

From: Robin Cerio

Sent: Friday, April 29, 2016 8:29 PM

To: Maki, Taina (CI-StPaul); Foss, Katie (CI-StPaul); Noecker, Rebecca (CI-StPaul)

Subject: Victoria Park Development

Hi Ms. Noecker -

It has come to my attention that my comments need to be entered into public testimony for them to be considered by Councilmembers regarding Nova Classical Academy Appeal File # 16-026-302. Please consider this my confirmation that my letter can be included in public testimony.

I wanted to touch base with you about the proposed apartment building at the corner of Kay Avenue and Mercer, near Nova Classical Academy.

I would like to preface this by saying that I am in favor of development, I just want that development to be for the good of the entire community, not just for one particular builder.

The first, original Master Plan for the Victoria Park area made certain assumptions about number of housing units and how the land could be used. That original plan was revisited after issues with the site came up and was reworked into the second Master Plan we have today. However, the land available to use for those housing units has decreased dramatically due to the land not being fit for development - hence, the new park. Yet even with this decreased land availability, some are still referencing the numbers in the original Master Plan as the goal for housing units. We can't expect to fit the same number of units on a much smaller area of land without traffic and safety issues.

Yes, many of the original plans for housing units have changed to stores, our school, and Sholom home. However, we can't keep diverging from the second Master Plan without consequences to our neighborhood. As I have said to you before, the second Maser Plan is wonderful; the diverse housing works well with the goal to keep the area thriving, economically diverse, and pedestrian friendly. When changing that diverse housing to homogenous housing, the streetscapes are different, parking is scarce and overflows into surrounding neighborhoods, and it is no longer pedestrian friendly due to the high volume of traffic. With further development, these problems will only increase.

I encourage you to listen to the Fort Road Federation on this issue, give careful consideration to what type of development would best serve the neighborhood in the long-term, and vote against allowing additional homogenous development.

I also invite you to come to Nova sometime for a tour of the area and the proposed development. I would be happy to meet with you.

Sincerely,

Robin Cerio

Nova Classical Academy Parent