

From: Kimberly Dumitrica

Sent: Monday, May 02, 2016 9:32 AM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6

Subject: Please support Nova Classical Academy's appeal, File # APC 16-2

I would like to make sure that my email below is included in the public testimony for the appeal so that it can be considered by all Councilmembers.

Dear Councilmembers,

I am a resident of Ward 3 and my children attend Nova Classical Academy in the Victoria Park area of Ward 2. Please listen to the concerns of the Fort Road Federation and Nova Classical Academy families, and uphold Nova's appeal, File # APC 16-2

I have concerns about the continued deviations by Chase from the Victoria Park Master Plan. I understand that Chase is interested in their short term profits; however, I am concerned for the best long term interests of the neighborhood and the people living, working, visiting, and learning in the area. The change to a 52 unit apartment building from 13 town homes compromises the safety of residents and students in the area with its contribution to a significant lack in housing diversity and increased traffic. There was already a change from townhomes to rental units by Chase to this same master plan. The very original master plan included housing on more land than is currently being developed and to compare the current number of apartment units on a decreased amount of space is baseless. We cannot have increased housing in a decreased square footage without traffic and safety issues.

Economic and housing diversity help create a pedestrian friendly urban village which was the goal of the Victoria Park Master Plan with Nova Classical Academy added. There is also a park that is under development which will bring more people to our area and their safety is also a concern. If the development goes through as currently planned, then a fallback plan for safety is absolutely necessary and should include: speed restrictions, dedicated crosswalks, parking restrictions, and additional signage reminding people that this is a school zone. Please consider MN Statute 169.14 "Speed Limits, Zones" which allows local authorities to establish a school speed limit within a school zone which can lower the speed limit to 15 mph during school opening and closing hours and during school recess periods. Additionally, the parking garage entrance should be moved away from next to the school on Mercer to Kay.

I am concerned about Chase's deviations from City Ordinances particularly Sec. 66.343, 344, and 345 and Sec. 63.207. These ordinances outline Land Use Diversity, use of established building facade lines, buildings anchoring the corner, off-street parking designed for pedestrian safety and convenience, deviation from pre-existing city-approved plans, and parking requirements.

We cannot look out for the neighborhood and the larger city with short sighted views. Long term costs and safety need to outweigh how viable a project is for one developer. I am

asking you to not approve deviations or variances for this project. Much thought went into developing the Victoria Park Master Plan with the addition of Nova Classical Academy, but with “minor variances” mounting, the intent of the master plan is no longer being realized. This should serve as a warning for upcoming master plans such as for the Ford site which is just down the street from my home.

Thank you for your time,
Kimberly Dumitrica
21xx Berkeley Ave., Saint Paul, MN