

APPENDIX IV COMMUNITY ENGAGEMENT



Destination Shoreview - Survey #1

211 Responses - April 3, 2018

What do you value about living or working in the City of Shoreview? – 205 responses (Please note that individuals wrote several qualities, which is why it totals more than 205 responses)

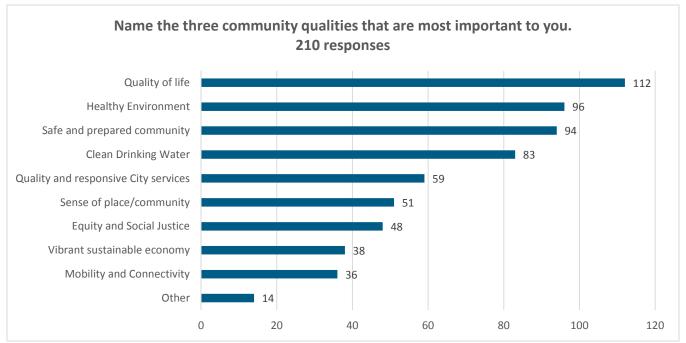
- Parks and Recreation (Lakes, parks, trails, open space, and community center) – 113
- Location 71
- Schools 57
- Public safety 55
- Community 49
- Quiet 28
- Government (Council, staff, commissions, quality services, taxes, utilities, well-run city) –
 26
- Clean 16

- Amenities 8
- Diversity of Businesses 7
- Library 7
- Everything 2
- Housing 2
- Transportation 2
- Accessible 1
- Faith 1
- Infrastructure 1
- Size − 1
- Other 3

What do you consider the most significant events, developments, or trends that are shaping our future? – 179 responses (Please note that individuals wrote several items, which is why it totals more than 179 responses)

- Aging population 38
- Changing demographics 29
- Housing (Senior living, cost, aging stock, turnover, rental, density) – 27
- Transportation (increased traffic, public transportation) 25
- Climate change 16
- Lack of businesses (entertainment, restaurants, retail) – 14
- Public safety 11
- Protecting the environment and open space –
 10
- Infrastructure maintenance 9
- Technology 9
- Need to attract younger families 8
- Parks and Recreation 8
- Community 7
- TCAAP − 7
- Accessibility 6
- Development 6
- Health of residents 6
- Increased population in schools 6
- Overdevelopment 5
- Clean water 4
- Economy 4

- Income inequality 4
- Library 4
- National politics 4
- Immigration 3
- Increased property taxes 3
- Lack of downtown area 3
- Schools 3
- Cost of living 2
- Government 2
- Internet connectivity 2
- Preserve Shoreview as a quiet community 2
- Property maintenance 2
- Rice Street improvements 2
- Changing job market 1
- City Council needs to listen 1
- Continuous redevelopment 1
- Human Rights 1
- Increased cost of communication 1
- Need to attract labor force 1
- Need to desegregate the suburbs 1
- Preserve low density development − 1
- Proximity to work 1
- Rice Creek Commons development 1
- Shoreview Mall 1
- Other 2



Responses to Other:

- Schools 4
- Transportation 2
- Housing codes and enforcement 1
- Restaurants, shops, pubs 1
- Everything 1

- Bike trails and natural areas 2
- City Management 1
- Community 1
- Water − 1

Tell us one of your favorite things about Shoreview and why. - 181 responses (Please note that individuals wrote several items, which is why it totals more than 181 responses)

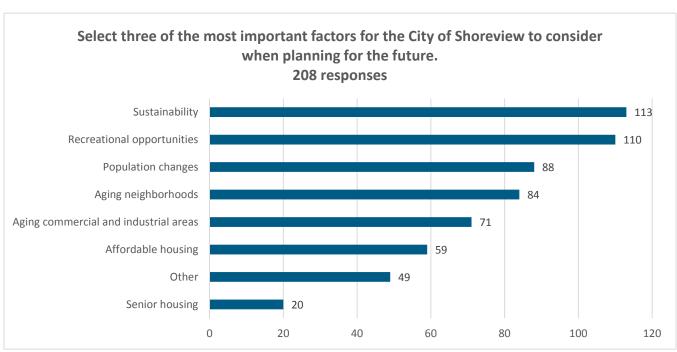
- Parks and Recreation (Lakes, parks, trails, open space, and community center) – 100
- Community 29
- Location 18
- Safe 18
- Schools 9
- Government 8
- Library 8
- Businesses 7
- Quiet 7
- Amenities 2

- Clean 2
- Accessibility 1
- Diversified housing 1
- Limited amount of high density housing 1
- No commercial strip mall area similar to MN 65 in Blaine – 1
- No fast food restaurants 1
- Stability 1
- Weather 1
- YMCA − 1
- Other 1

What is one thing you would change about Shoreview? – 189 responses (Please note that individuals wrote several items, which is why it totals more than 189 responses)

- Businesses (Add entertainment options, retail, restaurants) – 51
- Infrastructure (Add trails, maintenance, utilities, lakes, water quality, roads) – 35
- Land Use (Create main street/city center, stop development of open spaces, stop overdevelopment, Shoreview Mall) – 28
- Transportation (Better public transportation, traffic noise, traffic) - 19
- Housing (stop housing developments, limit rental properties) - 13
- Government (Reduce government agencies, change of leadership, increased services, taxes)
 12
- Parks and Recreation (Add trails, affordable community programs, trail maintenance, strategic planning for lakes) – 9

- Housing (Add affordable housing, aging housing, better housing stock, property maintenance) – 8
- Community (Increase diversity, add cultural events) 7
- Improve accessibility 3
- Code Enforcement 3
- Remove overnight parking ban − 2
- Environmental Planning 1
- Increase amenities 1
- Schools 1
- Nothing/Unsure 8
- Other (One garbage hauler, library, services for homeless, create a Shoreview Police Department) – 8



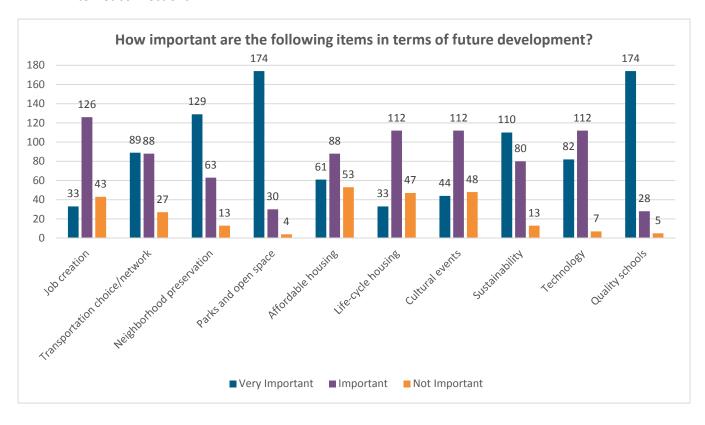
Responses to Other:

- Housing 6
- Schools 6
- Transportation 6
- Businesses 3
- Public safety 3
- Trails 3
- Changing demographics 2

- Maintain open space 2
- Maintain quality of life 2
- Protecting the environment 2
- Stabilize taxes/keep taxes low − 2
- Transparency 2
- Accessibility 1
- City regulations 1

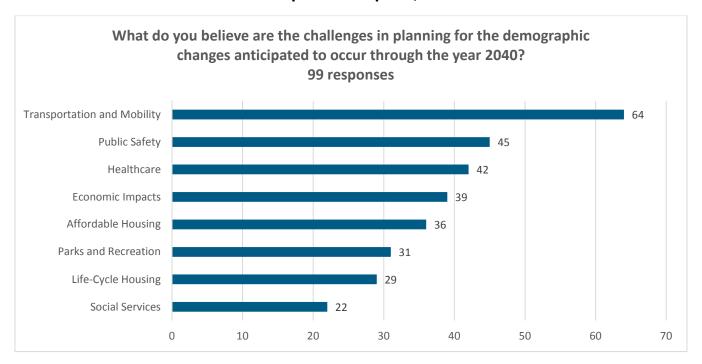
- Climate change 1
- Community events 1
- Flooding 1
- Increase diversity 1
- Internet connections 1

- Reduce noise 1
- Single vendor for garbage and recycling 1
- Social areas 1
- TCAAP Area 1



Destination Shoreview – Survey #2, Demographics

99 Responses - April 3, 2018



Approximately one-third of Shoreview's population is between the ages of 45 and 64 years old. What programs and/or services do you believe are needed to meet the needs of an older population? – 84 responses (Please note that individuals wrote several items, which is why it totals more than 84 responses)

- Public Transportation 38
- Senior Programming (Senior center, programs, affordable) – 22
- Assistance (health, housing, etc.) 16
- Housing (Affordable, senior) 15
- Accessibility 10
- Infrastructure (Streets, sidewalks, trails) 10
- Businesses (Restaurants, repair) 6
- Health Care (affordable, accessible) 6

- Lower taxes 5
- Public Safety 2
- Bike share program − 1
- Community events 1
- Intergenerational Programming 1
- Jobs for seniors 1
- Open space 1
- Reduce developments 1
- Nothing 3

What do you believe are the obstacles younger individuals and families face who want to move to Shoreview? How can the City address these obstacles? – 92 responses (Please note that individuals wrote several items, which is why it totals more than 92 responses)

- Housing (Lack of affordable housing, not enough housing, maintenance, attractive) – 52
- Community (Engagement, more events for families, inclusive policies) – 13
- Public Transportation 9
- Businesses (Add restaurants, retail, entertainment) – 8
- Government (Too many codes, high taxes) 6
- Schools (Create one school district, Roseville School District) – 6
- Affordability in General 5
- Affordable Child Care 4
- Infrastructure (Water quality, additional trails) –
 2

- Land use − 2
- Traffic 2
- Limit overdevelopment 1
- Limit senior housing 1

- Limit public transportation 1
- Employment opportunities 1
- Nothing 9

As the population continues to change, how can the City continue to ensure Shoreview is a welcoming community to all residents? – 85 responses (Please note that individuals wrote several items, which is why it totals more than 85 responses)

- Government (Code enforcement, diversified staff, increase communication efforts, lower taxes, maintain values and services) – 20
- Inclusive programming, policies, and events to varying groups – 20
- Maintain sense of community (encourage neighborhood events, engagement, events) – 11
- Maintain parks, open spaces, and trails 9
- Housing (Affordable housing, decrease senior housing) – 8

- Land Use (Mixed use areas, small town feel, update City look, limit overdevelopment) – 6
- Businesses (Add restaurants, retail, entertainment) – 4
- Increase public transportation 3
- Provide better schools 3
- Infrastructure (trails and water) 2
- Other − 2
- Provide public safety 2
- Assistance programs 1
- Nothing/Unsure 12

The needs and expectations of housing change as we age. Thinking about our residential neighborhoods, what efforts are needed to ensure the housing needs of our residents are met and our neighborhoods remain attractive to all age groups? –82 responses (Please note that individuals wrote several items, which is why it totals more than 82 responses)

- Provide diversified housing (Affordable, apartments, patio homes, mixed-use) – 24
- Assistance programs (Home improvement loans, senior assistance) – 13
- Update housing 10
- Stronger code enforcement 8
- Provide additional sidewalks and trails 6
- Provide opportunities for community events 6
- Public Transportation 6
- Add businesses 5

- Other 5
- Infrastructure (Utilities, street maintenance) 4
- Crime prevention 3
- Lower taxes 3
- Maintain parks 3
- Accessible amenities 2
- Limit overdevelopment 2
- ECFE programs − 1
- Eliminate rentals 1

Our transportation system connects us to each other, the community and the larger metropolitan area. Do you believe the current transportation system adequately provides the options needed for our residents regardless of age, race, or income? If not, what suggestions do you have to improve the system? – 90 responses

- Yes 14
- No 68
 - o Improve public transit 52
 - o Autonomous vehicles 4
 - o Add trails and improve connectivity 3
 - o Build more roads 1
 - Widen Hodgson Road 1

- o Improve Gramsie Road 1
- Unsure 9
 - o Improve public transit 1
 - Maintain infrastructure 1

In your opinion, are social, recreation and civic activities in the community accessible to all residents, regardless of age, income or race? If not, what can be done to improve accessibility? – 81 responses

- Yes 44
- No − 24
 - Be inclusive to all 4
 - Develop central location to meet (main street area) 1
 - Improve public transit to Community Center 4
 - Increase diversity on City Commissions and Boards 1
 - o Increase/improve senior programming 3
 - o Increase teen programming 1
 - Look at programs in first tier suburbs 1
 - Lower cost of programs/offer assistance 8
 - Offer events and programs throughout entire city 2
 - o Improve City support 1
 - o Improve connectivity 1
- Unsure 13
 - Increase advertising of events and programming 1
 - Increase weekend and evening programming 1
 - Offer assistance for programs 1

What are some initiatives the City could undertake to improve health and wellness opportunities in the community? – 77 responses (Please note that individuals wrote several items, which is why it totals more than 77 responses)

- Expand programming 13
- Maintain Parks and Trails 12
- Add and improve trails 10
- Lower cost of programs/free classes 9
- Offer events and programs throughout entire city – 7
- Add health related businesses 4
- Encourage neighborhood exercise groups 4
- Host a health fair 3
- Offer programming for all ages 3
- Add a senior center and programming 2
- Environmental resources (compost, quality water, etc.) 2
- Promote use of trails and parks − 2
- Provide classes on health topics 2

- Traffic patrol 2
- Increase diversity on Council, City Commissions and Boards – 1
- Increase volunteer opportunities 1
- Offer healthier food at Community Center 1
- Skating rink for year-round use 1
- Maintain government services 1
- Maintain fitness classes 1
- Improve public transportation 1
- Reduce development 1
- Change in leadership 1
- Other 4
- Nothing/unsure 6

Destination Shoreview – Survey #3, Land Use and Development

106 Responses - April 3, 2018

What do you believe is the greatest challenge the City faces regarding land use and development? – 99 responses (Please note that individuals wrote several items, which is why it totals more than 99 responses)

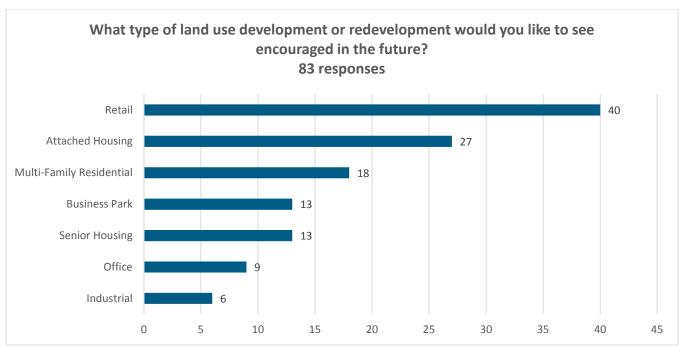
- Risk of overdevelopment 16
- Lack of available land 14
- Protecting the environment 14
- Maintaining the character of Shoreview and the neighborhoods – 11
- Balancing development while protecting our green space – 9
- Adding more businesses (small businesses, restaurants, etc.) – 7
- Balancing residential and commercial developments 6
- Infrastructure (clean water, road maintenance, stormwater) – 6
- Affordable housing 5
- Increased traffic 5
- Amount of city regulations 4
- Maintaining parks 4

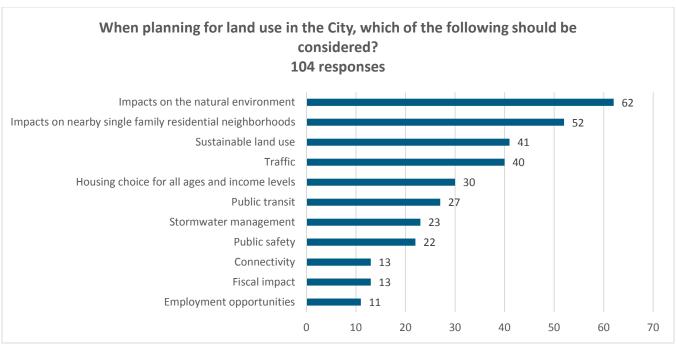
- Creating development plans that will satisfy all
 3
- Diversified housing 3
- Other 3
- Climate change 2
- Redevelopment in general 2
- Updating/maintaining existing developments –
 2
- Aging homes 1
- Attracting mixed-use developments 1
- Costs related to development 1
- Creating high density housing 1
- Creating space for refugees 1
- Met Council 1
- Redeveloping the Shoreview Mall 1
- TCAAP Development 1

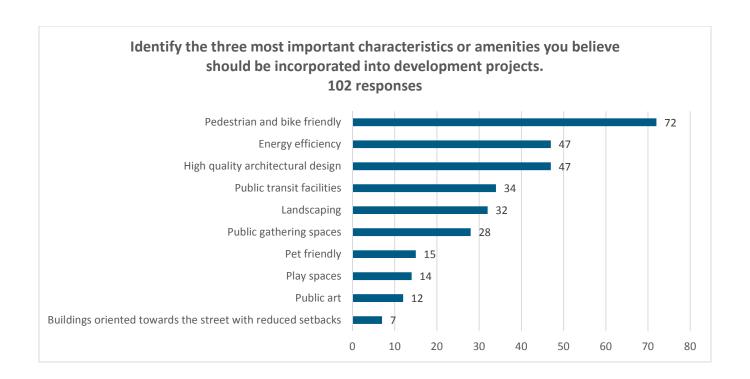
Please list specific areas in Shoreview where you believe redevelopment should be fostered and encouraged – 72 responses (Please note that individuals wrote several items, which is why it totals more than 72 responses)

- Add medium density housing 1
- Bike trails 1
- Commercial areas 10
- Create large lots with small houses for high density development – 1
- Cty Rd E − 1
- Ctv Rd F − 1
- Cty Rd I (between Hamline and Lexington and north of TCAAP development) – 2
- Cty Rd J (35W and Hodgson) 4
- Expand industrial businesses 1
- Gramsie Rd (Chatsworth St, Hodgson Rd, Victoria St) – 6
- Hodgson Rd (Rice St, between Tanglewood and Snail Lake) – 3
- Hwy 96 6
- Intersection of I-694 and Rice Street 5
- Lexington Ave − 2

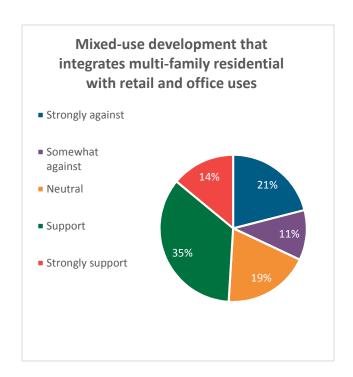
- Maintain existing housing and yards 2
- Maintain open spaces 1
- Major intersections 2
- Northwest corner of Rice Street and Owasso Blvd
 2
- Northern Shoreview 1
- Nowhere 9
- Other 5
- Reduce apartment buildings 1
- Reduce regulations 1
- Residential area north of TCAAP development –
 1
- Rice Creek Corporate Park 1
- Shoreview Hills 1
- Shoreview Mall 20
- Shoreview Oaks 1
- TCAAP Area 1
- Turtle Lake Drive 1

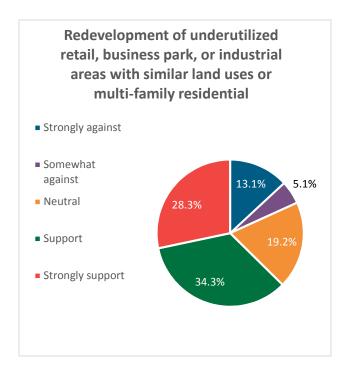


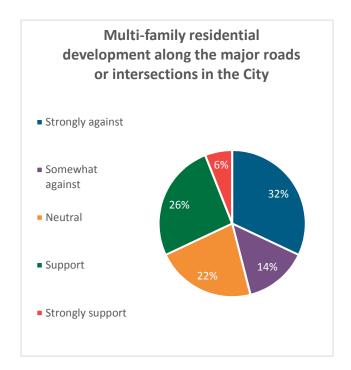


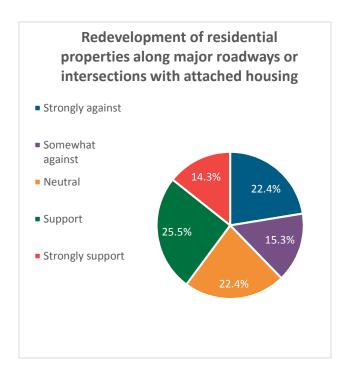


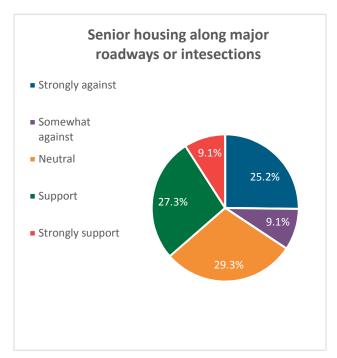
The following statements describe ways development could happen in the City of Shoreview. Please indicate how strongly you would support these types of development in the future.

