



West Side Community Organization  
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October 13, 2015

Lucy Thompson  
Sr. Planner, City of St. Paul

Zoning Committee  
25 W. Fourth Street  
Suite 1400  
Saint Paul, MN 55102

Dear Ms. Thompson:

The West Side Community Organization (WSCO), District Council 3, appreciates and values the City's invitation to participate in the Conditional Use Permit (CUP) process for the Sherman Associates and the public hearing on Thursday, October 22, 2015. WSCO will have representation at the zoning committee public hearing to enter testimony into the public record.

First and foremost, WSCO wishes to express its support for the West Side Flats Master Plan (WSFMP) and for Mr. Sherman's proposed development of the West Side Flats. We consider the recently completed phase an asset to our community, and we look forward to another phase of similar quality and sensitivity to the Mississippi River Valley and the community.

By a vote of 7 to 4, the WSCO Board of Directors voted to support Mr. Sherman's request for a CUP and to express a preference for the 71'3" development option permitted by the CUP, which was presented to WSCO's Riverfront Development and Land Use (RDLU) committee and Board of Directors as Option A.

Discussion about the proposed development has been balanced and well informed by Mr. Sherman and his team, city planner Lucy Thompson, West Side community members, the

National Park Service, Friends of the Mississippi River, and others. Much of this discussion took place in RDLU Committee meetings where a significant amount of time was spent considering development plan options through the lens of WSFMP guiding principles critical to this project: a height gradient that descends toward the river, quality open spaces, protection of important views and view corridors, and connectedness to the West Side community and the river. While the development option with taller buildings and more open space and views gained more support among RDLU members, an almost equal number supported upholding the WSFMP height gradient.

WSCO looks forward to working with Mr. Sherman and the city to refine the development project as it moves forward. Again, we thank the city for the opportunity to provide input into this important decision for the West Side Flats.

Sincerely,

*Monica Bravo*

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Hokan Miller, Chair

WSCO RDLU Committee