



January 23, 2023

Saint Paul Planning Commission  
c/o Allan Torstenson  
[allan.torstenson@ci.stpaul.mn.us](mailto:allan.torstenson@ci.stpaul.mn.us)

Dear Mr. Torstenson,

Thank you for your work to propose Zoning Code amendments to comply with new state Mississippi River Corridor Critical Area (MRCCA) Rules.

We understand that the height restrictions included in the draft amendments are intended to ensure that scenic river views are protected and maintained. We fully support maintaining cherished scenic vistas along the river.

However, we are concerned about the unintended consequences of the height restrictions included in the draft ordinance will have to the future development of the University of St. Thomas specific to our South Campus.

The University of St. Thomas currently operates and plans under the terms of a Conditional Use Permit (CUP). The 1990 CUP established allowable building heights for future development of our South Campus. At the time the CUP was approved, the River Corridor Overlay District was in place and South Campus was in the RC3 corridor with a 40' height restriction. This was reviewed at the time our CUP was under review and modifications that increased the allowable building heights were ultimately determined to be justified and subsequently approved in the CUP. Some of the factors considered by the planning commission at the time the CUP was approved and allowable building heights were established included:

- The large distance away from the river. Generally, for the properties on the north and south of our campus, the MRCCA districts extend approximately one block from the CA-ROS or River Bluff. Logically, only the western one-third of the University of St. Thomas South Campus should be included in a MRCCA district. Our understanding is, one of the reasons the entire South Campus (extending to Cretin Ave.) was included in the district boundaries was because it was under one property description.

- Existing buildings on campus exceeded the River Corridor height restriction and did not negatively impact scenic river views.
- A stricter height restriction would be greater than faced by other college campuses in the city.
- Higher height limits will encourage the preservation of more green space.

Because of the undue hardship the University of St. Thomas would face with new height limitations imposed by the adoption of MRCCA and that fact that the same justifications would apply today as they did in 1990, we suggest the ordinance be amended to allow maximum building heights under the CUP to take precedent over MRCCA height limitations.

Sincerely,



Robert K. Vischer  
President

**From:** Beth Brombach <bbrombach@comcast.net>  
**Sent on:** Tuesday, January 17, 2023 6:08:17 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** Mississippi River Corridor Critical Area Plan

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

Hi Mr. Tortenson,

As a master naturalist and as a person who has volunteered many hours helping to preserve habitat along the Mississippi River, I know how important the flyway zone is for migrating birds of North America. I'm writing this email in response to the proposed Mississippi River Corridor Critical Area Plan.

I don't feel that the city is looking beyond its own need to overbuild any chance they get. Once these important habitats are destroyed, with buildings that can be done somewhere else, they cannot be replaced. Now we're hearing that the University of St. Thomas is, once again, looking to expand in an area that directly flows into the River Gorge. Why is the city not setting up more stringent rules to protect areas of natural beauty. How many huge buildings can this neighborhood and the river hold before no one wants to live here.

I hope the City of St. Paul insists on the greatest level of protection for the entire MRCCA, including the south campus of UST.

Thanks,  
Beth Brombach

Jan. 17, 2023

Dear Mr. Torstenson,

I am writing this to express my concerns about the changes being proposed in the updates to the St. Paul local ordinances to the Mississippi River Corridor Critical Areas plan and their connection to the University of St. Thomas multi-use facility plan.

I have lived my entire life in the City of St. Paul, with the majority of those years close to the river and the University of St. Thomas campus. For the past 27 years my family and I have lived on Goodrich Ave., across from the UST south campus. This has always been a neighborhood of people who treasure the beauty of the river gorge and the nature that surrounds it. We have worked on cleanup projects, walk and run on the pathways, and bike on the roadways near the river. We are committed to maintaining this area and expect that same commitment from our city officials.

An important component of this ecosystem is the areas that surround the river. Coyotes and fox use the woods and trails, bald eagle pairs nest in the trees, and over 300 species of migratory birds follow the Mississippi Flyway. I have spent many hours reading through the MRCCA, and have been impressed by the recognition expressed in those guidelines of the need to protect this unique resource.

I am alarmed by the amendments proposed to this guiding document by the city, and fail to see how the changes being discussed show that same dedication. On p. 241 of the St. Paul chapter MRCCA guidelines, it states that as a guiding principle St. Paul will “minimize impacts to PCA’s from public and private development and land use”. In the draft ordinance, it states that the city will include requirements for “shielding of exterior lighting...and minimizing disturbance in primary conservation areas during bird migration times”. A multi-use building that will be lit up and operating many hours of the day and days of the year with its resultant lighting, noise, and pollutants hardly fits the guiding principle set out in the document to protect against damaging environmental impacts, or with an understanding of the importance of the flyway.