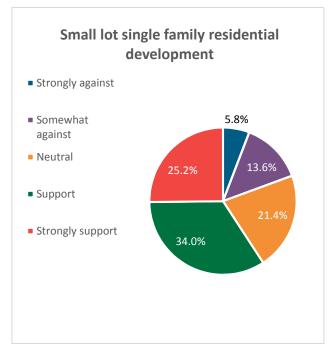












What concerns you the most about redevelopment in the community? – 97 responses (Please note that individuals wrote several items, which is why it totals more than 97 responses)

- Too many apartments (low income, high end, senior) – 17
- Increased traffic 13
- Maintaining parks and open spaces 12
- Destruction of single-family homes for developments – 9
- Risk of overdevelopment 9

- Impact of developments on existing neighborhoods – 7
- Protecting the environment 7
- Maintaining the character of Shoreview and the neighborhoods – 6
- Lack of affordable housing 5
- Lack of businesses (retail, restaurants, etc.) 5

- Lack of public transportation 5
- Lack of housing diversity 4
- Need to increase walkability 4
- Other 3
- Accessibility 2
- City does not listen to its residents 2
- City provides too many incentives (variances, TIF) – 2
- Housing 2
- Increased crime 2
- Increased population 2
- Increased taxes 2
- Adapting to changing times 1

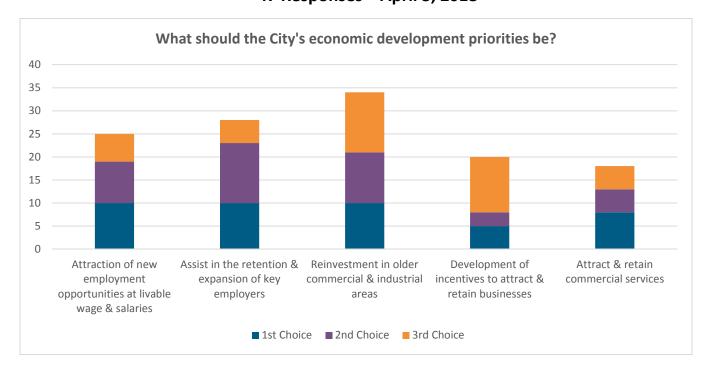
- Aging population 1
- Constant road construction 1
- Decreased property values 1
- Destruction of Victoria Apple Orchard 1
- Disjointed commercial areas 1
- Increased noise 1
- Internet access 1
- Lack of energy efficient developments 1
- Need for higher density 1
- Need for increased mixed-use 1
- Need to be sustainable 1
- Overcrowded schools 1
- Too many single-family homes 1

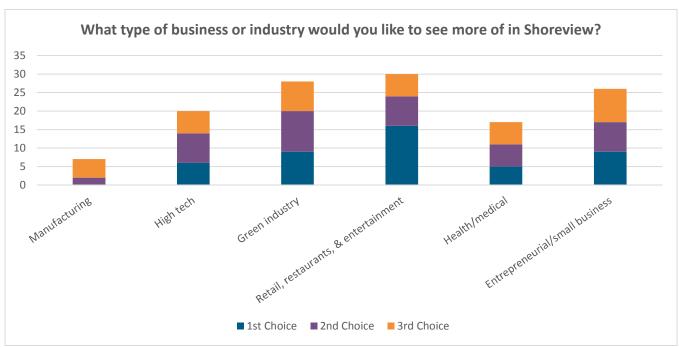
Is there a specific land use that you would like to see in the community? (Examples; entertainment, restaurant, employment center, senior housing, entry-level housing, etc.)—92 responses (Please note that individuals wrote several items, which is why it totals more than 92 responses)

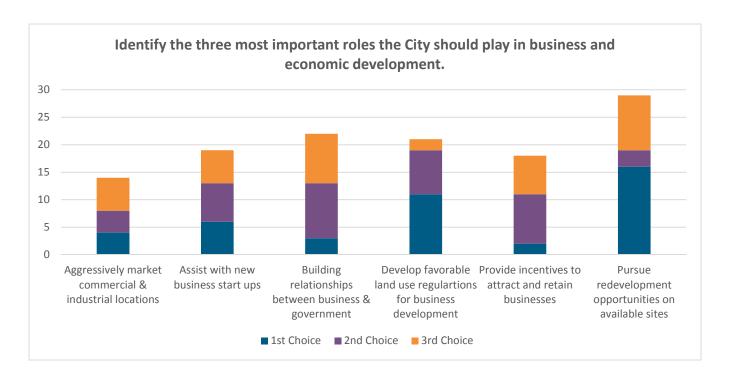
- Restaurants 40
- Variety of businesses (retail, local, entertainment, mixed-use, etc.) – 28
- Variety of housing types (accessible, affordable, single-family, apartments, etc.) – 24
- Parks and Rec (open space, wildlife areas, outdoor waterpark, etc.) – 20

- Other (Happy City project, cultural areas, TCAAP, etc.) – 7
- Employment centers (large, high-paying) 5
- Public transportation 4
- Nowhere 4

Destination Shoreview – Survey #4, Economic Development 47 Responses – April 3, 2018



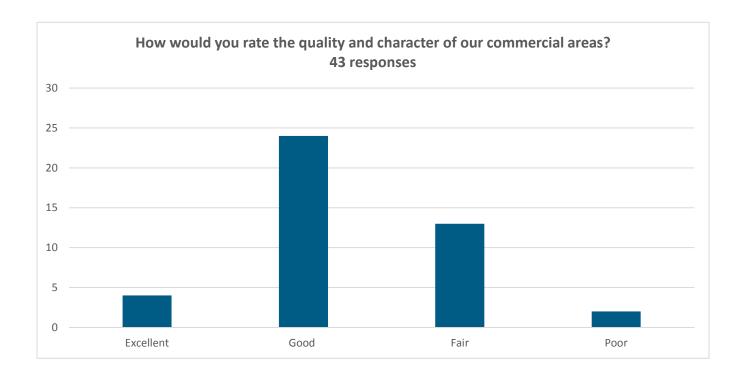


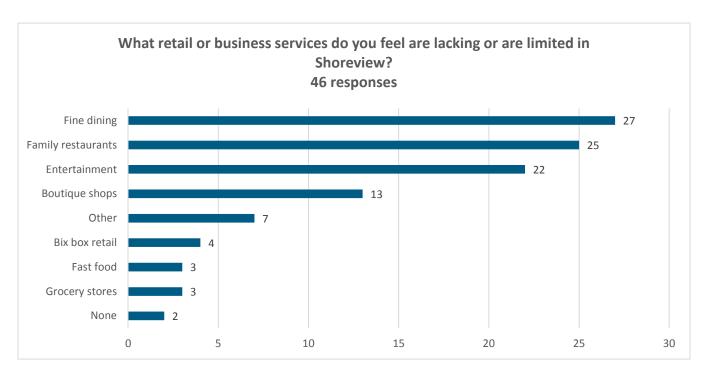


What trends do you believe need to be addressed for Shoreview to remain economically competitive in the future? – 26 responses (Please note that individuals wrote several items, which is why it totals more than 26 responses)

- Need to add businesses (restaurants, retail, entertainment) – 5
- Public transportation 4
- Other (Let the market decide, artificial intelligence, stop developing) 4
- Attracting businesses 2
- Increased traffic 2
- Property taxes 2
- Aging housing 1
- Aging population 1

- Balancing development and regulations 1
- Arden Hill's tax base 1
- Lack of available land 1
- Adding mixed-use areas 1
- Redeveloping older areas 1
- Using schools to attract development − 1
- Adding jobs that pay well 1
- Available services for businesses 1
- Supporting businesses 1

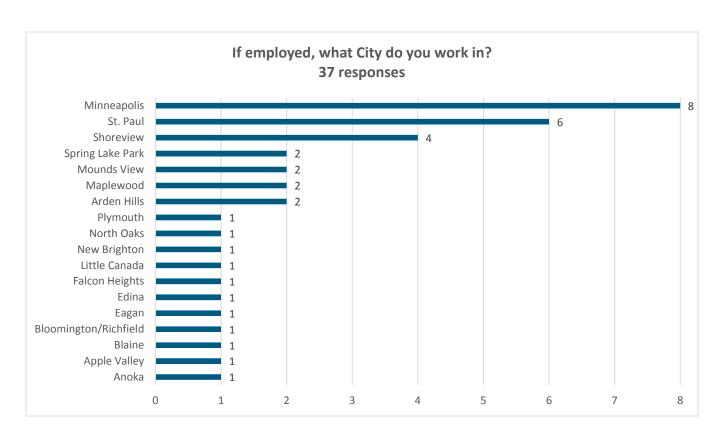


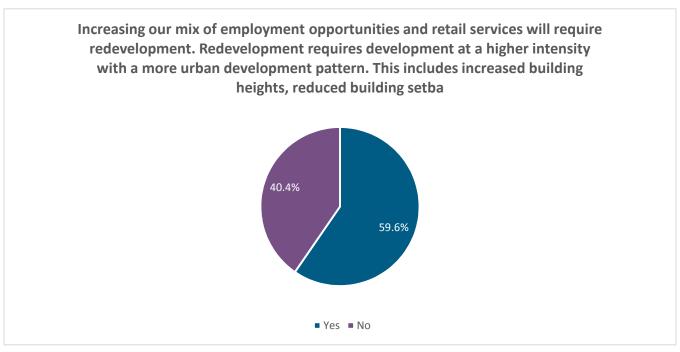


Responses to other:

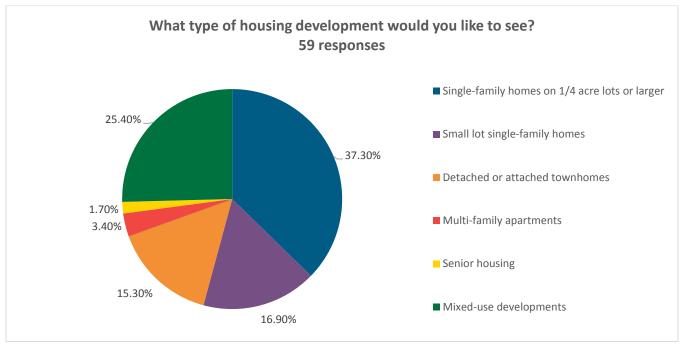
- Retail 1
- Health food/co-ops and local coffee shops 1
- Local restaurants 1

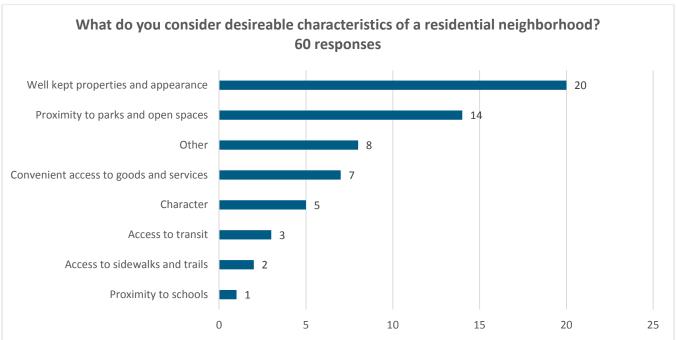
• Home improvement and childcare – 1





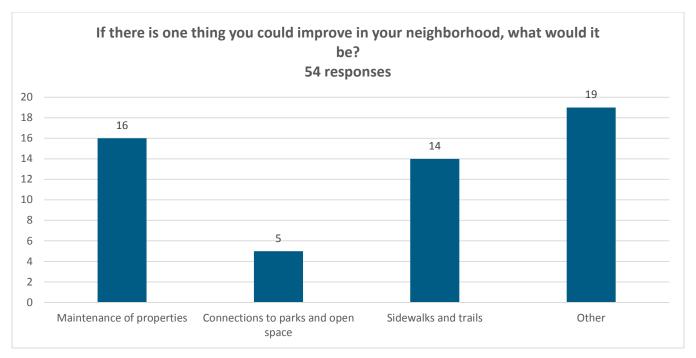
Destination Shoreview – Survey #5, Housing 64 Responses – April 3, 2018





Responses to other:

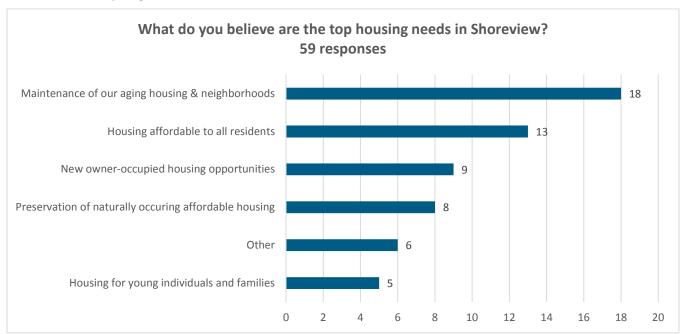
- Several of the above 5
- Engaged neighbors 2
- Safety, well-kept, and quiet 1



Responses to other:

- Access to businesses 3
- Access to public transportation 3
- Infrastructure (layout, streetlights, etc.) 3
- All of the above 1
- Code enforcement 1
- Increased front porches 1
- Increased recycling 1

- Knowing that the City won't rezone my neighborhood and demolish homes – 1
- Less noise 1
- Nothing 1
- Redevelopment 1
- Taxes − 1
- Younger neighbors 1



Responses to other:

- All/several of the above 3
- Nothing 1

- Communal living 1
- Wetland maintenance 1

New housing construction in fully built suburban communities like Shoreview is challenging due to rising land values, limited vacant land and construction costs. Recently, new housing has occurred through redevelopment and in some instances, has required the City to provide financial or other incentives for the redevelopment to occur. Redevelopment of these sites has increased the City's tax base. Do you support the use of financial or other incentives for new housing development? Why? – 59 responses

- Yes 36
 - Depends on the development (affordable housing, mixed use, etc.) 16
 - o Need to offer incentives for development to occur 4
 - o The increased tax base is worth it − 3
 - o But incentives should not be bigger than the increase in the tax base 2
 - Need to consider the impact to existing neighborhoods 2
 - As long as it doesn't affect the schools 1
 - o City is able to have a say in the development − 1
- No 19
 - The City should support the existing housing and road needs 2
 - o The increased tax base is not worth it − 2
 - o There is enough development 2
 - o Developers do not stay in the community 1
 - o Do not trust the city 1
 - o It simply isn't needed 1
 - Need to consider the impact to existing neighborhoods 1
 - o Shouldn't need incentives for development to occur 1
- Unsure 4
 - o Depends on the development (affordable housing, mixed use, etc.) − 2

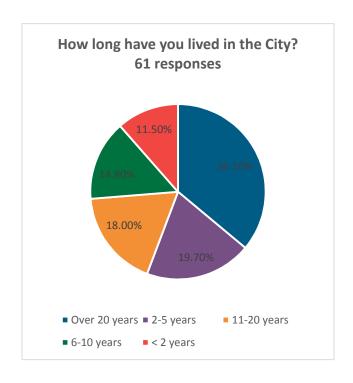
New single-family home construction can occur in established neighborhoods through the demolition of the existing home. Generally, the new home has a different character, style and value than existing homes. While new construction can be viewed as reinvestment in the neighborhood, residents have expressed concern about this type of development. What concerns would you have? – 59 responses (Please note that individuals wrote several items, which is why it totals more than 38 responses)

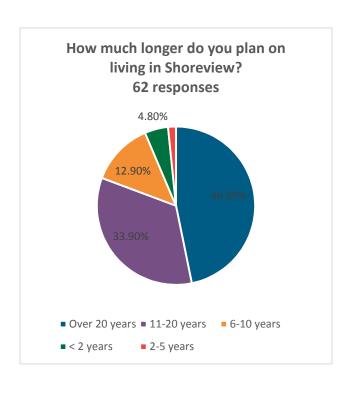
- The new homes are sized to the lot and neighborhood – 22
- No concerns 16
- The housing will be unaffordable 10
- Maintain the character of the neighborhood 6
- Impact to neighborhood and property values 3
- Prefer the homes to be remodeled rather than demolished – 3

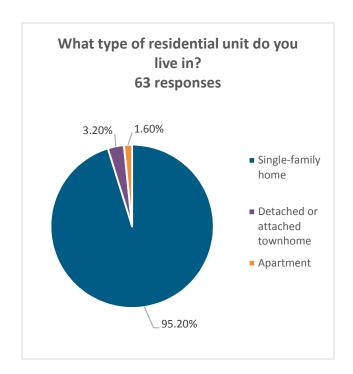
- Displacing families 3
- Depends on the home 2
- Quality of the new homes 2
- Code enforcement 1
- Do not support it at all − 1
- Environmental impact 1
- Lack of diversity 1
- They would be turned into rentals 1

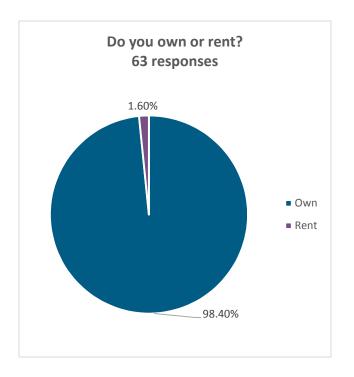
The average residential density for Shoreview is 3.08 units per acre. Residential development that occurs through redevelopment will require higher densities (over 8 units per acre). Do you support higher density residential development, provided it is located appropriately (along roadways with higher traffic volumes, near transit and other services)? What concerns do you have about higher density housing? – 58 responses (Please note that individuals wrote several items, which is why it totals more than 38 responses)

