

## **Victoria Park Bluff and overlook property**

**to be sold by city today**

### **What's New At Victoria Park Since 2011**

- 1- There would be a significant loss to the thrust of the Great River Passage Master Plan if a sale of a key piece of bluff land proceeds prematurely.
- 2- Many questions remain as to how this land fits into how Victoria Park will be implemented
- 3- Sale loses control too early
- 4- Victoria Park Advisory (and Parks & Recreation) has not finished it's work
- 5- Parking has changed the picture today; The Nova parking lot is full making the shared lot unavailable for the park except when the school is not in session; Mississippi Market is looking for employee parking; Sholom has instructed employees to park off site; There currently is no parking on the VP site itself and the best location is on these 7 acres, but we don't know yet how much parking is needed or where in VP.
- 6- No Nova in the VP Master plan in 2011 when last revisited
- 7- Neighbors are just beginning to understand what is happening to them. Two more high density units will do what to parking?
- 8- The contingent sale is for two years down the road. Look at the evolution of ideas for the area in the last two years. The VP housing master plan is simply out of date.
- 9- This could be a good way to get the city sued for future bad faith negotiations over this property. A Conservation Easement for Park access/use might not be enough.
- 10- This affirms a height allowed that does not fit with the spirit of the coming GRP. This will be the next building of many along the river that will block the view for others; How high a building will Sholom want for it's next building addition to see over this one?
- 11- If light rail becomes a reality on a reused RR bed, the best location of a station would be at Otto. What would this mean for the market value and use of the site?
- 12- Is Victoria Park not to have a habitable building site? Shouldn't we seek to have a mixed use presence on the site?
- 13- Is the city so starved for cash it will sell off prematurely this key site?

This sale should be postponed a few months, the developer isn't going to do anything for two years, what is the rush?