I hope city officials will take their responsibilities to the environment and to the citizens of the city when considering the proposed changes to the MRCCA document and the authorization of the UST construction.

Once critical areas and mature trees are destroyed, they are gone forever.

Sincerely,

Colleen M. Crenshaw  
2182 Goodrich Ave.  
St. Paul, MN 55105  
4ccrenshaw@gmail.com

**From:** Peg Flanagan <flanagan@iphouse.com>  
**Sent on:** Monday, January 23, 2023 10:40:01 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** Mississippi River Corridor Critical Area Rules Changes

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

Dear Mr. Torstenson:

The Mississippi River is an invaluable asset to Saint Paul and the metropolitan communities through which it flows. It contributes to the environmental, recreational, and historic character of Saint Paul's best neighborhoods, making them desirable, attractive and investment-ready.

Saint Paul's capital city neighborhoods have grown because of thoughtful, ongoing development over the last 100 years. Those who live here and care about their neighborhood understand and welcome responsible redevelopment. However, recent Mississippi River Corridor Critical Area rules changes can compromise the river, its habitat, its access and its livability.

Specifically:

1. The changes to the MRCCA rules have never been presented or discussed by district councils. This disenfranchises those who would directly and adversely be affected by these changes. As an example, the Macalester Groveland Community Council (MGCC)-Housing and Land Use meeting will take this issue up on Wednesday, January 25, but this is AFTER it was presented at the City level, last week.
2. Some of the changes in the MRCCA rules threaten to reduce environmental protections and loosen restrictions allowing for greater development within the MRCCA.
3. City residents should have the opportunity to be informed and VOTE to adopt these new rules -- or keep tighter restrictions.
4. The South Campus of the University of Saint Thomas lies within the MRCCA and has a further designation as a Primary Conservation Area (PCA). Under the new MRCCA rules, this area is designated as a "River Town or Crossing" (includes institutional uses). This designation is incorrect as it is neither a River Town nor a River Crossing and should not be labeled as such. Furthermore, future land use for this area is labeled "Civic and Institutional". While this would likely allow for Ryan Companies' enriched coffers and benefit UST and its arena fans -- it would denigrate the MRCCA rules and this priceless area worthy of continued protection. **Bending/changing MRCCA rules to benefit a private University and its Board Chair's company would be this generation's irrevocable mistake, especially for those who live and raise families nearby.**
5. Development of UST's south campus as currently envisioned will reduce neighbors' privacy; increase light pollution, traffic congestion, exhaust and noise. Pedestrian safety in this scenario are public health concerns no one has yet addressed. Property values will be adversely affected.

Please Mr. Torstenson, I urge the City to reconsider direction on the critical matter of changing thoughtful MRCCA rules to benefit the private sector without regard for the public good.

I want this letter to be acknowledged, counted and archived.

Thank you.

M.C. Flanagan  
275 S Warwick Street  
Saint Paul, MN 55105  
(651) 230.1233

**From:** Meg Grove <meg.grove@hotmail.com>  
**Sent on:** Wednesday, January 18, 2023 11:34:09 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** Comment on revised MRCCA plan

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

Mr. Torstenson:

I'm writing this email to respond to the proposed Mississippi River Corridor Critical Area updated plan.

I've lived in the same house in Macalester Groveland for more than 35 years, happily enjoying the beauty and serenity of the public paths along the river. I realize how all of it could be snatched away without the work of public servants like you and advocates who've chosen to make protection of the river and adjacent lands their life's work. I also understand that it is important for the average citizen to try to educate themselves and participate in any process concerning this amazing feature of our city. That is why, as I read the proposed draft, something stood out to me that I believe needs more attention.

It appears from the plan that the University of St. Thomas' South Campus property is located within the MRCCA boundaries. As I understand it, the area is designated as "River Towns and Crossings" and includes "institutional campuses that predate designation of the MRCC." An area with this designation is to be "managed in a manner that allows continued growth and redevelopment in historic downtowns and more intensive redevelopment in limited areas at river crossings to accommodate compact walkable development patterns and connections to the river..." It seems to me that those who wrote this rule probably did not anticipate the amount and scale of building and development that has since occurred on the UST South Campus. The school now wants to erect a large multi-purpose facility there. It is hard to imagine UST plans for the campus – which will also have significant impact on lands around it – are consistent with protection of this area.