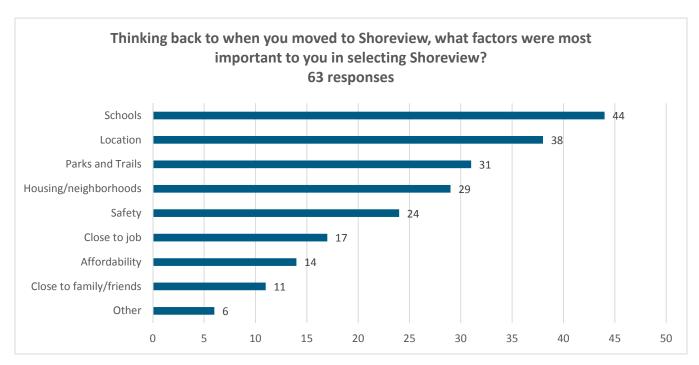
- Yes 19
 - o Affordability 1
 - As long as they aren't turned into rentals 2
 - o Depends on the development 3
 - o Increased traffic 4
 - o Increased noise 1
 - o Need more schools 1
- No 18
 - o Impact on the neighborhoods 6
 - o Increased traffic 5
 - o Increased crime 1
 - o Increased demands 1
 - o Only in underutilized areas 1
 - o They would be turned into rentals − 1
 - Schools cannot support increased population 1
- Unsure 21
 - Increased traffic and parking 9
 - o Impact on the neighborhoods and infrastructure 5
 - o Increased crime 3
 - Needs to maintain the character of the neighborhood 2
 - High density needs to be spread throughout the city 1
 - o Residents would not be invested in the community 1
 - The City will need to create new rules for different housing types 1



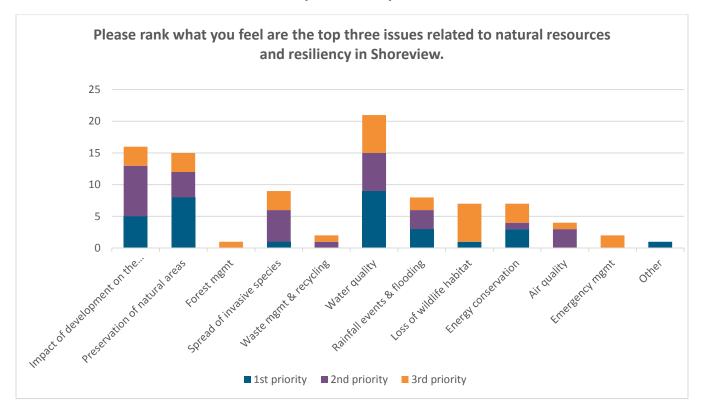


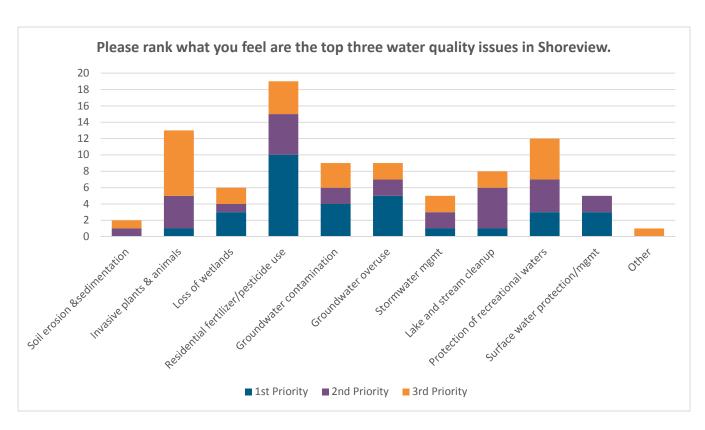


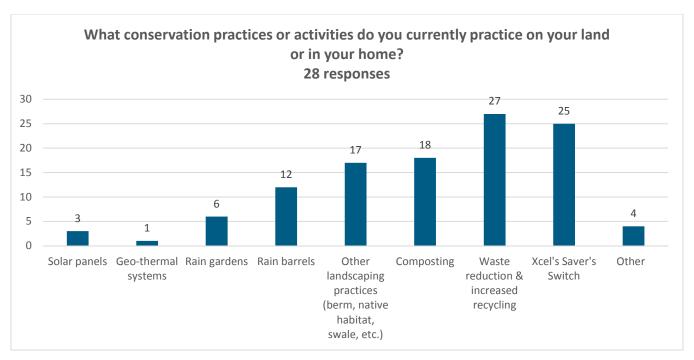




Destination Shoreview – Survey #6, Natural Resources and Resiliency 31 Responses – April 3, 2018





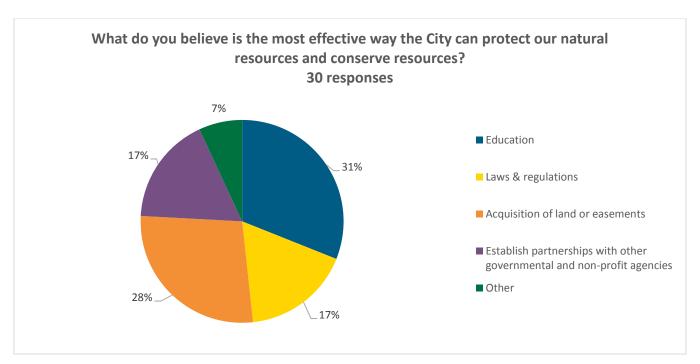


Responses to other:

- Reduced lawn irrigation 2
- Windsource energy 1
- Variety of practices 1

What are the challenges or barriers that impact your participation in conservation efforts? – 18 responses (Please note that individuals wrote several challenges, which is why it totals more than 18 responses)

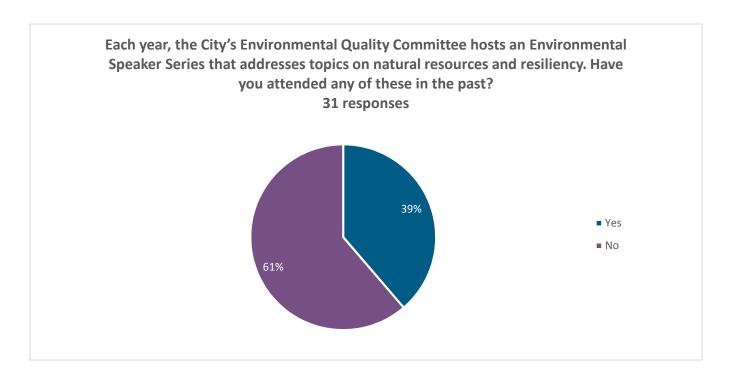
- Cost 11
- City Regulations 2
- Lack of curbside pickup for compost 2
- Lack of recycling opportunities 2
- Practicality 2
- Balancing lawn irrigation and appearance of yard with restricted water use 1
- Difficult to recycle plastic bags 1
- Education 1
- Recycling only picked up every 2 weeks 1
- Too many trees for solar opportunities 1



Responses to other:

- Require solar panels on all public buildings 1
- Offer additional recycling events 1





What type of speakers/topics would you like to see covered in the future Environmental Speaker Series? - 17 responses (Please note that individuals wrote several challenges, which is why it totals more than 17 responses)

- Benefits of conservation efforts and return on investment 3
- Invasive species 3
- Autonomous vehicles 1
- BlueZones 1
- Conservation practices 1
- Gardening 1
- Groundwater use and contamination 1
- Stormwater management 1
- Well maintenance 1
- Wildlife 1
- Various topics 1
- Not sure −2
- Rotate meeting night and time 2
- Provide additional viewing opportunities 1





Kathleen Castle <kcastle@shoreviewmn.gov>

Re-zoning in Shoreview

1 message

Tue, Nov 21, 2017 at 1:13 PM

To: kcastle@shoreviewmn.gov

Dear Planner Castle,

It has just come to my attention that the home I rent is in the area designated for potential re-zoning. We have not received anything in the mail about this.

Although we rent rather than own, it would be a mistake to think that this does not have a huge impact on our family, and we should be kept informed by the city.

On a larger scale, I am more than disappointed about the city's lack of transparency on this issue. We plan to stay in Shoreview long-term, and it is clear that re-zoning this area would have far-reaching consequences for many residents, beyond those in the zone.

I hope that the city revises its communication strategies.

Thank you,

Katherine Grillaert 565 Hwy 96 W Shoreview MN

Comment Form - 2018 Comprehensive Plan PDA – Open House November 14/15, 2017

Name: Address: Site Address (if different from above): Comments: Zone Please submit comments by November 22, 2017. You may submit your comments by returning the attached form to Community Development Staff, Shoreview City Hall, 4600

North Victoria Street, Shoreview, MN 55126. Comments may also be emailed to Staff.

Kathleen Castle, kcastle@shoreviewmn.gov

Niki Hill, nhill@shoreviewmn.gov

Aaron Sedey, asedey@shoreviewmn.gov

Comment Form - 2018 Comprehensive Plan PDA – Open House November 14/15, 2017

Address: 4650 Chardler Road Site Address (if different from above): Comments: As this moves forward. I think it would help to answer the follow Who wants this? Why? Who will pay for this? Iton will project taxes be impacted? Why will pay for this? Iton will project taxes be impacted? Why willy the first impore they 94 Levington arona? Kowalski's is too new to be considered a success, so what makes is think other developments on they 94 will be a serieus? Had what leads is to think the roads have eggacity for the extra traffic that now result from this project?	Name: Rick Storms	
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Please submit comments by November 22, 2017. You may submit your comments by returning the attached form to Community Development Staff, Shoreview City Hall, 4600 North Victoria Street, Shoreview, MN 55126. Comments may also be emailed to Staff.

Kathleen Castle, <u>kcastle@shoreviewmn.gov</u>
Niki Hill, <u>nhill@shoreviewmn.gov</u>
Aaron Sedey, <u>asedey@shoreviewmn.gov</u>

#6

Comment Form - 2018 Comprehensive Plan PDA – Open House November 14/15, 2017

Name: Ed Tedeschi
Address: 550 Mound Ave
Site Address (if different from above):
Comments:
For proposed sites on The 2018 Comp. Plan
Please -
Include yreen space!
Do not let developers/residends to
Set lacks, like you did at Rig 4694
end west, you weld have required a
sach from the reads!
Buch y non it signs

Please submit comments by November 22, 2017. You may submit your comments by returning the attached form to Community Development Staff, Shoreview City Hall, 4600 North Victoria Street, Shoreview, MN 55126. Comments may also be emailed to Staff.

Kathleen Castle, <u>kcastle@shoreviewmn.gov</u> Niki Hill, <u>nhill@shoreviewmn.gov</u> Aaron Sedey, <u>asedey@shoreviewmn.gov</u>

Comment Form - 2018 Comprehensive Plan PDA – Open House November 14/15, 2017

Name: Vichi Kolson
Address: 554 tonlyn Auf
Site Address (if different from above):
Comments:
we are very against this map Islan for received protect there is no riason to their down homes in our quiet neighborhood we are next to the armer neighborhood and never got any nothication the is plan is repport in a least up dent want any high or protection density in our willy next to our homes, I will are level up set that this is even bring coobsidered. Dan't ret the Met councid tell showing what to do. And why did you chase this area?

Please submit comments by November 22, 2017. You may submit your comments by returning the attached form to Community Development Staff, Shoreview City Hall, 4600 North Victoria Street, Shoreview, MN 55126. Comments may also be emailed to Staff.

Kathleen Castle, <u>kcastle@shoreviewmn.gov</u> Niki Hill, <u>nhill@shoreviewmn.gov</u> Aaron Sedey, <u>asedey@shoreviewmn.gov</u>



Kathleen Castle <kcastle@shoreviewmn.gov>

Comments on "Destination Shoreview 2040" proposal

Thu, Nov 16, 2017 at 3:16 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

David Bornus

614 Arner Ave.

Shoreview

Dear Kathleen:

I attended the open house at the Shoreview City Hall on Nov. 14, but there were too many people present for me to be able to offer any comments/questions.

Since the deadline for offering comments is Nov. 22, it seems that there is a very short window for receiving comments on such a major change affecting a large number of residents. Several people who attended the meeting expressed frustration to me that they did not know enough about the matter to even formulate questions. In my opinion the open house did not seem to be organized very effectively and probably has resulted in elevating residents' general anxiety that "something is going on" or "they are getting ready to take our property." It might have been prudent to begin the open house with a general informational presentation to ensure that everyone could begin with a shared general knowledge base, rather than having to explain things individually to several dozen residents standing in a line during a two-hour period.

While it does seem clear (to me) from reviewing the printed materials provided that the city is not actually proposing redevelopment of our property at this time, what is evident is that it plans to rezone the areas, indicating openness to receiving proposals from developers, who would then likely utilize the city's power of eminent domain to incrementally conduct forced buyouts of the local residents. This would certainly only be a matter of time after the rezoning initiative is complete, and I think this is the primary fear of every resident who was in the room.

My specific comments on the proposed update of the "comprehensive plan."

- 1. We were only shown the proposed new language. It would be helpful to also see the language of the prior comprehensive plan (circa 2008) in order to make valid comparisons regarding what is changing and help individual residents assess the possible impact.
- 2. In my own case at 614 Arner, I currently own two adjacent lots and have envisioned potentially subdividing my property, selling the vacant lot to a potential buyer who might be interested in constructing a single dwelling there, and utilizing the proceeds to pay off my own mortgage. However, proposed Item D of PDA #6 states: "The City prefers parcels be consolidated with one another in order to create a consolidated and integrated redevelopment pattern. Individual parcels may not be redeveloped in isolation without consideration of the redevelopment of this entire area." This proposed language would apparently impose a permanent constraint upon my ability to ever subdivide my property, removing my ability to utilize a potential asset I now possess, and so I oppose this language as proposed. A possible compromise would be to delete the second sentence.

Thank you for your attention. I too am a government employee and recognize the challenges in coordinating large and complex initiatives with many stakeholders.

David Bornus

#6

Comment Form – Comprehensive Plan

PDA Open House

November 14/15, 2017

Name: Anna Riechers

Address: 4603 Dale Street North

Comments:

As a property owner who borders PDA 6, I am opposed to a land designation change. My opposition is based on the following:

1. Adjoining Property Value Decreases:

My property value will decrease should single family homes be removed to allow for high density residential dwellings.

2. Domino Affect:

I live in a close-knit community that is currently thriving. As each home within this PDA changes over to Institutional or high density residential use, it then decreases the quality of life for those that moved here to be in a neighborhood setting. Over time, homeowners may feel pressured to sell and leave this neighborhood. Residents of Dale Street and Arner Ave. did not select a lakeview single family home in order to eventually be bordered by buildings and parking lots.

3. Traffic and Safety in a residential community:

If homes on HW 96 are converted to other uses, I suspect traffic entry would then be rerouted to Dale Street resulting in parking lots adjacent to my home. This would heavily increase traffic in my neighborhood affecting the safety of the children within it.

4. If you zone it, they will come:

Having attended the Community Conversations, I am aware that developers are seeking land to build upon near arterial roadways. If the land designation in the comprehensive plan changes, I am confident developers will begin to pressure homeowners into selling their homes which will decimate this neighborhood. I understand that land designation is the precursor to a potential change in zoning.

5. Transparency:

Although my property borders PDA 6, I was not included in the group of residents that was mailed notice of this potential change. I have spoken with many residents who

would also oppose this change that would greatly impact their homes and lives, yet they were not made aware of this proposal due to lack of notification. (i.e. the other side of Arner Ave.) I understand that all of Shoreview may not need notification, however I would expect as a property owner to be made aware if my next-door neighbor's house was being re-designated for high residential occupancy or institutional use. Therefore, asking for comments at this open house is not sufficient if Shoreview is truly seeking feedback and attempting to be transparent.

6. What is being proposed?

Why would a low residential land use designation need to be reallocated for Institutional, Medium Density Residential **AND** High Density Residential? This does not provide clear information for residents. It is difficult to respond to this. Could it not be decided which the city is interested in re-designating this land for? Should PDA 6 be dissected into smaller parcels before land use changes are proposed?

7. There are other locations better suited to fulfill this need:

While at the Community Conversation for Housing and Development I asked the panel of experts assembled where high density residential developments should be located when Shoreview is nearly completely developed and why it would need to happen in a fully functional neighborhood. Alan Arthur of Aeon stated that there are "tons of single story spaces that can be moved to provide for affordable housing without attacking current residential". The Shoreview Mall at Lexington and HW 96 was mentioned. Single family homes within a thriving community need not be removed to provide room for higher density residential dwellings.

8. Restrictions:

If PDA 6 changes in land designation it opens the door for rezoning. Once the land is rezoned I am concerned this will limit the options, and therefore property values, of the homes within PDA 6. If a homeowner wishes to sell to another single family for residential purposes, will rezoning block this capability? Will a change in land designation make it more difficult to sell a home for fear of redevelopment on the part of potential buyers? Will rezoning produce a smaller pool of buyers for current property owners rather than selling to future single-family owners and therefore reduce the value of these properties and in turn the neighborhood? Currently, single family homes in Shoreview are in high demand creating higher property values I do not feel the potential benefits of changing land designation outweigh the negative effects that will be produced by a change in land designation.

9. Community, Character, and Affordability:

Shoreview is an amazing City. Our parks and trails, lakes, outstanding schools, engaging programs and recreational opportunities make this City one of the best places to raise a family in the Twin Cities. PDA 6 is noted as single family homes that are "generally

older and smaller". I recently attended numerous community conversations that detailed the need for affordable housing within our community. Had I not found the house I currently am in, I would not have been able to afford a home in Shoreview. Many of my neighbors live in homes that **ARE** the more affordable homes in Shoreview. If Shoreview wishes to attract young families who will utilize our numerous resources while attending our schools, participate in our recreational offerings, and contribute to this City as engaged citizens, as we members of the PDA 6 neighborhood do, then these homes should not be eliminated through a change in land designation that will open the door for redevelopment for townhomes, condos and high-density building units. Surely if there is a need for these types of dwellings, they can be built in areas that would not *decrease* the amount of affordable single-family homes.

I have stated many times throughout the years that we hit the jackpot when we moved into this home. The reason I have said this is because of the people that we are surrounded by in our Dale/Arner community. We have neighborhood potlucks, National Night Out, graduation open houses, babysitters who can walk home, and Godparents to our children who live just a few doors down. Changing the fabric of this neighborhood would be a great loss to so many who reside here.

I understand the requirement to update the comprehensive plan and the need to proactively address the needs of a growing and changing city. I appreciate the work of our city staff who do so much of this behind the scenes work so that we residents may live in such a wonderful community. I thank you for your consideration of the needs of the Dale/Arner, aka, Highway Corridor community. Raising a young family in this community has been a treasured blessing. We do not wish to see this change.

Sincerely,

Anna Riechers





2018 Comprehensive Plan - Suggested Revisions

Fri, Nov 17, 2017 at 7:52 AM

To: kcastle@shoreviewmn.gov

Good morning Kathleen,

This email is in follow up to the PDA Open House on November 14.

As discussed, here are my suggested revisions to the proposed language of the 2018 Comprehensive Plan for PDA #7 - Gospel Mission Camp and Snail Lake Properties (page numbers refer to the November 1, 2017 open house notice mailed to property owners):

Page 7, last paragraph, first sentence

- Proposed language: "If redevelopment were pursued, the City would prefer a redevelopment plan that encompasses all of the residential properties and is supported by the present property owners."
- Suggested revision: "If redevelopment were pursued, the City would require a redevelopment plan that encompasses all of the residential properties and is supported by all of the present property owners."

Page 8, first paragraph, first sentence

- · Proposed language: "Redevelopment proposals that include only a portion of this area may also be considered."
- · Suggested revision: "Redevelopment proposals that include only a portion of this area will not be considered."

Thanks for your consideration. If there are any questions on these suggested revisions, please feel free to contact me.

