

St. Anthony Park Community Council
2395 University Ave. West, Ste. 300E
Saint Paul, MN 55114



Amanda Smith
Zoning Inspector III - Site Plan Review
Department of Safety and Inspections
375 Jackson St. Suite #220
Saint Paul, MN 55101

Re: Rohn Industries Semi-Trailer Parking - 2495 Kasota Ave

Dear Ms. Smith,

We have many serious concerns about the potential air/waterborne pollutants that could manifest with the continuation of the 2495 Kasota Avenue project without proper research and community engagement because an old ash dump underlies this site. Two prior MWMO Commissioners representing the City of Saint Paul, Karlyn Eckman and Betty Wheeler, are current members of the SAPCC Environment Committee and have prior knowledge and longstanding concerns about contaminants stored at this site.

Since that time, much scientific knowledge has accumulated to better understand health concerns from exposure to the types of pollutants that exist in the old ash layer. Therefore, it is appropriate to reevaluate potential impacts this project could have on the several nearby surrounding neighborhoods, each of which has significant numbers of residents (North and South St. Anthony Park, Prospect Park, and Southeast Como). It is also important to note that all of these neighborhoods are rapidly growing with many new and recently completed residential and commercial developments.

About 20 years ago, Amoco BP proposed a substantially similar project on this site. It was shut down [is "shut down" the right phrase? Would "stopped" or "refused" be better?] unanimously because of environmental concerns. At a special City Council hearing, the permit to develop the site was revoked after Council members learned of the significant danger to human health due to toxins released (air, water and subsoil leachate plumes) from disturbing topsoil at the site following the Amoco BP Phase I environmental study.

The proposed development is located within DNR Wetland complex 62-259. The wetlands are the last remaining remnants of a much larger historic wetland system that was largely drained and filled over the last 150 years. The few ponds that remain are valued not only for their ecosystem and watershed functions, but also by the surrounding communities, which are actively involved in maintaining them. MWMO will be doing a wetland delineation under its current work plan.

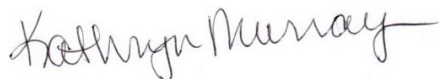
We would like to request information as it relates to the **wetland delineation and wetland alteration documentation** as it appears the historic remnant wetland that currently exists on-site is

being eliminated as part of this proposed project. We have several questions and assumptions in regards to this project and would appreciate the opportunity to ask them.

We are also concerned about the inadequately designed ingress/egress for the proposed use and traffic congestion this project would add to our neighborhood. There are already frequent backups along Kasota Avenue Southeast and on the highway 280 entrance/exit ramps, especially when trains travel the railroad spur only a few hundred feet west of the proposed ingress/egress. The project does not include **turning models for wheel-base 67**, which is the size of the semi-trucks the site appears to be designed for. It seems extremely important that you require the developers to conduct a thorough **traffic study** before approving this project, taking into account the amount of time railroad blocks it, and the State Fair traffic back to Raymond and beyond.

We strongly urge that you add these contingencies to your conditional approval of this project, initiate a community engagement process, and hold a public hearing. We sincerely request that you take no vote for approval without going through a more thorough scientific review and public process.

Sincerely,



Kathryn Murray
Executive Director

Cc:

Wes Saunders-Pearce, Water Resource Coordinator - City of St. Paul
Mark Doneux, Executive Administrator - Capitol Region Watershed District
Forrest Kelley, PE Regulatory Division Manager - Capitol Region Watershed District
Dr. Udai Singh, Water Resources Director - Mississippi Watershed Management Organization
Doug Snyder, Executive Director - Mississippi Watershed Management Organization
Dan Kalmon, AICP, Planning Principal - Mississippi Watershed Management Organization
Crague Biglow, Site Remediation 2 - Minnesota Pollution Control Agency
Jamie Wallersted, Section Manager - Minnesota Pollution Control Agency
Russ Stark, Chief Resilience Officer - City of St. Paul
Mitra Nelson, Ward 4 Council Representative, City of St. Paul
Pat Murphy, P.E. - City of Saint Paul Sewer Utility
Brandon Long, Executive Director - Union Park Community Council
Alex Farrell, Executive Director - SE Como Improvement Association
Eric Amel, Board Chair - Prospect Park Association
Stephen Klimek, Project Manager - Towerside Innovation District