I hope the City of St. Paul insists on the greatest level of protection for the entire MRCCA, including the South Campus of UST. The current designation of that area as part of River Towns and Crossings suggests the possibility for more intense development, allowing UST to build without regard to environmental impacts, including development that is not compatible with surrounding residential areas.

I also want to acknowledge the time you have taken over the last week or so helping me with both the content and context of the update.

Meg Grove  
2198 Goodrich Avenue  
St. Paul MN 55105  
[Meg.grove@hotmail.com](mailto:Meg.grove@hotmail.com)



**From:** Patty Hartmann <pattyhartmann00@gmail.com>  
**Sent on:** Thursday, January 19, 2023 10:18:48 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** January 20 Hearing on River Corridor amendments  
**Attachments:** January 2023 HLU Meeting Agenda.pdf (881.48 KB)

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

Dear Mr. Torstenson:

I am writing to request that the Planning Commission extend the time period to receive public comments regarding the zoning amendments currently planned for the 6 chapters of St. Paul City code applicable to the Mississippi River Corridor Critical Area (MRCCA).

Thus far, there has not been any public engagement on these important zoning amendments.

A special meeting of the Macalester Groveland Housing and Land Use committee to address these amendments is currently scheduled for January 25, 2023, i.e., five days **after** the January 20 deadline for the public to submit comments. (See the attached MGCC HLU January 25 Agenda, item V.)

As you know, the documentation concerning these zoning changes is extensive. Its interpretation presents many challenges.

The need to protect the Mississippi's water, wildlife, geologic formation, native plants, and its aesthetic beauty, cannot be overstated. The area of St. Paul that is directly impacted by these amendments is vast, comprising 7150 acres (21% of St. Paul's land.)

Please extend the deadline for public comment by 60 days to March of 2023. Do not allow these amendments to be adopted before there is a meaningful opportunity to explore how the proposed changes may impact the MRCCA, a unique and critical natural resource.

Thank you.

Sincerely,

Patricia Hartmann  
1294 Jefferson Ave  
St. Paul, MN 55105

## Finlay, Karoline (CI-StPaul)

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**From:** Hoppe, Bruce <Bruce.Hoppe@nVent.com>  
**Sent:** Thursday, January 19, 2023 10:26 AM  
**To:** Finlay, Karoline (CI-StPaul)  
**Subject:** RE: Potential changes to the Mississippi River Corridor Critical Area (MRCCA)

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

Address:  
531 Mount Curve Blvd.  
St. Paul, MN 55116

Thanks,

Bruce

**From:** Finlay, Karoline (CI-StPaul) <karoline.finlay@ci.stpaul.mn.us>  
**Sent:** Thursday, January 19, 2023 9:52 AM  
**To:** Hoppe, Bruce <Bruce.Hoppe@nVent.com>  
**Subject:** RE: Potential changes to the Mississippi River Corridor Critical Area (MRCCA)

You don't often get email from [karoline.finlay@ci.stpaul.mn.us](mailto:karoline.finlay@ci.stpaul.mn.us). [Learn why this is important](#)

**⚠ CAUTION:** This email originated from outside the organization.  
**Do not click links or open attachments** unless you recognize the sender and know the content is safe.

Mr. Hoppe:

Thank you for your comment regarding the upcoming public hearing on the MRCCA zoning amendments. Community input is an important part of the process. In order for your written testimony to be included in the public record we will need your address. Please respond to this email if you would like your testimony included in the public record.

Thank you,

Karoline.

Karoline Finlay  
Planning Secretary  
Planning and Economic Development  
25 4<sup>th</sup> St. W., 1400 City Hall Annex  
Saint Paul, MN 55102  
651-266-6641  
[karoline.finlay@ci.stpaul.mn.us](mailto:karoline.finlay@ci.stpaul.mn.us)  
[www.stpaul.gov](http://www.stpaul.gov)





**SAINT PAUL**  
**MINNESOTA**

**From:** Hoppe, Bruce <[Bruce.Hoppe@nVent.com](mailto:Bruce.Hoppe@nVent.com)>  
**Sent:** Wednesday, January 18, 2023 2:00 PM  
**To:** Torstenson, Allan (CI-StPaul) <[allan.torstenson@ci.stpaul.mn.us](mailto:allan.torstenson@ci.stpaul.mn.us)>  
**Subject:** Potential changes to the Mississippi River Corridor Critical Area (MRCCA)