Sincerely,

Ann (Amy) Thomas

688 Highway 96

H 651.486.6359

C 612.597.5868



Tyme Properties LLC

November 21, 2017

Kathleen Castle
City Planner
City of Shoreview
4580 Victoria Street North
Shoreview, MN 55126
kcastle@shoreviewmn.gov

RE: Destination Shoreview 2040 Comprehensive Plan

Dear Kathleen,

Thank you for taking the time to speak with Steve Schreier and myself at the Shoreview Destination 2040 Open House. On behalf of the property owner, VoranDesoto LLC, we discussed our concerns regarding the stricter requirements in this 2018 Comprehensive Plan than the previous 2008 Comprehensive Plan. Please find attached our proposed revisions to the language as it pertains to the property on the west side of Hodgson Road.

Please let me know if you find these changes to be acceptable or if you would like to schedule a meeting to discuss our concerns.

Thank you for your consideration.

Sincerely

Thomas M. Schuette

On behalf of Tyme Properties LLC

TMS/kl

Enclosure

Proposed Language – 2018 Comprehensive Plan

PDA #11 Gramsie/Hodgson Road/Rice Street Intersection

This PDA consists of vacant and developed land north of the Hodgson/Gramsie Road/Rice Street intersection. The two developed parcels sit on the east side of Hodgson Road and also bounded by Rice Street and County Road F. The New Life Lutheran Church at 180 County Road F is 4.99 acres in size and appears to have sufficient land area for future development, however, a significant portion of the property is encumbered with a drainage and utility easement. The adjoining property at 4001 Rice Street is less than an acre and fully developed with a commercial use.

The vacant parcels are located west of Hodgson Road and include four parcels with a total land area of 6 acres. This property is also bounded by several streets including Hodgson Road, Gramsie Road and Virginia Avenue. The land uses surrounding this area vary with low density single family residential to the north and west, high density residential to the north and south and commercial to the south. Land uses east of this area include low density attached and detached residential in the City of Vadnais Heights. These properties are wooded with mature vegetation that has provided a natural buffer for the adjoining single-family residential neighborhood from the higher intensity uses located at the intersection.

Policies

The redevelopment and development potential for this area is supported by the intensity of the adjoining land uses, frontage on Hodgson Road, an arterial and proximity to Interstate 694 and the Regional Vadnais-Snail Lake Park and availability of transit. Development or redevelopment that provides additional housing choices and opportunities in this area would be supported provided the policies of this PDA are met.

East Side of Hodgson Road - Owned by Others

West Side of Hodgson Road

The land use designations for the vacant parcels include RM, Medium Density Residential and RH, High Density Residential, O, Office and MU, Mixed Use.

- A. Primary access from Gramsie Road is preferred to reduce the impact of development on the adjacent single-family residential neighborhood. Access to the site from Virginia Avenue is not desirable but may be permitted through the City's development review process. The curvature of the roadway creates access issues onto Gramsie Road; therefore, centralized access to all properties is encouraged.
- B. Development will require the removal of many existing mature trees on the property. The City encourages a site design that preserves trees, especially those that are located near the perimeter and could provide shade and screening. Tree replacement will be required as specified in the Development Code. In addition to replacement, a landscaped buffer will-may be required and should-may consist of a combination of the following to reduce the impact of development on the adjoining single-family residential land uses: fencing, berming, deciduous or evergreen trees and shrubs.
- C. Traffic impacts will need to be evaluated. Development shall-should seek to not have an minimize any adverse the traffic impact on the adjoining single-family-residential neighborhood-properties.
- D. The development of this property shall—should include a master plan to accommodate all parcels. The development of a single parcel or portion of this site will not be considered unless part of a master plan.
- E. Structures shall be oriented towards the intersection to create a presence and sense of place. Reduced setbacks will be considered if they result in increased setbacks and buffer area from the adjoining single-family residential neighborhood.

F. Mixed-use developments must adhere to the following policies:

- The primary land use shall be residential.
- Commercial and office uses are suitable in a mixed-use development provided they are integrated into a 2. residential building and are oriented towards Gramsie Road and Rice Street.
- Land uses shall transition to residential on the north and west sides of the property where the adjoining 3.
- land uses are low-density single-family residential.

 4. Techniques in the site and building design shall be used to mitigate impacts on the adjoining low density residential land uses. Examples include, reduction of building height, increased building setbacks and an enhanced landscape buffer.

Hello,

I am writing as a resident who borders PDA 6 in the 2018 Comprehensive Plan. I am requesting that PDA 6 be removed from the 2018 Comprehensive Plan. I make this request for the following reasons:

1. REJECTED BY RESIDENTS: I have spoken to the majority of residents both in and surrounding this PDA and the overwhelming consensus is that we are opposed to this PDA. We collectively have a petition that includes 4 of the 7 homes inside the PDA as well as 19 homes surrounding the PDA asking that PDA 6 be removed from the Comprehensive Plan. The following language is on the petition that has been signed 26 times:

"Petition statement to be delivered to Shoreview Planning Commission and City Council:

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into high density residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

High density residential should not replace low density residential. It detracts from the privacy, security, and quality of life of residents who live here. Traffic re-routed to Dale St. would adversely affect our neighborhood. There are other areas in Shoreview that would allow for high density without attacking existing low density residential neighborhoods."

The three homes inside the PDA that did not sign, the head of house could not be reached in time to submit this feedback.

 RIGHTS OF THE EXISTING COMMUNITY: We did not move into a neighborhood with underutilized open space or an underutilized business park that was previously zoned for such purposes. We chose our properties with the intent of living in a low density residential neighborhood. This is not a default park or green space because an office building was never built. We chose this community intentionally. This PDA could destroy what we residents value most about our properties aside from the community we find through our neighbors.

3. OTHER OPTIONS: At the Community Conversation hosted during the Destination Shoreview campaign specifically discussing land use, Alan Arthur of Aeon, was a speaker who can be quoted as saying, "there are tons of singlestory spaces that can be moved to provide for affordable housing without attacking current residential."

Administrators who do not live in Shoreview may make sweeping statements that Highway Corridors are where high density should occur. Residents, those that live here and are most familiar with these neighborhoods, should be listened to. High density can occur above strip malls, in the town center, in business parks. This small neighborhood does not need to be taken over to keep up with a format driven by people who do not even live here.

- 4. PRIVACY: This PDA, whether it develops now, 10 or even 20 years from now, will cause a huge loss of privacy for residents who chose lots specifically with privacy in mind. A high density apartment building will tower over adjacent homes. If allowed in this Comprehensive Plan, you are relinquishing any right to listen to impacted neighbors should a developer come in with a proposal that fits this high density standard. This is unacceptable. This will drastically alter the quality and character of this low density residential neighborhood. There simply is not enough room in the PDA for a high density building not to adversely impact adjoining residents.
- 5. SECURITY: Those of us who are as lucky as I am, live in communities where we know each other. We have potlucks, we babysit for each other, we help each other when someone is sick. We take care of our neighbor's homes when someone else is out of town. We watch out for each other and know when something is not normal for our neighbors' homes. We intervene if something is amiss. We enjoy a thriving community where we depend on and take care of one another. Removing single family homes in order to build buildings which require parking lots, or even public trails between our homes, takes away that assurance that our neighbors are the people next door. We lose that sense of security in the place that is most sacred to us, the place we raise our young families.
- 6. Traffic: Traffic would inevitably be re-routed to Dale Street North should a new development occur where single family homes currently reside. This would have a terrible impact on the single family homes with young children who live next door. We live in a quiet neighborhood and this peace would be majorly disrupted with a new building and driveway entrance to a parking lot outside all of our homes.

- 7. CREEP: As you have seen, residents within this PDA want it removed from the Comprehensive Plan. If it is accepted into the Comprehensive Plan, even residents who do not wish to see new development go up around them, may eventually feel forced out of this community, which they love, because of what may move in next door should a neighbor pass away or sell to a high paying developer.
- 8. LACK OF UNDERSTANDING AND TRANSPARENCY: I have a great deal of respect for our Shoreview City Staff. They are incredibly knowledgeable and accomplish much with limited staff.

My 1st concern is that the Comprehensive Plan process is incredibly difficult to understand for residents who have no background in city planning.

When a concerned resident attends an open house held over 9 months ago and is told we are not rezoning at this time, they feel they do not need to worry about this PDA at this time. I have had numerous conversations with residents who attended community conversations, city council meetings, and PDA open houses who STILL did not understand that RIGHT NOW, is when their voice must be heard if they have opinions regarding the PDAs. I did not understand this myself until after I attended a GTS training seminar.

Further, those who submitted comments in preliminary stages, did not understand that if they had further opposition to this PDA, more feedback was required in later stages to be considered.

I expressed my dismay at a city council meeting November 6th of 2017 regarding the fear of the open house style format of meeting for residents to ask questions about the PDAs.

I still believe open houses are not the best format for residents come to understand the process and therefore share input at the appropriate times, before it is too late. Communal conversations with questions and answers for all to hear should be held with each PDA. These meetings should be open to ALL residents in and surrounding the PDAs.

I believe staff have followed protocols and sent notices as are required. I can only imagine how time consuming that must be with limited resources. Having spoken with residents, as a resident myself, I see that in this process, more is needed before making such significant changes to the potential future of these communities.

Thank you for your attention to this crucial matter,



Comments Chapter 4

1 message

Sun, Sep 9, 2018 at 7:05 PM

Kathleen.

This e-mail is in regards to Map 4.3 Future Land Use and PDA #6.

Our Dale Ct. S. household objects to including PDA #6 in the final Destination Shoreview Comprehensive Plan. We currently have a great truly mixed neighborhood consisting of young, middle aged, retired, and elderly households. We currently like the family oriented nature of our neighborhood and would hate to see changes that could adversely affect it. We are not comfortable with the unknown risk that PDA #6 would have now or in the future when changes in City management could adversely affect our neighborhood.

In addition PDA #6 would affect these items.

- 1. More traffic.
- 2. More noise.
- 3. When looking out into our backyard we would be viewing some form higher density housing resulting in a loss of privacy.
- 4. The domino effect, once PDA 6 development is obtained, will development continue its way going down Hwy 96 and who knows even go up Dale St. North?

We hope you and your colleagues make the right decision to remove PDA #6 from the final Destination Shoreview Comprehensive Plan.

Thank you for your consideration.

Jim & Dee Christopher & our kids Stephen & Sophia

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

_	Name:	Signature:
(1)	Deanna Rudubusch	Dearma Rudbusca
Address:	4575 Dale ST N.	
(2)	Name:	Signature:
Address:	Robert Speltz 604 Arner Ave	
(3)	Name: Rita Speltz	Signature:
Address:	604 Arner Ave	
(4)	Name: Thomas Kocoank	Signature:
Address:		

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

	Name:	Signature:
(5)	Joan Gorka	Joan Horks
Address:	580 Armer Olive	
(6)	Don+ Teresa Hess	Signature: Toresa Hessa
Address:	615 Arner Ave Shorevie	
(7)	Name: Jim + Dee Christopher	Signature:
Address:	646 Dale Court So	
(8)	Name: MICHELE CONCEU	Signature:
Address:	641 DALE CT. S., SHU, 1	NN I

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

(9)	Name: Jack Jank	Signature: Jan
Address:	4627 DALE St.	SHORECIEU
(10)	Name: OWA JACOD 5	Signature: JACOS S
Address:	4627 PALE S+	SHOREVIER
(11)	Davan Stitswars	signature: StySWOOT
Address:	4575 Day St N Short	www 1210 SS126
(12)	Name: Sitswerth	Signature:
Address:	4595 Dale St N Sh	on view Mar 55/26

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

(13)	Anna Riechers Signature: ORiecher
Address:	4603 Dale St. North, Shoreview
(14)	Name: Signature: Signa
Address:	614 Arner Ave
(15)	Name: Sighature! Sighature!
Address:	685 High Way 96 W
(16)	Name: Signature: Signature:
Address:	585 Hwy 96 W

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

(17)	Margiret Tealet Twum Magnet S. Yeals Twu
Address:	581 Hwy 96 W
(18)	Name: Signaturg:
Address:	565 Highway 96 West 55126
(19)	Harlan Eytcheson Hallon Eytcheson
Address:	647 Hwy 96 Shoreview MN 55126
(20)	Name: Signature:
Address:	MCX THOC

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

569

Hrner

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exist	ing low density residential neighbor	hoods. 572 Arner A
<u> 2005)</u>	Phillip Tenkins	Full x Laken
(21)	Mary Ann Murray	Signature: Manyan Munny
Address:	597 Arner Ave, -	Shore view
(22)	Name: JOAN KUBERSKI	Signature: John Kubenshir
Address:		
(23)	Suzanne Lindgren	Signature: And grun
Address:	1 01	, 0
(24)	Name: JIM RUSCHMEYER	Signature: Ames Ruschurey
Address:	573 ARNER AVE	
25,)	Toseph Singerhouse	Joeth Shu

Remove PDA-6 from the Comprehensive Plan

We do not wish to see our low density residential neighborhood turned into **high density** residential. We request that Policy Development Area 6 (PDA-6) be removed from the 2018 comprehensive plan.

PETITION BACKGROUND

(2 6)	Susan Webster inentel	Signature: Signature:
Address:	4611 Dale St. Sho	review, Mr 55126
(27)	Name:	Signature:
Address:		
(28)	Name:	Signature:
Address:		
(28)	Name:	Signature:
Address:		

PDA #6 - Online Submittal

- 1) We are opposed to having Medium or High Density housing in the PDA #6 area. This will have a negative impact on the single family residents in the area. Medium and high density housing changes the character of the neighborhood and the city of Shoreview.
- 2) We are against putting Medium or High Density housing in the PDA #6 area. When I think of shoreview I picture lakes, green space, and single family homes. Placing apartment buildings so close to the community center and Snail lake is not a good fit for the image of Shoreview.

Policy Development Area #11 Gramsie/Hodgson Road/Rice Street Intersection

TO WHOM IT MAY CONCERN &

I LIVE IN THE CONDOBUILDING (APARTMEN AT 4045 HODGSON RD. I HAVENT LIVED HERE LONG (ABOUT 2/2 9RS), BUT THE MAIN REASON I MOVED TO THIS LOCATION WAS THE PEXCEY QUI ET.

I UNDERSTAND THAT THIS IS IN THE PROCESS OF BEING CHANGED WITH THE THE DEVELOPMENT OF PDA #11.

IF AT ALL POSSIBLE, PLEASE DON'T ALLOW ANY VARIENCES FROM THE CITY CODE,
PLEASE KEEP THE PROPOSED DEVELOPMENT
3 STORIES HIGH MAXIMUM, LOW DENSITY—
OR AT THE MOST, MEDIUM DENSITY,
RESIDENTIAL.

PLEASE PRESERVE THE WONDERFUL NATURE OF THIS SMALL, BUT TIGHT COMMUNION PLEASE DON'T LET THE DEVELOPER TALK YOU INTO CRAMMING A HIGH-DENSITY PROJECT ONTO THE PARCEL SIMPLY TO INCREAS THE TAX BASE. THANK YOU.

> DAVE WERR 4045 HODGSON RD, #123

August 10, 2018

Ms. Kathleen Castle, Shoreview City Planner City of Shoreview 4580 Victoria Street North Shoreview, MN 55126

Re: Shoreview Comprehensive Plan 2040 PDA #11 Hodgson/Gramsie/Rice Street Northwest corner – Vacant 6+ acre parcel and attached Residential Lot

Dear Ms. Castle and the Shoreview Planning Commission:

We are writing in response to the city's Destination Shoreview 2040 plan. We are residents and homeowners residing in the neighborhood next to the property associated with PDA #11 (Gramsie/Hodgson/Rice Street – West Side). We understand a Development Plan has not yet been submitted for the West Side of PDA #11; however, recent activities performed by the property owner (tree and house removal) and proposed changes to the Shoreview 2040 Comprehensive Plan have generated concerns on the future of that parcel and the impact to the character of the existing neighborhood.

1. Residential Lot

 Keep the property at 3961 Virginia zoned as Residential Single Family (RL). Recently a single family home on that property was removed and the lot is now vacant.

2. Traffic

- Minimize traffic onto Virginia Avenue from the parcel.
 - We have a concern of increased traffic if the 6+ acre parcel is zoned Office or Commercial. Tenants, customers/clients may cut through the Virginia Avenue neighborhood in an effort to get onto Hodgson and exit the area.
 - When County Road F was closed and became Hanska Court, traffic and speed on Virginia Avenue greatly increased as neighbors exit the neighborhood.
- Concern on the appropriate placement of driveways to enter/exit the parcel once developed.
 Sightlines are minimal and blind-spots exist trying to enter/exit Gramsie due to the road curving.
 Trying to get from the parcel to go east/north onto Gramsie have the potential to be treacherous. Exit onto Hodgson may not be possible due to traffic signal backup and the right turn lane. Extra traffic on Virginia is not desired.
 - o If the exit from the parcel must be on Virginia Avenue, then widen Virginia Avenue to provide for a left and right turn lane. Currently when people are trying to turn left (north) from Virginia to Hodgson, they block anyone trying to turn right (south) and already cause a back-up.
 - Due to the poor access options, there is concern it will lead to cutting through the Virginia Avenue neighborhood to exit.

3. Zoning

- RL, RM, RH preferred
 - A development similar to Shoreview Estates would be desired (RH, Owner-occupied).
 - In our experience, residents from Shoreview Estates do not exit through the neighborhood to the west to exit the property. Shoreview Estates does have the driveway directly onto Hodgson to alleviate that. Mature landscaping.
- Do not support Zoning of O, C, or MU
 - Primarily due to increased traffic
 - o Existing retail on corner has long-time vacancies (Gramsie Square)
- Request a buffer of mature trees between the residential houses and the parcel
 - o Restore a portion of the woods that were recently clear-cut. At the time of the tree removal, the city relayed the message that the intention was to only remove diseased/invasive trees. The removal seems to have been more aggressive than needed from our perspective as a neighbor.
- Request landscaping on all sides/street views
- If a multi-unit development, request underground parking and trash storage.
- No variance on the height and set-back of the development.
- A drawback for any size development is how they will safely enter/exit the property and not impact traffic through the Virginia Avenue neighborhood.

4. Other improvements to the site

- Drainage
 - o Please add a road improvement to alleviate the water accumulation on Virginia Avenue at Hodgson Road. This is frequently flooded. In the winter the flooding/ice makes it difficult and hazardous at times to get up the slight incline to exit from Virginia onto Hodgson. The road is impassable for walkers when flooded (bus stop, store, trails).
- Sidewalk
 - Please add a sidewalk on Hodgson from Virginia Avenue to Gramsie Avenue.
 - o A sidewalk is also desired on Hodgson from Virginia Avenue north to Hanska Court.
 - These proposed sidewalks will connect the existing trails and provide greater pedestrian safety and access to bus and retail.

A belated thank you for hosting the informational meeting on June 19. Barb did attend and was pleased with the information the city provided. Our neighborhood is very active and engaged in sharing our vision for the parcel. We have a concern that the Shoreview Plan only sees the parcel from the middle of the intersection of Rice/Hodgson/Gramsie, whereas we see it from a mature neighborhood and a buffer to the Commercial area and traffic signals.

In summary — our main concerns are that the residential lot remains single-family and that traffic entering/exiting the parcel is addressed regarding an increase in volume and safety.

Thank you for your consideration,

Erik and Barbara Westgard, homeowners and residents 3990 Virginia Avenue, Shoreview, MN



Plan for area on Hodgson Road southeast of Shoreview Estates

1 message

Mon, Aug 13, 2018 at 9:06 AM

To: kcastle@shoreviewmn.gov

My husband and I moved back into Shoreview because of the park like atmosphere in the city and the particular grounds here at Shoreview Estates. Please do not let that feeling change. I am certainly not against progress, as long as it's attractive and adds to the neighborhood.

