

If you are unaware, the City of Saint Paul is far behind passing the height guideline that the neighbor across the river has had for at least 19 or 20 months. It is interesting to note with all the development of Highland Bridges, it was Ryan Construction that upheld the height requirement **on their own volition, in compliance with what are the known guidelines** of the joint regional Mississippi River Corridor Critical Area to go into effect on January 1, 2023.

Today, I am alerting both the Izaak Walton League and the Minnesota PCA about the conflict connected to regional guidelines and the building at 706 Mississippi River Boulevard, and *possibly a hundred others*, before the regional guidelines for the Mississippi River Corridor Critical Area (MRCCA) go into effect in less than 100 days, because of the inactivity of the city council. When agreement has already been reached *around* the City of Saint Paul, this is not some political party matter.

With regional guidelines agreed to, what kind of developers profane the pride of our strength, the inner Sanctuary of the River? Isn't it bad faith if not a surreal interpretation of regional guidelines eroding the norms in the region, to live without the guidelines that you know will be in place in 100 days? What kind of lawmakers have you joined, as individuals who oversee the city as if living in a vacuum on environmental issues, but who are not in partnership with local, county and other state agencies, but perhaps with certain developers?

Do you start to grasp a "First PEOPLE" consciousness that there is something inherently wrong with the system... moving on, in a nation of immigrants? "Running out" like those who leave behind, in all the various ways, damage. In The History of the Land, there are similar patterns

From: Michael Foldes <michael@theterminal.net>
Sent on: Monday, January 16, 2023 9:44:37 PM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
Subject: MRCCA 35' zoning and 706 Mississippi River Blvd S

Think Before You Click: This email originated **outside** our organization.

Hello Alan

I am not able to make the hearing on the 20th but I'd like to add my voice to the choir in stating my support for the MRCCA zoning change.

I live at 674 Mississippi River Blvd S, St Paul, MN 55116 and have lived in the neighborhoods of Mac Groveland and Highland Park for 20 years. I feel strongly that limiting height is important for both current and future residents and visitors to enjoy the river area.

A 35' height will help protect views as well as limit overpopulating the area that is already getting a massive influx of residents with the Highland Bridge site. Traffic on Ford, speeding cars down MRB, and pedestrian safety in and around highland are all concerns for me. A developer is looking to replace a building that fits the neighborhood at 706 MRB with another that will dwarf that building in both height and length, causing liveability concerns for those around the building (obstructed views, more traffic and noise), and stand out like the 740 building does today.

Thanks for taking my concerns in to account when the meeting is held.

Michael Foldes

From: Ralph Moore <RMoore@gislason.com>
Sent on: Tuesday, January 17, 2023 11:42:52 AM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
Subject: 706 MRB

Think Before You Click: This email originated outside our organization.

I reside at 658 Woodlawn Ave., Saint Paul, and object to the proposed allowed height for this project.

Sent from my iPhone
Ralph L. Moore
Attorney, Gislason & Hunter LLP
763.225.6059

From: Wendy Neurer <wendyn02@aol.com>
Sent on: Tuesday, January 17, 2023 6:18:19 PM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
Subject: Critical Zoning Change along St. Paul Mississippi River

Think Before You Click: This email originated **outside** our organization.

Subject: Re: Mississippi River Corridor Critical Area Mississippi River

There are buildings being torn down along with century-old trees and green space along the Mississippi River Corridor for yet another big box luxury apartment development that will take on the height of 50' to replace a divine church and affordable apartment building which is 34' feet tall. Who is in favor of this? Certainly not many of the citizens. Yet the objections by the people are totally ignored and dismissed by city officials. The Critical Zoning along the River in St. Paul needs to be enacted and it should include all buildings that have not been constructed.

When do the citizens get a voice in what happens to our regional areas along the river, our neighborhoods, it's wildlife and the environment. We urge you to protest the large developments that are taking down our neighborhoods throughout so much of St. Paul. Our beloved capitol city is at a crossroads between our values, our natural scenic beauty and material wealth.

I urge you to have the people voices heard. Zoning laws made by local government determine who wins and who loses. The winners are the developers and the losers are us who want beautiful neighborhoods for ALL and preserving green space, the view of the River and the natural environment. The direction that the people want is gentle density for buildings and to mandate for all non existing building along the river corridor be NO higher than 34'. This is the goal of our citizens for this city to put in place now.

This same Critical Area Zoning has been implemented by Minneapolis (December 2020) as well as before this time in other communities along the corridor. Since the same new zoning was incorporated into master plan and design for the current Highland Bridge development, the city of Saint Paul should oversee the same responsible development directly in compliance with the spirit of the current green space along the Mississippi River. Because the City of St. Paul has lagged so far behind this MRCCA Zoning, citizens believe that there is no reason to allow any new development to be built at the height taller than 35'.

City government is entrusted to be a steward of our natural resources.

Native Americans understood stewardship and the unequivocal responsibility that people have to maintain balance with the environment.

Since 1976, there has existed a coordinated joint state and regional program for Land use of the 72 mile stretch of the Mississippi River Corridor Critical Area (MRCCA) through the seven-county metropolitan area to protect natural, cultural and scenic resources, protected through developmental standards administered by local government land use plans and zoning ordinances. There are no federal land planning or zoning regulations associated with the Mississippi National River & Recreation Area (MNRRA). The existing rules more consistently protect habitat, scenic views and water quality, and allow redevelopment to address contemporary needs such as higher density and mixed uses. In 1988, the National Park Service designated this Mississippi National River & Recreation Area (MNRRA), which shares the same border as the MRCCA. Following passage of the Minnesota Critical Areas Act of 1973, The Executive Order was the governing regulation until it was superseded by MRCCA rules in 2017.

Now is the time to act responsibly and pass this 34' high Mississippi River Corridor Critical Area (MRCCA) and it should include and enforce ALL new developments along this area irregardless of when plans were submitted to the city for the permits to build.

Sincerely,
Wendy Neurer
711 Woodlawn Avenue
St. Paul, MN 55116

From: Thomas Romens <tomromens@yahoo.com>
Sent on: Friday, January 20, 2023 1:57:46 AM
To: Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>
Subject: Mississippi River (MRCCA) proposed zoning

Think Before You Click: This email originated **outside** our organization.

Dear Mr. Torstenson

As a St. Paul resident who lives on Mississippi River Boulevard I am very supportive of the adoption of new zoning requirements along the Mississippi River. Unfortunately the City of St. Paul is late to take action in this adoption process. Minneapolis and other cities adopted MRCCA zoning years ago recognizing that the Mississippi River area is a communal space of Twin Cities' residents and is host to numerous running, biking, and parade events each year.

St. Paul's earlier adoption of the MRCCA would have reduced the allowable height and density of the proposed 706 Mississippi River Blvd. development. (The current 30' high 18 unit building is being replaced by a 50' high 91 unit building.) The Highland District Council, of which I am a member, passed a resolution expressing concerns regarding this development as proposed and the impact on neighbors, wildlife, and the many frequent uses of this communal space.

The fact that the submission date of the plan for the 706 property is determinative with respect to zoning in spite of the fact that construction is likely not to begin until a year later is a severe flaw in the zoning process. The plan as submitted requires no variances and will therefore move forward with a proposed height of 50 feet rather than the 35 feet limit that will be in effect post adoption of MRCCA adoption by the city.

Sincerely,

Thomas L. Romens

670 Mississippi River Blvd.

St Paul, Minnesota 55116