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

Hello Mr. Tortenson,

I understand that you and the Planning Commission will be holding a hearing on the proposed changes to the Mississippi River Corridor Critical Area (MRCCA). It is not clear if there is a formal forum for public engagement but loosening the MRCCA rules for special treatment for a near-river development is a slippery slope to go down. It is clear that there are several groups trying to modify the land use designation to allow St Thomas University to convert its Southwest property to a new Sports Complex, impacting the land use next to the river. St Thomas should be allowed to use its property for expansion, but not to the detriment of the neighborhood and public who enjoy the Mississippi river gorge area. This could set a new precedent. The University owns land/properties between Summit Av and Grand Av and Cretin and Cleveland. This land was slated for future development – Why can't this land be considered for school sports facilities and leave the near-river land alone?

I raised my family in Mac-Grove area and moved out of St. Paul like many others - but still have family and friends in the area.

I hope environmental consciousness prevails.

Thanks, Bruce Hoppe

**From:** <char@charmason.com>  
**Sent on:** Wednesday, January 18, 2023 4:40:30 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** FW: Planning Commission Hearing

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

Dr. Mr. Torstenson,

I am writing to express concerns about the proposed changes to the Mississippi River Corridor Critical Area (MRCCA).

Concerns:

1. The changes to the MRCCA rules have **never been presented or discussed by the district councils**. This is a major neglect of citizen engagement.
2. Some of the changes in the MRCCA **rules appear to reduce environmental protections and loosen restrictions** allowing for greater development within the MRCCA. Saint Paul should be protecting this critical habitat to the fullest extent. Once destroyed and overbuilt, there is no going back.
3. It is my understanding that each city/municipality can vote to adopt these new rules or **to vote in favor of keeping tighter restrictions**.
4. One area of particular concern is the South Campus of the University of Saint Thomas which lies within the MRCCA and has a further designation as a Primary Conservation Area (PCA). Under the new MRCCA rules, **this area is designated as a "River Town or Crossing" (includes institutional uses). This designation is incorrect as it is neither a River Town nor a River Crossing and should not be labeled as such.** Furthermore, suggested future land use for this area is labeled "Civic and Institutional". This would likely allow for much more intense land development on the South Campus.

Thank you and I hope you can slow this process down to engage more citizen involvement.

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

**From:** Kathryn McGuire <mcguire.kathy56@gmail.com>  
**Sent on:** Wednesday, January 18, 2023 9:25:58 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** MRCCA Hearing

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

Dear Mr. Torstenson,

I am writing to express my concerns pertaining to the Planning Commission Hearing regarding the Mississippi River Corridor Critical Area (MRCCA). I am really appalled to see that this is going to a Planning Commission Hearing without appropriate citizen input. We have District Councils in the City of Saint Paul for the purpose of encouraging citizen engagement on public matters. **I ask the Planning Commission to postpone their decision until district councils and citizens of Saint Paul have opportunity to hear, understand, and discuss the proposed changes in detail.**

As I view the documents regarding changes to the MRCCA, I find the information daunting. What I have gleaned is that the new rules will lessen protections to the MRCCA and create opportunity for more intense development within the MRCCA. **I request that the Planning Commission insist on the greatest amount of protection for the MRCCA. Development within the MRCCA should be as restrictive as possible, and all dimensional standards for development should be as restrictive as possible.**

Of particular concern are some of the new designations for areas within the MRCCA. For example, the property at Cretin and Grand Avenue, The South Campus of the University of Saint Thomas, should NOT be labeled as River Towns and Crossings. **The South Campus is not a River Town or a River Crossing, and it should not be labeled as such. It is an institutional use and should be labeled accurately as just that and only that. This is a Primary Conservation Area and it should receive the greatest amount of protection and consideration.**

The MRCCA rule change documents and maps have not accurately drawn the topography of the UST South Campus at Cretin and Grand. That property contains a ravine that is a bluff impact zone with unstable soils. Many of the maps do not even include that ravine. **All maps of the MRCCA should be drawn accurately, in particular, the map of the UST South Campus should include the ravine that designates it as a bluff impact zone and Primary Conservation Area.**

I am grateful that former leadership in the State of Minnesota had the foresight to recognize this great resource in our community and to protect it through the establishment of the MRCCA. I am disappointed that the DNR has so casually made these significant changes to the rules, and I am even more disappointed that the City of Saint Paul seems to be overlooking the engagement of its citizens on this very important topic. The people who live in this city should be making these decisions, and the designations and decisions should not be vulnerable to the pressures and whims of developers.