It would certainly be admirable if the new addition to that corner enhances that entrance to Shoreview rather than detract from it.

I would be against anything over 3 stories high and and/or anything up close to the property boundaries like the McMillan (on Rice and 694). That is truly an eyesore and does not enhance the area at all.

Naysayers have told me not to bother writing as you already have your mind made up but I want to believe that you will listen to intelligent thoughts on planned development.

Thank you.

Carole Laughary



The best part of "living" is "giving"



PDA#11

1 message

To: kcastle@shoreviewmn.gov

Tue, Aug 14, 2018 at 8:47 AM

Dear Kathleen,

I am writing in response to the cities "Destination Shoreview 2040 Plan". Please remove the RH designation for PDA#11.

I am in favor of the RL,RM and or O designation only. Sincerely,

David & Sandy Olson 3960 Virginia Ave



2040 Comprehensive Plan: 6 acre plot bordered by Gramsie/Virginia/Hodgson Roads 1 message

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Wed, Aug 8, 2018 at 9:08 AM

This message was sent securely using Zix®

Dear Ms. Castle:

I write to comment on Shoreview's 2040 Comprehensive plan, specifically the land use designation for the 6 acre plot of undeveloped land bordered by Gramsie/Virginia/Hodgson roads. I have attended local neighborhood meetings regarding this issue, as well as the City sponsored meeting in June 2018. From my understanding, the City has proposed changing this plot of land from its current designation as RM (medium density) to RH (high density residential) in the 2040 comprehensive plan. I object to this modification.

I am 38 years old and reside on Virginia Avenue. I grew up in Shoreview, attended Mounds View schools. Approximately five years ago I moved my family (wife and two girls) from South Minneapolis back to Shoreview. We moved back to Shoreview for all the obvious reasons (excellent schools, safe neighborhoods, mature wooded properties, and caring-involved neighbors/neighborhoods). As you are likely aware, Minneapolis is making aggressive strides to change the housing composition into higher density neighborhoods. I believe they are proposing zoning regulations to provide for multifamily housing in nearly every neighborhood, changing single family structures into duplex and fourplex structures. We left Minneapolis because we don't want to be packed on top of our neighbors. We like having space, we like having a yard, we like looking off our back deck and seeing Snail Lake Regional Park. My neighbors do as well. We are opposed to the high density development that is sweeping Minneapolis. If I wanted to live in a neighborhood full of high density apartment/condo complexes, I would have continued to reside in Minneapolis. We value our space, we value fewer vehicles on our streets, we value the ability of our children to ride their bikes up and down Virginia Avenue without fear of being struck by increased traffic. Much of value (economic and property) tied up in Shoreview is the current structure of the housing stock. Myself, and my neighbors, moved to Shoreview to live in neighborhoods of single family residential structures. This is what we value, this is what we as Shoreview residents want to continue. Just ask any of us.

I am not naïve to think development will not happen, or is not beneficial to the city. But development should be consistent with the values of Shoreview, the wishes of Shoreview residents, and Shoreview tax payers. City staff should not be substituting their own judgment for what they believe Shoreview needs, but rather should be planning and developing the city consistent with what the constituents of the community desire.

With this in mind, here is a few considerations I respectfully request the City keep in mind for future planning for this plot of land: (1) maintain the RM designation. It is abundantly clear our neighborhood is opposed to a high density development for this plot. 4 to 8 units per acre for this property is consistent with current designations and wishes of residents. (2) Any access to development should come from Gramsie Road. Traffic on Virginia Avenue, including access to Hodgson Road during peak traffic times, is already difficult and at times dangerous. More traffic on Virginia Avenue would be harmful to our neighborhood. (3) Finally, please continue to listen and respect the wishes of your constituents. This is our community, our city. We have a massive stake in any outcome.

Thank you for your time and consideration.

Sincerely,

David Hemming

4025 Virginia Avenue, Shoreview MN 55126

To: Kathleen Castle

Shoreview City Planner

CC: Chairperson John Doan

Planning Commission

CC: Mayor Sandy Martin

City Council

4580 Victoria Street North

Shoreview, MN 55126

August 15, 2018

Subject: Neighborhood Concerns Regarding Future Development of West Side of PDA #11

Dear Ms. Castle,

We, the undersigned, request that the Shoreview 2040 Comprehensive Plan be updated to reflect the following Items:

- Item 1. Include the designation of RL for the Land Use Designation for the West Side of PDA #11
- Item 2. Include the designation of RL for the Land Use Designation for the East Side of PDA #11
- Item 3. Keep the O and RM designations and remove the RH and MU designations from the Land Use Designation for the West Side of PDA #11
- Item 4. Policies for the West Side of PDA #11 if RH and/or MU Designations Remain
 - 1) Hodgson Road re-design in ~2020 should be incorporated into a comprehensive traffic review
 - 2) The subject property should not have access to Virginia Ave
 - 3) The density should be less than the density of the rejected 1995 proposal (<16.8 units/acre)
 - 4) No variances from the strict zoning codes should be allowed for set-backs, height, etc.

- 5) Height is limited to the maximum height of adjacent structures (Shoreview Estates Condominiums is 3 stories)
- 6) Commercial space should be limited to <10,000 square feet
- 7) Natural buffers between development and neighbors (i.e. mature trees)
- 8) This property should not be designated for PUD Planned Urban Development
- 9) Financial tools should not be used for this property (i.e., TIF, property tax abatement, special assessments, special service district, housing improvement area)

Item 5. Include the designation of O as a Land Use Designation for the West Side of PDA #11

The justification for each item is expressed below.

We, the undersigned, are concerned citizens of Shoreview, MN residing in the neighborhood surrounding the property associated with PDA # 11 (Gramsie/ Hodgson/ Rice Street). Although a Development Plan has not been submitted for the West Side of PDA #11 for development, recent activities performed by the property owner and proposed changes to the Shoreview 2040 Comprehensive Plan have required us to address our concerns regarding future development within Shoreview, and specifically of the subject property. We request that our concerns be addressed by taking the appropriate actions to update the Shoreview 2040 Comprehensive Plan and guide future development on the subject property.

The property owner has signaled the potential for imminent development at the property located on the West Side of PDA #11 by the following two actions:

- 1) Tear down of the residential property previously located at 3961 Virginia Ave, Shoreview, MN
- 2) Clear cutting of mature trees located on the ~6 acres of vacant land zoned as UND.

This has been coupled with the decision to change the Land Use Designations of the West Side of PDA #11 to higher density designations in the Shoreview 2040 Comprehensive Plan. The 2008 and 2018 Land Use Designations are as follows:

- 1) 2008 Land Use Designations
 - a. O Office
 - b. RM Medium Density Residential (4-8 units/acre)
- 2) 2018 Land Use Designations
 - a. RM Medium Density Residential (4-8 units/acre)
 - b. RH High Density Residential (8 20 units/acre)
 - c. MU Mixed Use (20 45 units/acre)
 - d. Removal of O Office from the Land Use Designation

We have discussed these developments with the City Planner and we still have concerns regarding the future development at the West Side of PDA #11. Based on the response from the Shoreview community to the removal of trees at the subject property, City Staff held an open house on Tuesday, June 19th, 2018 to discuss and receive input regarding the subject property. We appreciate the time and effort of City Staff in addressing our questions concerning future

development at the West Side of PDA #11. City Staff requested that we address our outstanding concerns in writing and, therefore, the undersigned request that the Shoreview 2040 Comprehensive Plan be updated to reflect the following Items:

Item 1. Include the designation of RL for the Land Use Designation for the West Side of PDA #11

From Vadnais Lake in the South to County Road F in the North, the subject property is surrounded by ~150 Low-Density (RL) Detached Residential (R1) structures (Shoreview: 59, Vadnais Heights: 84). A Land Use Designation of RL on the subject property is consistent with the adjacent Land Use Designations. Upon development, the property is suitable for RL Land Use in its entirety or as a transition from higher-density housing to the surrounding neighborhood on the North and West Side of the subject property. On the 6.37 acres available for development on the West Side of PDA #11, a RL Land Use Designation would allow for the maximum of 25 new Low Density Detached residential units. Based on the surveys conducted by the Planning Commission regarding the Shoreview 2040 Comprehensive Plan Draft, over 60% of Shoreview residents recommend that development within Shoreview should prioritize low density detached residential structures. Including the RL designation on the Land Use Designation for the West Side of PDA #11 would be consistent with the expectations of the surrounding neighborhood and the City of Shoreview. The RL designation should also be used to account for the likely inclusion of the property at 3961 Virginia Ave.

Item 2. Include the designation of RL for the Land Use Designation for the East Side of PDA #11

The same justification for Item 1 is pertinent to the justification for Item 2.

Item 3. Keep the O and RM designation and remove the RH and MU designations from the Land Use Designation for the West Side of PDA #11

The subject property originally had a Land Use Designation of RM – Medium Density Residential (4-8 units/acre) and did not include the RH or MU designations. The subject property is ~ 6.37 acres in size (including both the UND zoned properties and the property located at 3961 Virginia Ave). The RM Land Use Designation would result in a potential development containing 25-51 units. This type of development is consistent with the two adjacent higher-density developments within the neighborhood:

- 1) Maximum number of units for West Side of PDA #11 with RM designation: 51 units
- 2) Shoreview Estates Condominiums: 72 units
- 3) Meadowlands Estates: 44 Units

In 1995, the property owner requested changing the Land Use at the subject property to Residential High Density and develop a high-density residential structure comprising of 95 units at a density of 16.8 units/acre. However, on September 5, 1995 the City Council denied the proposal (See Shoreview City Council Meeting Minutes from September 5, 1995). The City Council denied the development since the development density was too high. Although council members recommended that the developer reduce the density of the proposal by 50 % to have

further consideration, the property developer never resubmitted a proposal. Residents turned out in force to oppose the proposal. Many of these residents still reside within the neighborhood and the current residents in the neighborhood still recognize that a development containing 95 units (16.8 units/acre density) is too high of density for this property. By reducing the density by 50 %, as originally recommended by the City Council, the density would be consistent with an RM – Medium Density Residential Land Use Designation. Therefore, RH and MU Land Use Designations are not consistent with historical and current expectations and the City of Shoreview should remove the RH and MU Land Use Designations for the West Side of PDA #11 from the Shoreview 2040 Comprehensive Plan.

The City Council reviewed the West Side of PDA #11 for the August, 2018 City Council Meeting (see 2018-08-06 City Council Packet). The consensus of the City Council was that the West Side of PDA #11 should not include the designation for Mixed Use (MU). The undersigned agree that the West Side of PDA #11 should not include MU. The consensus of the City Council designated RH (high-density residential) and O (office), however, they removed the RM designation. The undersigned request that RM, RL, and O designations should be used for the West Side of PDA #11 and the RH and MU designations should be removed.

Item 4. Policies for the West Side of PDA #11 if RH and/or MU Designations Remain

As discussed in Item 1 and Item 3, RL and RM are more appropriate Land Use Designations for the West Side of PDA #11 and that the RH and MU designations should be removed from the subject PDA. However, if the RH and MU Land Use Designations remain for the West Side of PDA #11, additional policies for the PDA should be considered. The undersigned recognize that other high-density developments within Shoreview have been opposed by the residents. For example, the development on the North-west side of I-694 and Rice Street was opposed by residents in the Rustic Place neighborhood. The City of Shoreview commissioned a study for the development of the property, the March 2015 City of Shoreview Highway Corridors Transition Study, which proposed the development of 60-70 high-density residential units on the site. However, the completed development will include 144 units with a density of 31.5 units/acre, over double the density recommended by the commissioned study. The undersigned are concerned about development on the subject property consisting of similar density.

In addition to the MU designation's ultra-high density (20 – 45 units/acre), MU also includes space for commercial. However, the adjacent commercial space (Gramsie Square) is not fully utilized. The developer did not complete the proposed commercial development as is seen by the bare foundation blocks on the South end of the commercial structure. The City of Shoreview tried to address this issue with the property owner in 1986 (See City Council Meeting Minutes from November 3, 1986), however, this issue remains. Since adjacent commercial space is underutilized and not viable, commercial development should not be considered on the subject property.

As discussed, the neighborhood has concerns with both the over development (i.e. too high of density) and viability of commercial space at the subject property. Therefore, if RH or MU Land

Use Designations are included for the West Side of PDA #11, the following Policies should be considered:

- 1) Hodgson Road re-design in ~2020 should be incorporated into a comprehensive traffic review
- 2) The subject property should not have access to Virginia Ave
- 3) The density should be less than the density of the rejected 1995 proposal (<16.8 units/acre)
- 4) No variances from the strict zoning codes should be allowed for set-backs, height, etc.
- 5) Height is limited to the maximum height of adjacent structures (Shoreview Estates Condominiums is 3 stories)
- 6) Commercial space should be limited to <10,000 square feet
- 7) Natural buffers between development and neighbors (i.e. mature trees)
- 8) This property should not be designated for PUD Planned Urban Development
- 9) Financial tools should not be used for this property (i.e., TIF, property tax abatement, special assessments, special service district, housing improvement area)

Item 5. Include the designation of O for the Land Use Designation for the West Side of PDA #11

The 2008 Comprehensive Plan included O –office as a suitable Land Use Designation for the West Side of PDA #11. As discussed above, the MU Land Use Designation is too high of density for the subject property. Therefore, an O Land Use Designation would still allow for the construction of office space on the subject property. RM and RL Land Use Designations could be used to transition from Office space to the low-density residential neighborhoods adjacent to the subject property.

Thank you for taking time to consider our requested updates to the Shoreview 2040 Comprehensive Plan. We look forward to working with you on the safe, sustainable, and economically viable development of the West Side of PDA #11 in the future.

Sincerely,

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Name	Signature	Date	Address	SV/VH
William Zufi-Tak	UM out-92	8/11/18	53 Su zame Ave	VH
David Zopit		8/11/16	33 Sam Ave	VH
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BREHARKER	But How	8/11/18	28 Sozum	W
IAN BROWSON		(' !	32 Bridgeweter	JH
Khong Van	The	8/12/18	67 county Road is	44
Dan Hauth		8/12/18	95 County Rd1	W VK
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Michael Dura	(F)-:		171 ChyRd FW	SV
Steve Snytoer		8-12-2018	207 Countille F	₹√
	KEYIN SZALAPOKI	8-12-2018	215 County Romet	SV
Matthew Meyer		8/17/18	244 Itanska Ct	SV
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John Madden	X .	8-13-14	239 Nicholsct	SV.

Name	Signature	Date	Address	SV/VH
Danner H	Dafalles	જ(૫/૧૪	131 Southwood Dr.	VH
Michelle Flor	Michielle Her	8/11/18	91 Southwood Dr	VH
Val Travers	Val Trais	Flake	83 Sinthewoodbr	VH
Bob Challes	Robert Challe	8/11/18	71 Southwood Dr	VH
Karly Zelensla	Karleyn M. Z. Ius	8/11/18	52 Southwood	V./J
KICH YEARSON	Mark	5/11/18	64 Southward DR	WH
Ryan Dantiell	John Saknen	9/11/18	132 Southword ch	
SUSAN HAHWEN	Screnblakuen	8/11/18	100 SOUTHUROSD	
SHARON Rochm	Sharon Rockm	8/11/18	123 Southwood	V#
M. BENSON	Marin Berson	8/11/18	12 Southwood	-
Sarah Hubert	Sarch History	8/11/18	122 Co. Rd FW	2011
Carol Miller	Continue	8/11/18	107 CHIRD FW	
Forrest Cerny	Foret E. Cery	8-11-18	105 CTYRAFW	VH
	PATRICIA GRUY	8/11/18	105 Cty. Rd. FW	}
,	Kayo Roehm	, ,	3999 Virginia	
Scott Roelin	Loper	8/11/18	3999 VIJNM	SV
Nancy Welg	Vany Will	8/12/18	4039 Vinania	5V
nun Westermann	for westernam	8/12/18	304 DemanAre	SV
Karolina Peterson	Myslmor	12-Aug-2018	4005 Virginia Ave	80
Lewis Pederson		8/12/18	4005 Vivieyna At	54

Name	Signature	Date	Address	SV/VH
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goom feet	Jean-fife	8-17-18	4028 Virginia	SV
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Jenny Madden	9	8/12/18	239 Nichols Ct	27
Jenny Madden Frank Cook	Frank Orch	8/14/18	245 Harska Ct.	SV
Viktoria Averina	Apy-	8/12/18	305 Demar Ave	SV
Sandrak Ulsa	SANDY OLSON	8-13-18	3960 ViRBINIA HUE	-
DAVIO OSON,	\ / / /	8-13-18	3960 Vuginado	-
Brian Ott	1204	8/4/18	3995 Virgelie Cit	15.50
Magdales Saldre	a YVL.	8/14/18	3995 Virginia (.v.	SV
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To: Kathleen Castle

Shoreview City Planner

CC: Chairperson John Doan

Planning Commission

CC: Mayor Sandy Martin

City Council

4580 Victoria Street North

Shoreview, MN 55126

August 3, 2018

Jesson & Jetter City Council

Jesson XO Minutes

Meeting minutes

Meeting himself

Subject: Neighborhood Concerns Regarding Future Development of West Side of PDA #11

Dear Ms. Castle.

We, the undersigned, request that the Shoreview 2040 Comprehensive Plan be updated to reflect the following Items:

- Item 1. Include the designation of RL for the Land Use Designation for the West Side of PDA #11
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- 9) Financial tools should not be used for this property (i.e., TIF, property tax abatement, special assessments, special service district, housing improvement area)

Item 5. Include the designation of O as a Land Use Designation for the West Side of PDA #11

The justification for each item is expressed below.

We, the undersigned, are concerned citizens of Shoreview, MN residing in the neighborhood surrounding the property associated with PDA # 11 (Gramsie/ Hodgson/ Rice Street). Although a Development Plan has not been submitted for the West Side of PDA #11 for development, recent actives performed by the property owner and proposed changes to the Shoreview 2040 Comprehensive Plan has required us to address our concerns regarding future development within Shoreview, and specifically of the subject property. We request that our concerns be addressed by taking the appropriate actions to update the Shoreview 2040 Comprehensive Plan and guide future development on the subject property.

The property owner has signaled the potential for imminent development at the property located on the West Side of PDA #11 by the following two actions:

- 1) Tear down of the residential property previously located at 1961 Virginia Ave, Shoreview, MN
- 2) Clear cutting of mature trees located on the ~6 acres of vacant land zoned as UND.

