

**From:** Ryan Thul  
**Sent:** Thursday, April 28, 2016 1:59 PM  
**To:** Noecker, Rebecca (CI-StPaul)  
**Subject:** File Name Nova Classical Academy Appeal File # 16-026-302

Council Person Noecker-

As concerned parents of two young scholars enrolled at Nova Classical Academy, we encourage the City Council to listen to the district council, The Fort Road Federation, regarding this important issue and reverse the decision to uphold the Planning Administrators approval to allow changes to the Victoria Park master plan to allow a 49 1/2 ft. high apartment building at 763 Kay Ave lot 1 block 6. 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 current 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 being developed. 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.

If this development goes through as currently planned, a fallback plan for pedestrian and student safety, as well as to preserve a safe environment for the school, is absolutely necessary and should include: speed restrictions, dedicated crosswalks, parking restrictions including no overnight parking, and additional signage reminding people that this is a school zone. Please also consider that the park currently under development will bring even more people to our area; their safety is also our concern in our neighborhood.

We feel that looking out for the neighborhood and its long term vitality is good for both everyone in the neighborhood and the larger city, rather than just considering how viable a project is for one developer.

Thank you for your continued hard work and caring for the neighborhood and the city.

Sincerely,

**Ryan Thul**

**Brenda Thul**