**Please acknowledge that my email has been received, and please indicate where citizen letters can be viewed on the city website.**

Sincerely,

Kathryn McGuire  
2203 Fairmount Avenue  
Saint Paul, MN 55105

## Finlay, Karoline (CI-StPaul)

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**From:** Shannon Norton <sqnorton@gmail.com>  
**Sent:** Thursday, January 19, 2023 12:10 PM  
**To:** Finlay, Karoline (CI-StPaul)  
**Subject:** Re: Mississippi River Corridor Critical

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

Shannon Norton  
229 Woodlawn Ave  
St Paul, MN 55105

On Thu, Jan 19, 2023 at 9:53 AM Finlay, Karoline (CI-StPaul) <[karoline.finlay@ci.stpaul.mn.us](mailto:karoline.finlay@ci.stpaul.mn.us)> wrote:

Hello Shannon:

Thank you for your comment regarding the upcoming public hearing on the MRCCA zoning amendments. Community input is an important part of the process. In order for your written testimony to be included in the public record we will need your address. Please respond to this email if you would like your testimony included in the public record.

Thank you,

Karoline.

Karoline Finlay

Planning Secretary

Planning and Economic Development

25 4<sup>th</sup> St. W., 1400 City Hall Annex

Saint Paul, MN 55102

651-266-6641



[karoline.finlay@ci.stpaul.mn.us](mailto:karoline.finlay@ci.stpaul.mn.us)

[www.stpaul.gov](http://www.stpaul.gov)



**SAINT PAUL  
MINNESOTA**

**From:** Shannon Norton <[sgnorton@gmail.com](mailto:sgnorton@gmail.com)>  
**Sent:** Wednesday, January 18, 2023 1:06 PM  
**To:** Torstenson, Allan (CI-StPaul) <[allan.torstenson@ci.stpaul.mn.us](mailto:allan.torstenson@ci.stpaul.mn.us)>  
**Subject:** Mississippi River Corridor Critical

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

As a St. Paul resident my concerns are:

1. The changes to the MRCCA rules have **never been presented or discussed by the district councils**. This is a major neglect of citizen engagement.
2. Some of the changes in the MRCCA **rules appear to reduce environmental protections and loosen restrictions** allowing for greater development within the MRCCA.
3. It is my understanding that each city/municipality can vote to adopt these new rules or **to vote in favor of keeping tighter restrictions**.
4. One area of particular concern is the South Campus of the University of Saint Thomas which lies within the MRCCA and has a further designation as a Primary Conservation Area (PCA). Under the new MRCCA rules, **this area is designated as a "River Town or Crossing" (includes institutional uses). This designation is incorrect as it is neither a River Town nor a River Crossing and should not be labeled as such.** Furthermore, future land use for this area is labeled "Civic and Institutional". This would likely allow for much more intense land development on the South Campus.



**From:** NICHOLAS A ROLFES <NICHROLFES@msn.com>  
**Sent on:** Friday, January 20, 2023 2:46:02 AM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** proposed changes to the Mississippi River Corridor Critical Area (MRCCA).

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

I have a concern on the changes to the MRCCA rules, which have never been presented or discussed by the district councils. This in and of itself is a problem. Some of the changes in the MRCCA rules appear to reduce environmental protections and loosen restrictions, allowing for greater development within the MRCCA.

An area of particular concern is the South Campus of the University of Saint Thomas which lies within the MRCCA and has a further designation as a Primary Conservation Area (PCA). Under the new MRCCA rules, this area is designated as a "River Town or Crossing" (includes institutional uses). This designation appears incorrect as it is neither a River Town nor a River Crossing and should not be labeled as such. Furthermore, future land use for this area is labeled "Civic and Institutional". This would likely allow for much more intense land development on the South Campus. With what I see in the paper, it appears this may all be part of a plan yet to be stated/public  
Peggy Rolfes  
35 Orme Ct.  
St. Paul, MN 55116

**From:** connie scanlon <connie.scanlon196@gmail.com>  
**Sent on:** Wednesday, January 18, 2023 3:34:18 AM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** MRCCA

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

Please do NOT change the MRCCA rules.