This has been coupled with the decision to change the Land Use Designations of the West Side of PDA #11 to higher density designations in the Shoreview 2040 Comprehensive Plan. The 2008 and 2018 Land Use Designations are as follows:

- 1) 2008 Land Use Designations
 - a. O Office
 - b. RM Medium Density Residential (4-8 units/acre)
- 2) 2018 Land Use Designations
 - a. RM Medium Density Residential (4-8 units/acre)
 - b. RH High Density Residential (8 20 units/acre)
 - c. MU Mixed Use (20 45 units/acre)
 - d. Removal of O Office from the Land Use Designation

We have discussed these developments with the City Planner and we still have concerns regarding the future development at the West Side of PDA #11. Based on the response from the Shoreview community to the removal of trees at the subject property, City Staff held an open house on Tuesday, June 19th, 2018 to discuss and receive input regarding the subject property. We appreciate the time and effort of City Staff in addressing our questions concerning future

development at the West Side of PDA #11. City Staff requested that we address our outstanding concerns in writing and, therefore, the undersigned request that the Shoreview 2040 Comprehensive Plan be updated to reflect the following Items:

Item 1. Include the designation of RL for the Land Use Designation for the West Side of PDA #11

From Vadnais Lake in the South to County Road F in the North, the subject property is surrounded by ~150 Low-Density (RL) Detached Residential (R1) structures (Shoreview: 59, Vadnais Heights: 84). A Land Use Designation of R1 on the subject property is consistent with the adjacent Land Use Designations. Upon development, the property is suitable for RL Land Use in its entirety or as a transition from higher-density housing to the surrounding neighborhood on the North and West Side of the subject property. On the 6.37 acres available for development on the West Side of PDA #11, a RL Land Use Designation would allow for the maximum of 25 new Low Density Detached residential units. Based on the surveys conducted by the Planning Commission regarding the Shoreview 2040 Comprehensive Plan Draft, over 60% of Shoreview residents recommend that development within Shoreview should prioritize low density detached residential structures. Including the RL designation on the Land Use Designation for the West Side of PDA #11 would be consistent with the expectations of the surrounding neighborhood and the City of Shoreview.

Item 2. Include the designation of RL for the Land Use Designation for the East Side of PDA #11

The same justification for Item 1 is pertinent to the justification for Item 2.

Item 3. Remove the RH and MU designations from the Land Use Designation for the West Side of PDA #11

The subject property originally had a Land Use Designation of RM – Medium Density Residential (4-8 units/acre) and did not include the RH or MU designations. The subject property is ~ 6.37 acres in size (including both the UND zoned properties and the property located at 1961 Virginia Ave). The RM Land Use Designation would result in a potential development containing 25-51 units. This type of development is consistent with the two adjacent higher-density developments within the neighborhood:

- 1) Maximum number of units for West Side of PDA #11 with RM designation: 51 units
- 2) Shoreview Estates Condominiums: 72 units
- 3) Meadowlands Estates: 44 Units

In 1995, the property owner requested changing the Land Use at the subject property to Residential High Density and develop a high-density residential structure comprising of 95 units at a density of 16.8 units/acre. However, on September 5, 1995 the City Council denied the proposal (See Shoreview City Council Meeting Minutes from September 5, 1995). The City Council denied the development since the development density was too high. Although council members recommended that the developer reduce the density of the proposal by 50 % in to have further consideration, the property developer never resubmitted a proposal. Residents turned out

in force to oppose the proposal. Many of these residents still reside within the neighborhood and the current residents in the neighborhood still recognize that a development containing 95 units (16.8 units/acre density) is too high of density for this property. By reducing the density by 50 %, as originally recommended by the City Council, the density would be consistent with an RM – Medium Density Residential Land Use Designation. Therefore, RH and MU Land Use Designations are not consistent with historical and current expectations and the City of Shoreview should remove the RH and MU Land Use Designations for the West Side of PDA #11 from the Shoreview 2040 Comprehensive Plan.

Item 4. Policies for the West Side of PDA #11 if RH and MU Designations Remain

As discussed in Item 1 and Item 3, RL and RM are more appropriate Land Use Designations for the West Side of PDA #11 and that the RH and MU designations should be removed from the subject PDA. However, if the RH and MU Land Use Designations remain for the West Side of PDA #11, additional policies for the PDA should be considered. The undersigned recognize that other high-density developments within Shoreview have been opposed by the residents. For example, the development on the North-west side of I-694 and Rice Street was opposed by residents in the Rustic Place neighborhood. The City of Shoreview commissioned a study for the development of the property, the March 2015 City of Shoreview Highway Corridors Transition Study, which proposed the development of 60-70 high-density residential units on the site. However, the completed development will include 144 units with a density of 31.5 units/acre, over double the density recommended by the commissioned study. The undersigned are concerned about development on the subject property consisting of similar density.

In addition to the MU designation's ultra-high density (20 – 45 units/acre), MU also includes space for commercial. However, the adjacent commercial space (Gramsie Square) is not fully utilized. The developer failed to complete the proposed commercial development as is seen by the bare foundation blocks on the South end of the commercial structure. The City of Shoreview tried to address this issue with the property owner in 1986 (See City Council Meeting Minutes from November 3, 1986), however, this issue remains. Since adjacent commercial space is underutilized and not viable, commercial development should not be considered on the subject property.

As discussed, the neighborhood has concerns with both the over development (i.e. too high of density) and viability of commercial space at the subject property. Therefore, if RH or MU Land Use Designations are included for the West Side of PDA #11, the following Policies should be considered:

- 1) Hodgson Road re-design in ~2020 should be incorporated into a comprehensive traffic review
- 2) The subject property should not have access to Virginia Ave
- 3) The density should be less than the density of the rejected 1995 proposal (<16.8 units/acre)
- 4) No variances from the strict zoning codes should be allowed for set-backs, height, etc.

- 5) Height is limited to the maximum height of adjacent structures (Shoreview Estates Condominiums is 3 stories)
- 6) Commercial space should be limited to <10,000 square feet
- 7) Natural buffers between development and neighbors (i.e. mature trees)
- 8) This property should not be designated for PUD Planned Urban Development
- 9) Financial tools should not be used for this property (i.e., TIF, property tax abatement, special assessments, special service district, housing improvement area)

Item 5. Include the designation of O for the Land Use Designation for the West Side of PDA #11

The 2008 Comprehensive Plan included O –office as a suitable Land Use Designation for the West Side of PDA #11. As discussed above, the MU Land Use Designation is too high of density for the subject property. Therefore, an O Land Use Designation would still allow for the construction of office space on the subject property. RM and RL Land Use Designations could be used to transition from Office space to the low-density residential neighborhoods adjacent to the subject property.

Thank you for taking time to consider our requested updates to the Shoreview 2040 Comprehensive Plan. We look forward to working with you on the safe, sustainable, and economically viable development of the West Side of PDA #11 in the future.

Sincerely,

Name	Signature	Date	Address	SV/VH
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Henry Wisne	wsir. Mpw	l = 8-16-18	- 11	
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Alex Rythen	Alalys	8-7-18	4025 VIRGINIA AJE	SA

Name	Signature	₂ Date	Address	SV/VH
Denny Habirde	Den Habil	8/7/2018	4045 Vinginia Ave	SV
Rebecca Hemming	Aller Glanning	8.7.18	4015 Virginia Ave	SV
Rodderck Metzger	ilmer	8/7/18	3869 Virginia Ax	SU
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Scott Rochim	SERVER	8/7/18	3779 Vargaria A	e BU
Karolina Peterson	Ready 104	8-Aug-2018	4005 Virginia Ave	SV
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Dear City Planning Commission,

My name is Mike Larson and I am a resident at 4045 Hodgson Road (Shoreview Estates)- next to the vacant piece of land on the corner of Rice/Hodgson/Gramsie- I think it's formally known as PDA #11. I have lived here for 14 years and love this area because of the parks, walking trails and quiet neighborhoods around me. I want to see it stay that way.

I understand that it is going to be developed sooner or later. So please keep these concerns in mind when you consider the proposal for its development.

I do not want to see the zoning changed to high density residential or mixed use. I'd prefer low density (single family homes) but would be ok with medium density residential.

Please keep the height of the new building to 3 stories max- to maintain a consistent look and feel of our beautiful neighborhood.

Please do not allow any financial tools to finance this property- (No special assessments, Property tax abatement, TIF, special service district, or housing improvement area). If the developer is the one who is going to profit from this, I just ask that he is the one who pays for his project.

Last thing, please do not allow access from Virginia Ave, since it would cause a traffic nightmare for our relatively quiet neighborhood.

Thanks for taking my concerns into consideration,

Mike Larson

Shoreview Estates Condominium Association 4045 Hodgson Road - Shoreview

To: Kathleen Castle, Shoreview City Planner

CC: Chairperson John Doan, Planning Commission

CC: Mayor Sandy Martin, City Council

August 10, 2018

Subject: Neighborhood Concerns Regarding Future Development of West Side of PDA #11

Dear Ms. Castle,

We, the undersigned Board members of Shoreview Estates Condominium Association, an elected body authorized to represent the interests of Homeowners of 72 condominium units at 4045 Hodgson Road in Shoreview, Minnesota, request that the Shoreview 2040 Comprehensive Plan be updated to reflect the following Items:

- Item 1. Include the designation of RL for the Land Use Designation for the West Side of PDA #11
- Item 2. Include the designation of RL for the Land Use Designation for the East Side of PDA #11
- Item 3. Remove the RH and MU designations from the Land Use Designation for the West Side of PDA #11
- Item 4. Policies for the West Side of PDA #11 if RH and MU Designations Remain
 - 1) Hodgson Road re-design in ~2020 should be incorporated into a comprehensive traffic review
 - 2) The subject property should not have access to Virginia Ave
 - 3) The density should be less than the density of the rejected 1995 proposal (<16.8 units/acre)
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 - 6) Commercial space should be limited to <10,000 square feet
 - 7) Natural buffers between development and neighbors (i.e. mature trees)
 - 8) This property should not be designated for PUD Planned Urban Development
 - 9) Financial tools should not be used for this property (i.e., TIF, property tax abatement, special assessments, special service district, housing improvement area)

Item 5. Include the designation of O as a Land Use Designation for the West Side of PDA #11

The justification for each item is expressed below.

We, the undersigned, are concerned citizens of Shoreview, MN residing in the neighborhood surrounding the property associated with PDA # 11 (Gramsie/ Hodgson/ Rice Street). Although a Development Plan has not been submitted for the West Side of PDA #11 for development, recent actives performed by the property owner and proposed changes to the Shoreview 2040 Comprehensive Plan has required us to address our concerns regarding future development within Shoreview, and specifically of the subject property. We request that our concerns be addressed by taking the appropriate actions to update the Shoreview 2040 Comprehensive Plan and guide future development on the subject property.

The property owner has signaled the potential for imminent development at the property located on the West Side of PDA #11 by the following two actions:

- 1) Tear down of the residential property previously located at 3961 Virginia Ave, Shoreview, MN
- 2) Clear cutting of mature trees located on the ~6 acres of vacant land zoned as UND.

This has been coupled with the decision to change the Land Use Designations of the West Side of PDA #11 to higher density designations in the Shoreview 2040 Comprehensive Plan. The 2008 and 2018 Land Use Designations are as follows:

- 1) 2008 Land Use Designations
 - a. O Office
 - b. RM Medium Density Residential (4-8 units/acre)
- 2) 2018 Land Use Designations
 - a. RM Medium Density Residential (4-8 units/acre)
 - b. RH High Density Residential (8 20 units/acre)
 - c. MU Mixed Use (20 45 units/acre)
 - d. Removal of O Office from the Land Use Designation

We have discussed these developments with the City Planner and we still have concerns regarding the future development at the West Side of PDA #11. Based on the response from the Shoreview community to the removal of trees at the subject property, City Staff held an open house on Tuesday, June 19th, 2018 to discuss and receive input regarding the subject property. We appreciate the time and effort of City Staff in addressing our questions concerning future development at the West Side of PDA #11. City Staff requested that we address our outstanding concerns in writing and, therefore, the undersigned request that the Shoreview 2040 Comprehensive Plan be updated to reflect the following Items:

Item 1. Include the designation of RL for the Land Use Designation for the West Side of PDA #11

From Vadnais Lake in the South to County Road F in the North, the subject property is surrounded by ~150 Low-Density (RL) Detached Residential (R1) structures (Shoreview: 59, Vadnais Heights: 84). A Land Use Designation of R1 on the subject property is consistent with the adjacent Land Use Designations. Upon development, the property is suitable for RL Land Use in its entirety or as a transition from higher-density housing to the surrounding neighborhood on the North and West Side of the subject property. On the 6.37 acres available for development on the West Side of PDA #11, a RL Land Use Designation would allow for the maximum of 25 new Low Density Detached residential units. Based on the surveys conducted by the Planning Commission regarding the Shoreview 2040 Comprehensive Plan Draft, over 60% of Shoreview residents recommend that development within Shoreview should prioritize low density detached residential structures. Including the RL designation on the Land Use Designation for the West Side of PDA #11 would be consistent with the expectations of the surrounding neighborhood and the City of Shoreview.

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- 9) Financial tools should not be used for this property (i.e., TIF, property tax abatement, special assessments, special service district, housing improvement area)

Item 5. Include the designation of O for the Land Use Designation for the West Side of PDA #11

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Thank you for taking time to consider our requested updates to the Shoreview 2040 Comprehensive Plan. We look forward to working with you on the safe, sustainable, and economically viable development of the West Side of PDA #11 in the future.

Shoreview Estates Condominium association

Pat Maietta, Board President

Pat Maretta

note: 3 Sheets of Signatures Enclosed

	Name	Signature	Date		Addr	ess	SV/VH
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Policy Development Area #16 YMCA/Island Lake Golf Course



Kathleen Castle <kcastle@shoreviewmn.gov>

destination Shoreview 2040

Sun, Aug 5, 2018 at 4:48 PM

To: kcastle@shoreviewmn.gov

Please please hear my voice. The proposed Destination Shoreview 2040 plan is just plain wrong.

I do not support changing the land use designation to Mixed Use. Please act to secure this park as a permanent park and healthy green space.

To rip out the golf club buildings and / or tear up Island Lake Park is a heinous decision.

Support our neighborhoods, trail systems and environmentally-friendly decisions.

Janet Kay Bierbaum 949 Island Lake Avenue Shoreview, MN 55126

2040 LAND USE REVIEW - Island Lake Avenue PDAs

1. Two PDAs

- A. YMCA / Island Lake Golf Course
- B. Ambassador Baptist Church Property

2. General Issues

A. Vehicular Circulation (traffic capacity)

Lexington Avenue is a major thoroughfare from County Road E to I-694, and the only available road to the land locked areas to the east and west. Traffic will increase from the west side of Lexington Avenue from the Arden Hills Business Park redevelopment. To create additional traffic from Shoreview on this critical corridor would be short-sighted. Local traffic will increase from now until 2040 when Lexington Avenue stretches from I-35W to the North, to the Mississippi River to the South. Is Lexington Avenue reaching capacity?

B. Community Growth

The growth potential on the Arden Hills property to the west is far greater than Shoreview to the east. Whatever the PDA recommendations are, they must consider the impact of development on both sides of Lexington Avenue, with its limited right-of-way for expansion. More traffic will come with TCAP Development.

C. Signal Lights

There are two signal light intersections on Lexington Ave. and a railroad crossing between County Road E and I-694. Traffic entering and exiting Lexington Ave. have to travel thru the existing signal light intersections. This restricts flexible land use options on the Shoreview side and challenges the development future on the Arden Hills side of Lexington Avenue. There is little chance that an additional traffic light intersection would be added to Lexington Avenue between County Road E and I-694 to the north.

3. Specific PDA Issues

A. YMCA / Island Lake Golf Course

Concerns

Any vehicular circulation to Lexington Avenue from the 41 acre panel will make it more congested.

Recommendation

There should be limited development on this land. No mixed-use. Consider a YMCA addition or a Shoreview special park development; EG. A garden park.

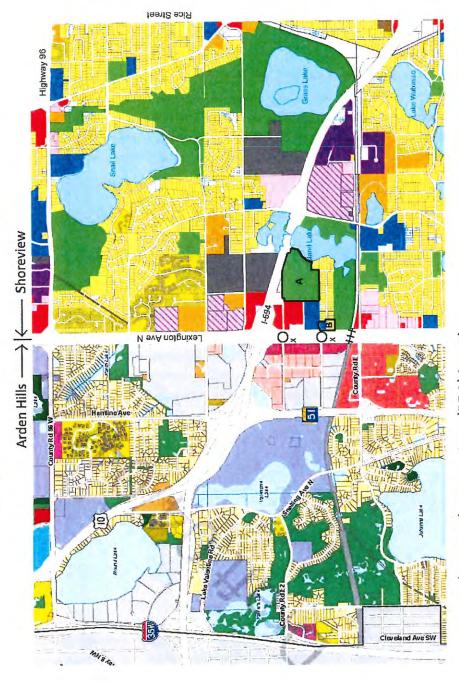
B. Ambassador Baptist Church

Concerns

The integration of the church and residential lots will be hard to assemble as a reasonable commercial parcel. The southern border of the residential properties adjoins the Regional Park. Commercial development would be incompatible with the park. Also, the topography here is challenging. The church was built on marshland in a depression relative to the adjacent land elevations. This is not an attractive site.

Recommendation

Leave it as is. Remove the land from the PDA list.

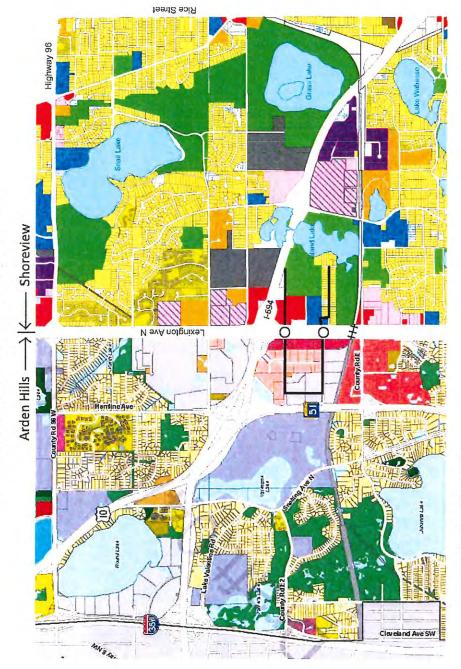


Policy Development Area (PDA) Locations

B - Ambassador Baptist Church Property A - YMCA / Island Lake Golf Course

KEY
O Signal light
X Uncontrolled entrance/exit
HH Railroad crossing



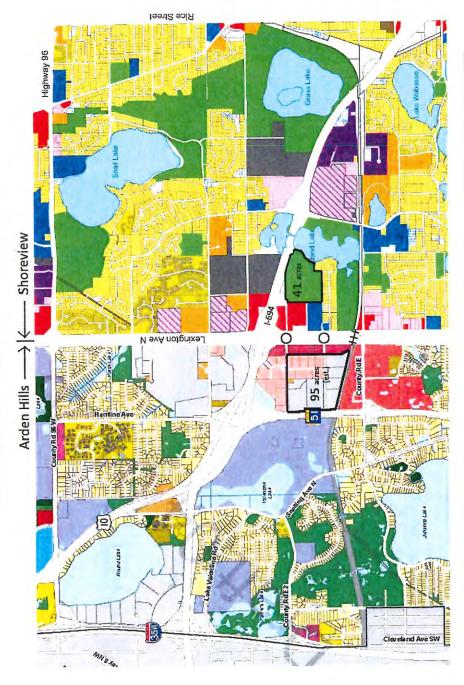


A. Vehicular Circulaiton

Two controlled entrance and exits to Lexington Avenue from land locked properties to the east and west.

KEY
O Signal light
X Uncontrolled entrance/exit

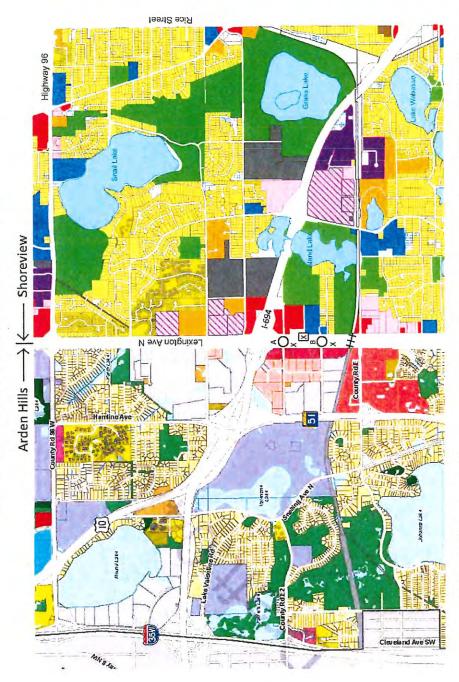
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B. Developable Land

Shoreview 41 acres Arden Hills 95 acres (est.)

