

From: [Maggie Smith](#)
To: [*CI-StPaul](#); [Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: Re: Aug 12, 3:30pm Hearing - File #03-2026
Date: Tuesday, August 11, 2026 10:55:51 PM

You don't often get email from maggie9smith@gmail.com. [Learn why this is important](#)

One important edit, the second-to-last sentence was supposed to read, “This resource benefits every adjacent neighbor, regardless of ownership, and deserves the utmost protection. “

Could you please make that correction, for the record?

Thanks so much!

On Aug 11, 2026, at 10:52 PM, Maggie Smith <maggie9smith@gmail.com> wrote:

Hello - Could you please confirm receipt of these comments for File No. 03-2026 to be heard on Wednesday, August 12th at 3:30pm?

To the City of Saint Paul City Council and Planning Commission:

We own the property at 9 Montcalm Court which shares land boundaries with both 777 and 779 Lexington as well as a segment of the alley which is proposed for vacation.

I am writing to formally request that the City Council deny the proposed alley vacation, or alternatively, defer the vote until a comprehensive, independent tree and wildlife study is completed and **the conditions outlined below are fully integrated as binding requirements for project approval.**

This swath of forest, located right in the heart of St. Paul, is incredibly unique and has remained completely undisturbed for over 100 years. It serves as an irreplaceable natural habitat for diverse wildlife, including foxes, deer, coyotes, chipmunks, turkeys, eagles, and a seemingly limitless variety of migratory birds.

To protect this vital environmental resource, we request that the following recommendations from the Highland District Council (HDC) be attached as strict mandates (attached to approval) should any development move forward:

- **Limit Total Density to 10 Dwelling Units:** Scott Ramsay currently owns

777, 779, and 1520 Edgumbe. A strict cap is necessary to prevent potential lot consolidation or piecemeal development across the alley and onto his personal property, which would bypass density intent.

- **Mandate an Independent Tree Study:** Require a comprehensive tree survey to be conducted by a neutral third party and shared transparently with neighbors, the HDC, and the Watershed District before any permits are issued.
- **Protect Old-Growth Canopy:** Commit to the absolute protection of the 100+ year-old oak trees located on or immediately adjacent to the area slated for vacation.
- **Enforce Minimal Tree Removal:** Allow the removal of only those trees deemed strictly necessary for the physical development, as verified by a neutral third-party arborist.
- **Document Wildlife Mitigation:** Require the developers to make a sincere, documented, and enforceable effort to minimize disruption to the local wildlife and migratory bird populations.
- **Provide Continuous Site Plan Updates:** Require the developers to submit regular updates to the HDC, impacted neighbors, and the Watershed District. These updates must explicitly include the findings of the tree study, clearly marked property and alley lines, plotted setbacks, required greenspace calculations, and all environmental or watershed concerns and interventions.

Additionally, we urge the city to closely audit the developer's artist rendering against the actual property map. The current drawing inaccurately includes the southern corner of our private, teardrop-shaped property as part of the project's proposed green space. While the builders have made multiple offers to purchase this parcel, no sale has been made. Although we have not ruled out a future sale—particularly if the land is legally preserved as green space—this private parcel is not a part of this proposal and should not be factored into the city's evaluation of the developer's open space requirements.

Thank you for considering how best to preserve the legacy of this unique urban forest. This resource benefits every adjacent neighbor and deserves the utmost protection.

Once gone, it cannot be restored.

Thank you,

-Owners of 9 Montcalm Court