Thank you  
John and Constance Scanlon  
196 Mississippi River boulevard south  
Saint Paul 55105

## Finlay, Karoline (CI-StPaul)

---

**From:** Kelly Harmon Schmitt <harmonschmitt@gmail.com>  
**Sent:** Thursday, January 19, 2023 10:20 AM  
**To:** Finlay, Karoline (CI-StPaul)  
**Subject:** Re: Feedback on MRCCA proposed changes

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

Hi Karoline!

Sure: 2203 Sargent Ave. Saint Paul, 55105

Thanks!

On Jan 19, 2023, at 9:52 AM, Finlay, Karoline (CI-StPaul) <karoline.finlay@ci.stpaul.mn.us> wrote:

Ms. Schmitt:

Thank you for your comment regarding the upcoming public hearing on the MRCCA zoning amendments. Community input is an important part of the process. In order for your written testimony to be included in the public record we will need your address. Please respond to this email if you would like your testimony included in the public record.

Thank you,

Karoline.

Karoline Finlay  
Planning Secretary  
Planning and Economic Development  
25 4<sup>th</sup> St. W., 1400 City Hall Annex  
Saint Paul, MN 55102  
651-266-6641  
[karoline.finlay@ci.stpaul.mn.us](mailto:karoline.finlay@ci.stpaul.mn.us)  
[www.stpaul.gov](http://www.stpaul.gov)  
<image001.png>

**From:** Kelly Harmon Schmitt <harmonschmitt@gmail.com>  
**Sent:** Wednesday, January 18, 2023 9:01 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** Feedback on MRCCA proposed changes

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

Hello Allan!

I have some concerns on the MRCCA proposed changes that I am hoping you will listen to please...

1. The changes to the MRCCA rules have **never been presented or discussed by the district councils**. This is a major neglect of citizen engagement.
2. Some of the changes in the MRCCA rules **appear to reduce environmental protections and loosen restrictions** allowing for greater development within the MRCCA. This is not something I agree with.
3. Lets **vote in favor of keeping tighter restrictions**.
4. In my neighborhood - One area of particular concern is the South Campus of the University of Saint Thomas which lies within the MRCCA and has a further designation as a Primary Conservation Area (PCA). Under the new MRCCA rules, **this area is designated as a "River Town or Crossing" (includes institutional uses)**. This designation is incorrect as it is **neither a River Town nor a River Crossing and should not be labeled as such**. Let's go back to the old designation- PCA.

Thank you for listening!

Best,  
K Schmitt

**From:** Renate Sharp <rmesharp@gmail.com>  
**Sent on:** Wednesday, January 18, 2023 8:24:13 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** proposed changes to the MRCCA rules

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

Dear Planning Commission Members,

I have concerns:

1. To the best of my knowledge, the changes to the MRCCA rules have **never been presented or discussed by the district councils**. Is this not a major neglect of citizen engagement?
2. Some of the changes in the MRCCA **rules appear to reduce environmental protections and loosen restrictions** allowing for greater development within the MRCCA.
3. It is my understanding that each city/municipality can vote to adopt these new rules or **to vote in favor of keeping tighter restrictions**.
4. One area of particular concern is the South Campus of the University of Saint Thomas which lies within the MRCCA and has a further designation as a Primary Conservation Area (PCA). Under the new MRCCA rules, **this area is designated as a "River Town or Crossing" (includes institutional uses). This designation is incorrect as it is neither a River Town nor a River Crossing and should not be labeled as such**. Furthermore, suggested future land use for this area is labeled "Civic and Institutional". This would likely allow for much more intense land development on the South Campus.

Thank you so much in advance for addressing my concerns.

Renate Sharp  
536 Mt. Curve Blvd.  
St paul 55116



**From:** Irene Suddard <suddard@comcast.net>  
**Sent on:** Thursday, January 19, 2023 11:49:45 PM  
**To:** Torstenson, Allan (CI-StPaul) <allan.torstenson@ci.stpaul.mn.us>  
**Subject:** MRCC Public Hearing meeting Jan 20

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

Dear Mr. Torstenson,

As a homeowner who lives at 2192 Fairmount I am writing to express my displeasure at the fact that, while tomorrow's meeting is a Public Hearing regarding the proposed MRCC rule changes, there has been no effort prior to this time, to present these proposed changes at the district council level, in my mind, a necessary step before you go forward. This is more than just an oversight, it appears to be a blatant attempt to eliminate input from city entities that represent areas and residents living along the Mississippi River Corridor. Many homeowners will be directly affected by the proposed changes. I understand that rules need to be updated but when affected (and appropriate) entities are left out of the picture, there is suspicion that all is not on the "up and up."

Thank you,  
Irene Suddard