KEY
O Signal light
X Uncontrolled entrance/exit
HH Railroad crossing



C. Signal Light Control

- A Red Fox Road signal light B Grey Fox Road signal light

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KEY
O Signal light
X Uncontrolled entrance/exit
HH Railroad crossing

- X Uncontrolled entrance/exit

 X Unnamed Public Road/Uncontrolled entrance/exit

 +++ Railraod Crossing



Kathleen Castle <kcastle@shoreviewmn.gov>

Destination Shoreview 2040

1 message

Tue, Aug 7, 2018 at 11:05 AM

To: kcastle@shoreviewmn.gov

Dear Ms. Castle,

We moved to Shoreview in 2003 for the great schools and beautiful natural resources.

With our children almost through the Mounds View school district we plan to stay in Shoreview for the beautiful natural resources. Hearing loons cry as I take my morning walk brings me so much joy. And although the deer do eat a few of my precious flowers, I still consider them an extension of my family.

I am writing to you today in response to the city's "Destination Shoreview 2040" plan. Given the high value Shoreview puts on parks and open spaces, it's imperative to preserve our few remaining natural resources and community gems. My eldest daughter is soon to be married. She and her husband plan to settle in Shoreview for the same reasons I opened my email with. We feel so strongly about preservation of these natural resources for our future generations.

In this interest, I'm asking you to please remove the addition of MU to the Land Use designation for the golf course and YMCA properties. The beautiful biking/walking trail that runs through that area is most certainly one of Shoreview's gems.

All my best regards, Cathy Bauer Schuett



Kathleen Castle <kcastle@shoreviewmn.gov>

Fwd: Destination Shoreview 2040! What?

2 messages

Sandy Martin <smartin@shoreviewmn.gov>

Tue, Aug 7, 2018 at 7:35 AM

To: Kathleen Castle kcastle@shoreviewmn.gov, Terry Schwerm kcastle@shoreviewmn.gov, Terry Schwerm kcastle@shoreviewmn.gov, Terry Schwerm kcastle@shoreviewmn.gov, Terry Schwerm kcastle@shoreviewmn.gov)

Best response? Is this someone who has come to the meetings?

Sandy

Begin forwarded message:

From: j knott <jmknott24@gmail.com>

Subject: Destination Shoreview 2040! What? Date: August 6, 2018 at 10:24:29 PM MDT

To: "smartin@shoreviewmn.gov" <smartin@shoreviewmn.gov>

Dear Mayor Martin and City Council Members--

I hope you are enjoying the beautiful summer weather spending time at one of our city's beautiful parks or trails! I'm emailing you to vehemently oppose the proposition of Destination Shoreview 2040. Shoreview is such a wonderful community to live in because of the parks and trails. That is main reason my husband and I moved here 14 years ago. It's one of the few suburban cities that have adequate parks and trails! My husband is an avid golfer and has lived teaching our children to golf at Island Lake. The kids have taken lessons and golfed in leagues. It is truly a gem.

I feel it is extremely important to preserve and protect what natural areas that remain. Remove the addition of Mixed Use to the land use designation for the golf course and YMCA properties. These areas should remain as they are. To destroy these areas only to add more businesses, retails, restaurants, manufacturing, or housing is ridiculous. The traffic at Lexington and Red Fox road is already beyond congested.

When our three children, ages 10, 8, and 5 heard and read about this proposal they were upset. They plan on writing letters and drawing pictures to show how much they enjoy the the golf course, trails, and parks in Shoreview. My oldest even said he'd move away if the proposal went through. Face it, no one is going to move here because of more traffic, more businesses, or more housing along a freeway. People love Shoreview because of the great parks, trails, and natural areas. Keep the land as is: designated parks and institutional. Thank you for your time and your heartfelt decision of preserving nature.

Jodi Knott and family

Sandy Martin <smartin@shoreviewmn.gov> To: j knott <jmknott24@gmail.com> Tue, Aug 7, 2018 at 8:43 AM

Good morning, Jodi.

Thank you for sharing your concerns regarding the Comprehensive Plan and especially the property where Island Lake Golf Course is located.

It is important to understand that the property's future is controlled by Ramsey County. They own the land and lease it to the golf course operators. It is definitely the City's preference that it remain as a golf course or natural open space.

The potential uses that are specified in the Comprensive Plan are simply potential options if Ramsey County were to decide to sell the property. Hopefully, the golf course can continue to operate successfully and provide the amenities

you have enjoyed.

I grew up about a mile from this area and rode horseback through the entire Island Lake property as a youngster. I share your appreciation for the beauty and serenity and would not want to see development.

That being said, we also must be realistic as we plan for the next 10-20 years, and the Comprehensive Plan really addresses those changes that the County might create if they decided to sell that beautiful land. I, personally, would hope that the County would add most of the land to Island Lake Park, if such a situation were to occur.

To my knowledge, there are absolutely no plans in place for sale of that property. It would be important to share your concerns with the Ramsey County Board and with the Commissioner for this District, Blake Huffman.

Please feel free to contact me again if you have further questions.

Sandy Martin Mayor [Quoted text hidden]



Kathleen Castle < kcastle@shoreviewmn.gov>

Island Lake Park & Golf Course

1 message

Mon, Aug 13, 2018 at 5:56 PM

To: kcastle@shoreviewmn.gov

Dear Ms. Castle,

I am writing to ask you to **not** add the (MU) land use designation to the YMCA property or to Island Lake County parkland, but rather, leave them (I) and (P).

My reason for this request is that I feel Island Lake Golf Course is an irreplaceable asset to Shoreview. Island Lake Golf Course serves the most diverse group of people of any golf course I've seen including youth (some not much taller than a putter), high-school and college students, middle-aged people and seniors. I have observed golfers of all races, both male and female, and some with physical disabilities at Island Lake.

No other golf course in the area accommodates such a wide range of people. If Island Lake were to close, many would lose their sole connection with a healthy activity that allows them to enjoy the outdoors in Shoreview.

Island Lake Golf Course is good for the soul, too. It has abundant natural beauty.



It also has wildlife: I have played numerous early morning rounds there that included loons flying and calling overhead. It also has creatures that are slower, quieter and closer to the ground. (And easier to photograph!)





Island Lake Golf Course is irreplaceable. Please don't pave over it. Sincerely,

John Lutter,

Roseville

Advocates for Island Lake

Neighborhood Update – June 2018

Destination Shoreview 2040

Dear Island Lake Avenue and Milton Street Neighbors,

In a mailing this past March you heard about the City of Shoreview's *Destination Shoreview 2040* plan, a long-term planning document intended to guide future development and land use in Shoreview. The new city plan envisions the possibility that the entire Island Lake golf course property (currently owned by Ramsey County and leased for use as a golf course) could be opened up to commercial, retail, and high residential development by the City changing its future use designation from Park (P) to Mixed Use (MU).

Worst case scenario in the future could include, for example, a high-rise building by the fishing pier and the closing of public access to the lake and trails in that area, or warehouses where people now golf.

Advocates for Island Lake, a neighborhood steering committee, has been established to consider responses to the proposed plan. Members include:

Rob and Mary Anderson	Boyd and Shirley Ehlert	Merrill Morse
Kurt Benson	Mary Lou Klinkhammer	Rolf and Iris Oliver
Kari Comnick	Chris Morlock	Jeff Stitt

More than 20 neighbors attended the Open Houses sponsored by the City in May to learn and offer input. **THANK YOU!** Plus, members of the steering committee met separately with Kathleen Castle, the Shoreview City Planner, for further discussion.

How can you assist in the efforts to minimize the impact of future development around our neighborhood?

The City of Shoreview is taking citizen concerns into consideration as revisions and updates are made to the *Destination Shoreview 2040* draft. You are encouraged to submit your own personal response and recommendation to the City of Shoreview using the points on the backside of this page or the sample letter or just expressing your individual concerns. We have been assured that each of your letters will be considered.

Letters should sent be sent by August 15th to:

Kathleen Castle, City Planner Shoreview City Hall, 4600 Victoria Street North, Shoreview, MN 55126 651-490-4682; kcastle@shoreviewmn.gov

Shoreview City Council members
Names and email addresses are found at:
www.shoreviewmn.gov/our-city/directory

Points to Consider

1. Traffic:

- a. Congestion on Lexington Avenue, especially Red Fox Road intersection (made worse with golf course development and Arden Hills development)
- b. Possible opening of Milton Street to County Road E or a new road through the golf course, increasing traffic and changing the neighborhood

2. Golf Course:

- a. Possibility of commercial, retail, high rise, and infrastructure impacts
- b. Loss of parkland, natural environment, wildlife, community health benefits

3. Ambassador Baptist Church:

- a. Replacement of church and homes with offices
- b. Traffic and neighborhood impact

4. Neighborhood Safety:

- a. No sidewalks and many walkers, children, and others on Milton Street and Island Lake Avenue.
- b. Higher risk of crime, noise, pollution with opening up either Milton Street or Ambassador Baptist Church entrance

5. Lake Impact

- a. Runoff pollution, increased street garbage
- b. Wider environmental protection

ENG ENG ENG ENG ENG

For your convenience, a stamped envelope addressed to Kathleen Castle is enclosed. **Please send** your letter no later than August 15th. Below is a sample letter. Feel free to add a personal story about your life in our neighborhood to enrich your contribution.

Deur	/	

I am writing in response to the city's "Destination Shoreview 2040" plan. I do not support changing the Land Use designation for the park golf course area to MU (Mixed Use). Please act to secure this park as a permanent amenity for the citizens of Shoreview and the surrounding community.

Given the high value Shoreview puts on parks and open spaces and the increasing need for healthy green spaces as communities grow, and to balance the impacts of climate change, it is imperative to preserve the few remaining natural resource gems such as Island Lake County Park.

Thank you for your continuing support of our environmentally-friendly neighborhood and trail system.

.07



Kathleen Castle <kcastle@shoreviewmn.gov>

Destination Shoreview 2040

2 messages

Wed, Aug 15, 2018 at 12:21 PM

To: kcastle@shoreviewmn.gov, smartin@shoreviewmn.gov

Hello Ladies,

I am writing in response to the city's "Destination Shoreview 2040" plan. I live on Island Lake Ave. My family has a long history on this street. My grandparents bought 1058 Island Lake Ave in 1953 and had their 5 children there. In 1966 my grandparents built a bigger house down the street at 924 Island Lake Ave. I've been coming to this neighborhood since I was born in 1977, 41 years ago. I have always dreamed of living on this street. In 2016 those dreams came true. We moved in to care for my Grandmother and in April 2017, we bought my Grandmothers house. This neighborhood is very unique in this way - many families share a history of multiple generations or have lived in multiple houses on this street. My cousin and her daughter also live on this street! The street is a gem. A quiet, tucked away neighborhood that no one knows about or drives down unless their GPS has lead them astray. We bought this house for that reason. To raise our family like my grandparents did with my Mom and aunts and uncle. This neighborhood has grown up together, watches out for one another. It is safe. It is quiet. It has beautiful trees, so much wildlife and trails that are heavily used by the community. The proposed plan will drastically change that and I want to insure that these trails will be available for future generations, MY KIDS, to enjoy the lake, forest, open spaces, flora and fauna. I do not support changing the Land use designation for the park golf course area to MU (mixed use), nor do I support changes to the YMCA or the church property. Please act to secure this park as a permanent amenity for the citizens of Shoreview and the surrounding community. I saw Mayor Martin using these trails and walking through our neighborhood with her dog and a group of ladies last night - ask her how lovely it is!

Additionally, the change to mixed use will cause on increase to traffic on an already overburdened Lexington Ave. Take a drive down Lexington from Hwy 96 to Cty Road E at 11/12pm or 4/5pm. It's packed. Add a orange cone for minor road repair as is going on right now with road construction and it is a dead stop. The proposed changes will add more people/cars/traffic.

I've attached a few pictures - some of historical Island Lake Ave because it is so neat to see and a few showing the true beauty of the trails and nature that live here.

Given the high value Shoreview puts on parks and open spaces and the increasing need for healthy green spaces as communities grow, and to balance the impacts of climate change, it is imperative to preserve the few remaining natural resource gems such as Island Lake County Park.

Thank you for your consideration.

Sincerely,

Sheri Johnson

9 attachments

20170510_172934.jpg 3188K





20171013_164216.jpg 5250K



20171017_182556.jpg 2557K



20180807_132619.jpg 2336K

- 1955 Building the garage.pdf 638K
- 1955 Photos of Island Lake neighborhood.pdf 743K
- 1959 Photos of Island Lake neighborhood.pdf
- 1961 Photos of Island Lake neighborhood.pdf 305K
- 1965 Photos of Island Lake neighborhood.pdf



1955 - Building the garage at 1058 Island Lake Ave.



The sliding hill behind our house at 1058 Island Lake Ave.



Notice there was NOTHING across Lexington except trees. And you can see Foerster's farm between Sears and Foley's houses.



Notice still nothing Across Lexington.



This is looking east - the white house is Keppers (I believe).



The barn in the background is where the golf range is now.



Same view of the back yard hill as in the 1955 picture.



Notice the building at 3737 Lexington? And of course, no Grey Fox Road.

NOV . 6



Another view, showing a little more to the north on Lexington. Notice the trees in the background - where I-694 is now?

Sample Communication

Dear Ms. Castle

I am writing in response to the city's "Destination Shoreview 2040" plan. Given the high value Shoreview puts on parks and open spaces, it is imperative to preserve our few remaining natural resource and community gems for future generations. Please remove the addition of MU to the Land Use designation for the golf course and YMCA properties.

sincerely, May Plath

August 7, 2018

Dear Kathleen Castle.

I am writing in response to the city's "Destination Shoreview 2040" plan. We are concerned that any development of the golf course property would have a negative impact on Island Lake's water quality. Drop "Mixed Use" from the plan and preserve what we have as once it goes to a private developer, it will never revert back to public parkland enjoyed by so many.

Sincerelv

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. We are concerned that any development of the golf course property would have a negative impact on Island Lake's water quality. Drop "Mixed Use" from the plan and preserve what we have as once it goes to a private developer, it will never revert back to public parkland enjoyed by so many.

Sincerely,

Address

925 Island Lake Aol Lang Courter

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. I do NOT support adding "Mixed Use" to the Land Use Designation for the golf course and YMCA or "Office" to the Ambassador Church Property. The quality of life in our neighborhood is very good, supported by the fact that 12 residents either grew up or had parents that grew up in our neighborhood of 50 homes.

Sincerely,

Address Island UKA 1045 Island UKA Shoveview, Mn.

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. We are concerned that any development of the golf course property would have a negative impact on Island Lake's water quality. Drop "Mixed Use" from the plan and preserve what we have as once it goes to a private developer, it will never revert back to public parkland enjoyed by so many.

sincerely, Brenda Buuer Address Island lather Shoreview, run August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. We are concerned that any development of the golf course property would have a negative impact on Island Lake's water quality. Drop "Mixed Use" from the plan and preserve what we have as once it goes to a private developer, it will never revert back to public parkland enjoyed by so many.

Sincerely, Jason Napokuo

940 ISLANIS LAKE AVE

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. We are concerned that any development of the golf course property would have a negative impact on Island Lake's water quality. Drop "Mixed Use" from the plan and preserve what we have as once it goes to a private developer, it will never revert back to public parkland enjoyed by so many.

Sincerely,

Address

3680 MILTON ST

SHGREVIEW

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. I do NOT support adding "Mixed Use" to the Land Use Designation for the golf course and YMCA or "Office" to the Ambassador Church Property. The quality of life in our neighborhood is very good, supported by the fact that 12 residents either grew up or had parents that grew up in our neighborhood of 50 homes.

Sincerely, Dulene Davis Address 933 Island Lake Ave.

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. I do NOT support adding "Mixed Use" to the Land Use Designation for the golf course and YMCA or "Office" to the Ambassador Church Property. The quality of life in our neighborhood is very good, supported by the fact that 12 residents either grew up or had parents that grew up in our neighborhood of 50 homes.

Sincerely, Mararda 960 Island LK AUR

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. Given the high value Shoreview puts on our parks and open spaces, it is imperative to preserve our few remaining natural areas and community gems like the YMCA for future generations. Please remove the addition of "Mixed Use" to the Land Use designations for the golf course and YMCA properties.

Sincerely, Mark Finches

986 Island Cake AL

August 7, 2018

Dear Kathleen Castle,

I am writing in response to the city's "Destination Shoreview 2040" plan. I do NOT support adding "Mixed Use" to the Land Use Designation for the golf course and YMCA or "Office" to the Ambassador Church Property. The quality of life in our neighborhood is very good, supported by the fact that 12 residents either grew up or had parents that grew up in our neighborhood of 50 homes.

sincerely, Kan AO Comnick

996 Island Lake Ac. Shoreview, MN 55126

Dear Kathleen,
We are writing in response to the city's "Destination
Shoreview 2040 " plan. We do not support changing the
Land Use designation for the park golf course are to MU
(Mixed Use). Please act to Secure this park as a permanent amenity for the citizens of Shoreview and the Surrounding
Community.
Given the high value Shoreview puts on parks and open
Spaces and the increasing need for healthy green spaces
as communities grow, and to balance the impacts of climate
Change, it is impenative to preserve the few remaining
natural resource gems such as Island Lake County Park.
Thank you for your consideration.
Sincerely,
Very Concerned Kesidents on
Island Lake Avenue
We have resided in this location since 1965 and we like
OUR NEIGHBORHOOD Just the way it is!
Teally
Thank you for your continuing support of our environment. ally-friendly neighborhood and trail system.
ally- triendly neighborhood and trail system.

Farm & Ranch Supply

5405 East Highway 12

Aberdeen, South Dakota 57401

Toll Free: 877-250-2095

Email: agplus@nvc.net

Web: www.agplusfarmandranchsupply.com

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Miss Castle
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Sincerely
Cathy Olymocherial
Tre laved no
The live of in this Area 48 years









3438 North Chatsworth Street Shoreview, Minnesota 55126 August 10,2018

We are writing you our thoughts on the proposal to rezone the YMCA and golf course land for multiple use in the future.

The traffic congestion on Lexington between County Road E and I-694 is already too heavy.

When we moved here 53 years ago the YMCA area was an old home that had been vacated and the Ramsey County asphalt plant was on the corner of E and Lexington. There were no street lights On our blocks or on Lexington. The area of the golf course and walking path was a wild place with tall grass, trees and wild flowers through the summer.

The appeal of Shoreview isn't how many strip malls, fast food places or multi-level apartment buildings we have. The need to retain open spaces has never been greater.

The land cannot be easily reclaimed once it is gone. Please vote to retain the (I) and (P) designation.

Albert and Patricia Kaszynski

Dear Kath, leen

I am writing in response to the city's "Destination Shoreview 2040" plan. I do not support changing the Land Use designation for the park golf course area to MU (Mixed Use). Please act to secure this park as a permanent amenity for the citizens of Shoreview and the surrounding community.

Given the high value Shoreview puts on parks and open spaces and the increasing need for healthy green spaces as communities grow, and to balance the impacts of climate change, it is imperative to preserve the few remaining natural resource gems such as Island Lake County Park.

