

From: Shaun McClary

Sent: Friday, April 29, 2016 8:46 PM

To: #CI-StPaul_Ward2

Subject: Fwd: Victoria Park (Ward 2) Master Plan deviation affecting Children at Nova Classical Academy

Hello Ms. Noecker,

I'm writing to draw your attention to an important issue of city planning. I'm a parent of a student at Nova Classical Academy but live in your ward. We are facing some changes to the Victoria Park Master Plan that encompasses the school that could result in endangering children as young as 5 years old.

Our school sits next to a small empty lot that was originally slated in the Victoria Park Master Plan to hold 12 town-homes. It is now being amended by the city and developer to accommodate a 4-story high-density apartment complex with roughly 50 units and an underground parking ramp. There are several problems with this that ought to be a red flag to the city.

1. The building will substantially increase the number of unknown adults exposed to young children coming and going from the school. The apartments will look down and into the classroom windows of children and teens and the classrooms will also have views into the apartments which will only be 12 feet away.
2. The entrance to the underground parking on Mercer Way will have cars pulling out of a basement ramp likely hindered by blind-spots onto a sidewalk that is a primary route for young children to enter and exit the school. Entering the ramp will also be a problem as the parked cars along the road may block the view of walking or running children who may be struck by residents attempting to park. An underground entrance on this road is inviting accidents to happen, especially as this is also the route for morning drop off and pick up from the school. This is likely the most dangerous part of this planning change.
3. This area was planned with a variety of housing from single-family, town-homes, mansion-style multi-family and apartments. The original 12 unit town-home complex on this block was a good fit for the entire neighborhood and especially well-suited for being next to the school. What we have seen so far is the removal of most town-homes including to be replaced by high-density apartments. The entire character of the plan is changing which will result in a lack of stability of the residents as the owner-ship falls to mostly rental units. Neighborhood buy-in will fall and the value that a diverse building plan brings will be destroyed.

There are more items to consider with this plan but these items ought to be enough to warrant your attention. Please consider them. Please visit with the school or perhaps speak with Dr. Eric Williams, Director at Nova Classical Academy - [651-209-6320](tel:651-209-6320). This is really weighing heavily on the school community and we need your help!

Many of us have also contacted the Mayor in hope that you will all find the problems with the changes worthy of your attention.

I've linked a few of the planning documents and decisions below for additional background information.

I understand that for my comments to be considered by Councilmembers regarding Nova Classical Academy Appeal File # 16-026-302, they need to be entered in as public testimony. Please consider this my confirmation that my letter can be included in public testimony.

Best regards,
Shaun McClary
11xx Englewood Ave
St. Paul, MN

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/3-10-16%20PC%20Summary%20additional%20letters.pdf>

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/16-015-194%20Victoria%20Park%20Apartments%20Phase%203.pdf>

Best regards,
Shaun McClary