

**From:** Robin Cerio  
**Sent:** Tuesday, February 16, 2016 6:22 AM  
**To:** #CI-StPaul\_Ward2; Foss, Katie (CI-StPaul)  
**Cc:** [Betty@fortroadfederation.org](mailto:Betty@fortroadfederation.org)  
**Subject:** Proposed Apartment Building near Mercer Street

Dear Councilwoman Noecker -

I am writing you today about the proposed apartment building on the corners of Mercer Street, Kay Avenue, and Victoria Way. I encourage you to do a traffic study and an environmental impact study in conjunction with denying the height variance and the dedicated parking spots for the proposed building.

I am the parent to two Nova Classical Academy students and an avid volunteer at the school. As part of my volunteer commitments, I am at the school at many different times throughout the day. As a result of this, I have been able to see a few issues that will arise if we continue creating greater density in this area.

Currently, street parking is at a premium. Those using the street parking are employees of Shalom Home & Mississippi Market, current residents of the Victoria Way development and their guests, along with staff & faculty from our school. We already have another apartment building going up, so I suspect parking will continue to be scarce. During the beginning and end of the school day, and during any school events (games, concerts, informational meetings), parking pushes even further into the surrounding neighborhoods.

Hand in hand with parking issues are the increased traffic. Not only is this a safety issue, but a noise and road wear issue as well. In the mornings and afternoons when people are heading to and from work, people tend to speed on Victoria Way West and Victoria Street South as it is a straight shot into and out of the neighborhood.

The City of St. Paul will be developing Victoria Park further and with the new park and ball fields coming in, Nova Classical Academy will hopefully begin using some of those fields for our home games. We will then need to find parking for our team's supporters, as well as for the opposing team, not to mention other city residents who just want to use the park. This creates further issues with parking and traffic.

Additionally, last year we had issues with snow removal by the city which resulted in parking restrictions - only one side of the street could be used for parking. This made parking and traffic more challenging as the streets were so narrow.

In summary, if more high-density housing comes into the neighborhood, our parking situation will go from bad to worse, traffic will increase in frequency, and the safety of the neighborhood (residents, students, and those who work in the neighborhood) will go down.

I ask that you maintain the height limitations of any future buildings to help with these issues so we can keep this wonderful neighborhood healthy and thriving.

I would love to meet with you in person to discuss these issues if your schedule allows.

Sincerely,  
Robin Cerio  
Nova Classical Academy parent & volunteer