

From: KVICALA MICHAEL

Sent: Monday, June 16, 2014 11:46 PM

To: Planning; Anglin, Mike; Warpehoski, Chuck; Hall, Jennifer; Hieftje, John

Subject: North Maple Estates: Follow-Up from 6/3/14 Agenda

Dear Planning Commission Members,

On your agenda for Tuesday, 17 June 2014 is a resolution to rezone the North Maple Estates from R!C (Single-Family Dwelling District) to R4B (Multiple-Family Dwelling District). Many member of the neighborhood being impacted by this redevelopment were at the 3 June 2014 Planning Commission meeting, as well as the 12 February 2014 neighborhood informational meeting.

We understand that this "Affordable Housing" property is in despicable conditions and need a major "refresh." [knocking down everything in sight and replacing with new is not exactly a "refresh" - but we'll go with it]. We sincerely remind you that this redevelopment should not negatively impact the neighborhood it impacts.

As stated by myself and others, our concerns of this redevelopment are:

1. Density. The housing units planned will double capacity. Discussions within the neighborhood find this the most concerning and objectionable item.
2. Safety and security. There have been serious activities in the past, and an increase of density may create more. A 24/7 community staff crew financed now by Federal funds may not be sustainable in the future.
3. Building construction materials. Building on the cheap (albeit hindered by limited resources) may create the same problems of crumbling infrastructures later.
4. Lighting. Many neighbors have harsh, sodium vapor lights (commercial/industrial models) pointed at their back yards. This seems to be resolved in the master plan, though no documentation exists.
5. Landscaping. A privacy buffer between neighbors is always a good thing. The 12 February meeting offered no information of landscaping plans (other than a last minute mention of clear-cutting trees [my interpretation] and adding a berm to control water run-off). Documentation at the 3 June meeting provided suggested landscaping options. However, the architect (Mitchell and Mouat) and civil engineering firm (Midwestern Consulting) were obtuse at best when explaining. "Trust Me - See, it's here in the drawing" does not work. Further details are needed.
6. Set-backs. Changes were made in the set-backs (an issue). Again, information provided was verbal; documentation/drawings needed.

To close, I would like to say that the most recent Planning Commission meeting was - well - refreshing. We thank all of the commissioners/city staff members who actually heard our concerns and poised intelligent questions to the housing commission and consultants. Our hope is that this concern is genuine.

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