Thank you for your consideration.

Sincerely, Mishaue Moslock (Your name; address is optional)

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Thank you for your continuing support of our environmentally-friendly neighborhood and trail system.

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Concerns for Destination Shoreview 2040

1 message

Wed, Aug 8, 2018 at 8:56 AM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

I am writing because of the concern of Island Lake Golf Course being lost for some more commercial buildings. We have lived in Shoreview since 1968 when we built our home, and have enjoyed the parks and the golf course with our children and grandchildren. So please remove the addition of MU to the land use designation for the golf course and YMCA properties.

Nancy and Gerald Jacob

Sent from Mail for Windows 10



Shoreview 2040 plan impacts

1 message

Fri, Aug 10, 2018 at 12:42 PM

To: kcastle@shoreviewmn.gov

Kathleen Castle Shoreview City Planner

Dear Ms. Castle,

I am not a Shoreview resident but I am writing in response to the city's Shoreview 2040 plan. I saw a flyer at the Island View Golf Training Center, where I often play. It said that the new plan opens the golf course and the nearby YMCA property to possible development as commercial, office, warehousing, light manufacturing, retail or high-density residential development.

I understand the desires of a city for commercial development, and I also understand the desire for more high-density residential development. We are wrestling with these issues my home community of Vadnais Heights.

But I would urge the council and you to keep in mind that one of the reasons people moved to Shoreview was for its abundance of open spaces and parks.

I will keep my comments limited to the golf course since that is what I'm most familiar with — its easy 9-hole, par-3 format is well-suited to seniors and families with growing children. I often see both seniors like myself and dads and moms with kids in tow on my visits. I also have noted that the local high schools use it as a training center for their teams.

It would be a shame if Shoreview lost this little golf course — not because it's a grand, PGA-style course for elite players but because it's a course for weekend hackers, fun family outings and guy and gal get-togethers. It's a people's course.

I urge you and the council to add the Mixed Use designation to Island Lake county parkland but leave it with its Institutional and Park zoning.

Best Regards, Leslie Suzukamo



Destination Shoreview 2040

2 messages

Mon, Aug 6, 2018 at 5:38 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Ms. Castle:

We live just south of County Rd E and east of Lexington Ave. Bobby Theisen Park and Lake Judy anchor our neighborhood. Over the course of the 25+ years we have called Shoreview home, we've noticed an increase in traffic congestion to the point my husband no longer walked to work as Lexington Ave became too dangerous to cross at the corner of a Harriet & Lexington. We do not take walks on Lexington or Victoria St. because of traffic noise and congestion. Through the years with the development of both sides of Lexington Ave, Arden Hill's and Shoreview's along this corridor, the quiet neighborhood we moved into has changed, not necessarily for the good. Today it is not uncommon to wait on Lexington Ave. or Victoria St. or along County Rd E for long lines of cars to pass, sometimes because of construction, or longer and more frequent trains. Having a Super Target, Cub Foods, Walgreens, small shopping strip malls, while convenient, has only added to the area congestion.

Now we learn the "Destination Shoreview 2040" draft plan is considering a change to the designation for future land use from Institutional & Park to Mixed Use For the YMCA/Island Lake Golf Course property. While we understand this plan is looking to the future, we believe changing the land use designation at any point in the future to "mixed use" may prove an error in judgement. Shoreview is known for its emphasis on parks and recreational areas for all to enjoy. We do not need any more development in this area that increases congestion to an already congested area and/or takes away existing designated open spaces or parklands.

We do appreciate the work that has gone into the draft plan and know future planning is necessary. However, we do not appreciate the idea that in the future, property land designation use may be changed. Especially when it will only mean, more traffic, more noise, more congestion, less openness and parkland space for the neighborhood. All things we are regetably experiencing as a result of past planning decisions.

Thank you for allowing this opportunity to voice our opposition to designating the YMCA/Island Lake Golf Course from IP to MU.

Sincerely,

Judy and Steve Kullman 3484 Chatsworth St N. Shoreview, MN 55126.

Kathleen Castle <kcastle@shoreviewmn.gov>

Tue, Aug 7, 2018 at 9:14 AM

Good Morning.

Thank you for your comment. I did receive this and it will become part of the public record for the Comprehensive Plan process. The Planning Commission is scheduled to hold a public hearing on October 23rd to review the plan and comments received.

Kathleen

Kathleen Castle City Planner City of Shoreview 651-490-4682 kcastle@shoreviewmn.gov



"Destination Shoreview 2040 Plan"

1 message

Mon, Aug 13, 2018 at 8:20 PM

To: Kcastle@shoreviewmn.gov

Dear Ms. Castle,

I am writing in response to the city's "Destination Shoreview 2040 Plan". I am very concerned about this plan because it is going to remove some of the natural pubic land that I have enjoyed during my time as resident in Shoreview and Arden Hills, I am a current resident of Shoreview and have been for the past 17 years.

One reason I have always been such a proud resident of Shoreview is because of the preservation of nature in the parks system and public land. I know that the land has a lot of value, but what makes Shoreview so great is there attention to preserving land and providing services that the residents can enjoy. Our facilities for community in our library and community center are top notch. We have a elaborate trails system that runs many miles and connects several different parks both city and regional. We also have a golf course, (Island Lake Golf Course) convenient and affordable for everyone to play and a great place for children to learn the game. It is my hope that you see the vision of further development of public land as hurting the residents and the quality of life that we all hold so dear.

I grew up in Arden Hills, and returned to Shoreview after living in Portsmouth, Virginia for 8 years. The area I lived in in Virginia was very short sighted and used almost all public land for development. There were not many parks, no trails, no affordable golf courses, and no community buildings to add to the quality of life. In the end I chose to move back to Shoreview because of all it has to offer. Please consider quality of life over quantity of tax revenue. This will protect and preserve the high quality of life we have as Shoreview residents for future generations to come.

Sincerely~ Carolyn Archibald Carolyn Archibald Instructional Support Teacher Adams Elementary



Island Lake Trails

2 messages

Tue, Jun 5, 2018 at 10:26 AM

To: kcastle@shoreviewmn.gov, smartin@shoreviewmn.go

Dear Kathleen Castle and Sandy Martin,

It has recently come to my attention that that Shoreview's new city plan ("Destination Shoreview 2040-Land Use Chapter, pp. 46-47) may be turning the Island Lake Golf Course into warehouses, apartments, or other mixed-use options. I can say that may family and I use the trail that goes from the fishing pier/dock on Island Lake to Cub Foods regularly. We really appreciate the use of this beautiful heavily forested trail as it is a very shady and comfortable way to spend a hot day. I would humbly request that this trail not be destroyed or split in the future. Instead, I propose turning the golf-course into park with trails and a nature center. Many/most people walk but only some people play golf, so this seems like a better use of the space for both people and wildlife. It was also suggested to me by a resident of the area that the existing trail be expanded to go all the way around Island Lake (using a board walk part of the way). That sounds like a great idea to me. The choice between preserving/expanding a park and turning it into warehouses and high rises seems pretty clear cut to me.

Thank you for reading my email. I appreciate your consideration.

-Brian

Brian Gibbens



Kathleen Castle <kcastle@shoreviewmn.gov>

Wed, Jun 6, 2018 at 8:57 AM

Thank you for your comments. These will be forwarded to the Planning Commission and City Council when they review the proposed Comprehensive Plan. You can stay in touch with the process by visiting our website, destination.shoreviewmn.gov.

Kathleen

Kathleen Castle City Planner City of Shoreview 651-490-4682 kcastle@shoreviewmn.gov

[Quoted text hidden]



Destination Shoreview 2040 - keep parks and open spaces

2 messages

Mon, Aug 6, 2018 at 8:52 PM

To: kcastle@shoreviewmn.gov

Dear Ms. Castle,

We are writing to you in response to the city's "Destination Shoreview 2040" plan. Given the high value we and the City of Shoreview place on parks and open spaces, we ask you to please preserve our few remaining natural resources and community gems for future generations. Please remove the addition of Mixed Use to the Land Use designation for the golf course and YMCA properties.

Thank you for sharing our request with the other city leaders when making this important decision.

John & Collette Etzell 3503 Richmond Ave Shoreview, MN 55126

Kathleen Castle < kcastle@shoreviewmn.gov>

Tue, Aug 7, 2018 at 9:16 AM

Good Morning

Thank you for your comment. I did receive this and it will become part of the public record for the Comprehensive Plan process. The Planning Commission is scheduled to hold a public hearing on October 23rd to review the plan and comments received.

Kathleen

Kathleen Castle
City Planner
City of Shoreview
651-490-4682
kcastle@shoreviewmn.gov

[Quoted text hidden]



Destination Shoreview 2040 Plan

1 message

Sun, Aug 12, 2018 at 11:56 AM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Kathleen,

I've been made aware of some of the changes that may be made to our community if the 2040 plan goes forward and I'm concerned. I've raised my family here, biked and walked these trails for over 20 years now. This has been a quiet, safe place to live and I'm afraid the proposed changes will reduce our trail system and increase traffic, bringing with it noise and more crime. Shoreview is such a nice place to live, please re-think the plans to add the mixed use land development plans.

Thank you,

Cherene Groves



Shoreview 2040

2 messages

Mon, Aug 6, 2018 at 10:59 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Ms. Castle.

I recently learned of the city's "Destination Shoreview 2040" plan and am appalled. It disappoints me to think that the city thinks it would be a good idea to build more businesses on Island Lake Golf Course as well as the YMCA property. My family chose Shoreview because of the parks, trails, and nature preserves. My children--10, 8, and 5 years--have all golfed at Island Lake and adore the trails. They are also planning on writing and drawing pictures to show how much they love the golf course, parks and trails.

The traffic is already awful at Lexington and Red Fox road. And is only going to get worse with the added construction behind Pop Culture and the other businesses. I can't even wrap my brain around the notion that the city council members would even consider this is as an option. Not only would air-cleaning trees be destroyed, but polluting businesses would be added.

I think it's extremely important to preserve the little nature we have left. The last thing we need is another sub-par restaurant, retail, or office space. Really, think about the future and the children's children. People aren't going to move to Shoreview because of it's excess of businesses! Keep the properties as they are! Thank you for your time. I'm sure if you feel into your decision you know deep down preserving nature is the viable option that improves the city's future.

Jodi Knott

Kathleen Castle <kcastle@shoreviewmn.gov>

Tue, Aug 7, 2018 at 9:17 AM

Good Morning

Thank you for your comment. I did receive this and it will become part of the public record for the Comprehensive Plan process. The Planning Commission is scheduled to hold a public hearing on October 23rd to review the plan and comments received.

Kathleen

Kathleen Castle City Planner City of Shoreview 651-490-4682 kcastle@shoreviewmn.gov

[Quoted text hidden]

ISLAND LAKE GOLF CENTER

We oppose the closing of Island Lake Golf Center. It is a valuable resource for the community. This golf center provides a place for people of all ages to enjoy the sport of golf. It is the perfect place for families to introduce their children to golf. It provides a place for young golfers to participate in youth leagues. For senior citizens it is a place to stay fit and gather with friends. It is too valuable to be destroyed. ART



Destination Shoreview 2040

1 message

To: kcastle@shoreviewmn.gov

Wed, Aug 15, 2018 at 2:45 PM

Dear Ms Castle and Shoreview City Planners:

We are Shoreview residents who live just south of Island Lake. We have walked all the way around the lake many, many times in the 40 years we have lived here. We greatly value the paths, the dock and the boat launch. We have launched our boat there many times, especially to host our International Students and Scholar friends from the University of Minnesota. We are also members of the YMCA whose children and grandchildren have often used their field and other facilities. Please, please save these experiences for future generations. Please remove the addition of MU to the Land Use designation for the golf course and YMCA properties.

Sincerely, Sandra (and Henry) Rupp 3472 Milton St N Shoreview, MN 55126



Future consideration for Island Lake golf course

1 message

Mon, Aug 13, 2018 at 7:48 AM

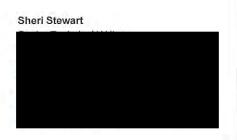
To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Kathleen,

I do not know if the information I read about the possibility of re-zoning the land Island Lake golf course currently uses is correct or not. I read that the land may be re-zoned so that, for example, senior housing could be built there. I am a Roseville resident and work in the Boston Scientific Arden Hills office. I, along with my husband, children, friends and coworkers, use the golf course on a routine basis. There aren't many low-cost, public golf courses left anymore. Golf and tennis are some of the very few outdoor sports that non-professional athletes can continue to play into their adulthood and beyond. I ask that you and anyone else involved in the decision-making for that land would consider leaving the golf course as-is.

Kind regards,

Sheri Stewart



Boston Scientific -Advancing science for life (tm)



Island Lake golf course

2 messages

Wed, Aug 15, 2018 at 8:39 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Dear Ms. Castle,

While I am not a resident of Shoreview, I am a patron of Island golf course and would hate to see anything happen to it. Recreational land is at a premium in this area and the City of Shoreview needs to preserve their portion of it. I am a senior and love playing golf at the Island Lake golf center. When I go there I see people of all ages using the facility. This is great. My girlfriends grand kids were over the other day and I noticed that they did not have any color on them. I thought they should be tanned somewhat since it is summer vacation but found out that they do not go outside and play. Instead they play video games all day long in doors. This is not good..

Island Lake golf center appeals to people of all ages and golfing abilities. It gets people outside. The City of Shoreview needs to preserve this property. Please do not add the (MU) designation to the Island County parkland or other recreational land sites as the YMCA.

Thank you for your consideration in this matter.

Randy Tolmie City of St. Paul resident

Kathleen Castle <kcastle@shoreviewmn.gov>

Thu, Aug 16, 2018 at 10:05 AM

Hello.

Thank you for your comment. I did receive this and it will become part of the public record for the Comprehensive Plan process. The Planning Commission is scheduled to hold a public hearing on October 23rd to review the plan and comments received. Note that the PDA may be revised or change based on the comments received. Please check our website, destination.shoreviewmn.gov. for the most up to date information. Staff will provide information to those individuals that have submitted comments if there is a change to the proposed PDA language prior to the October 23rd public hearing.

Kathleen

Kathleen Castle



Shoreview 2040 Plan

1 message

Sun, Aug 12, 2018 at 4:09 PM

To: ejohnson@shoreviewmn.gov, tquigley@shoreviewmn.gov, sdenkinger@shoreviewmn.gov, cspringhorn@shoreviewmn.gov, kcastle@shoreviewmn.gov

Everyone,

I was informed at our recent "night to unite" party about the Shoreview 2040 plan and the possibility of losing a part of the Island Lake park land and Island Lake Golf Course. As a resident of Shoreview, I would strongly encourage the board/commission NOT to open up this land for commercial or residential development.

My wife and I have two girls (ages 1 and 3) and walk to and use the park multiple times each week. The parks and trails were part of the reason we bought our house in Shoreview 3 years ago. I am also a golfer and have grown up (I grew up in St. Anthony Village) golfing at Island Lake. Whether it is golfing 9 holes or just hitting a quick bucket at the golf range, I use the facility 10+ times a season.

Please DO NOT open up these areas for commercial or residential development! If you have have any questions, please contact me.

Thanks
Thad Weber
735 Gramsie Rd

Sent from my iPhone



Island Lake County Park - no mixed use

1 message

Mon, Aug 13, 2018 at 7:10 AM

To: kcastle@shoreviewmn.gov

Dear Ms. Castle,

I understand the "Destination Shoreview 2040" plan may include changing the designation of the golf course area and part of the YMCA property to include potential use for more commercial use, or office, manufacturing, more retail, or high residential. We need to maintain more open space and rec use in Shoreview, and as it pertains to that area, the traffic is already at its reasonable limit with the additional retail of the last few years. If we don't maintain some "breathing room" in that area, it's going to be a traffic quagmire. And, we should maintain some park areas or open spaces for the future of Shoreview.

I recommend not making that property a Mixed Use area that can cause negative expansion of that busy retailcommercial area.

Thank you, Dawn Westermann 304 Demar Ave.

PS. I have also signed the neighborhood recommendation to not allow high density residential at the corner of Hodgeson and Gramsie, I guess it is referred to as West Side of PDA #11.



Shoreview 2040 Islandlake golf land

1 message

Tue, Aug 14, 2018 at 12:16 PM

To: Kcastle@shoreviewmn.gov

Please do not build condos, warehouses or anything else in that area. The golf course has been apart of my life and I want it to be apart of my two sons life. Thanks, Shoreview resident.



Destination Shoreview 2040

Wed, Aug 15, 2018 at 2:05 PM

To: kcastle@shoreviewmn.gov

Dear Kathleen,

I just learned of the "Destination Shoreview 2040". As a citizen of Shoreview for over 30 years I am against the over development of this city. Lexington is already a traffic mess why make it worse.

I and my family have chosen to live here because of the beautiful green spaces but now everywhere there is a vacant lot I see apartment buildings and commercial buildings being built.

Also I have been a member of the YMCA for years, why take that away from us. Go to the Y, it is busy all the time. It is a real plus for the seniors of this area.

Please reconsider the Destination of Shoreview, Shoreview should be about the people not the money and development.

Arta Cheney



Island Lake Golf PDA

1 message

Mon, Aug 13, 2018 at 9:12 AM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Good morning, Ms. Castle:

I am writing as a resident of Shoreview who is very concerned and opposed to the emerging schemes for elimination and development of Island Lake Golf Course. I review the City Council meeting minutes of August 6th after hearing about all this from the pastor of my church (who is also concerned and opposed). I appreciate that at the meeting you clearly stated "many residents attended the public meeting and expressed strong opposition to any change." I wish I had known about this earlier, and there's probably a growing secondary tier and mass of us who are finding out about this now through peer networks and social media. I would have liked to shown up with the photos of my smiling family at Island Lake (we don't have any photos from Target visits or the like) and a cost-benefit analysis of green space elimination (parkland and recreational) in relation to community quality and property values. There is only development pressure on Lexington for those who are myopically focused on development, and for them there will never be enough. I moved to Shoreview from Saint Paul's West Side neighborhood, and would invite anyone who feels development pressure to visit Robert Street in Saint Paul to see what reckless development does to communities both In terms of property values and community quality.

That's my short version. Again, thank you.

Tom Delaney

3286 Richmond Avenue

Shoreview, MN 55126



Shoreview 2040 Plan

1 message

Tue, Aug 14, 2018 at 2:25 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Ms. Castle,

I am responding to the city's plan to change Island Lake golf course to a MU land use designation. This course is one of the few catering to older seniors, busloads of school children using the driving range, and women golfers. It is imperative to preserve our few remaining natural resources for future generations. Please remove the addition of MU land use designation for the golf course and YMCA properties.

Sincerely,

E. E. Eckart 210 Galtier Place Shoreview

Sent from my iPad



Oppose MU designation for Shoreview 2040 YMCA land and Island Lake County parkland

1 message

Sun, Aug 12, 2018 at 2:21 PM

To: kcastle@shoreviewmn.gov

Hi Ms. Castle,

I'm a resident of Ramsey county, and I oppose adding a MU designation to the YMCA land and Island Lake County park and golf course. Please keep these lands protected, by preserving their Institutional and Park designations only. Livable and sustainable cities are our future, and for this we desperately need to protect our open spaces.

Thank you, Katie Grillaert



Destination Shoreview 2040 Plan

1 message

Sun, Aug 12, 2018 at 4:32 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Hello Kathleen,

I am writing to you in regards to the Destination Shoreview 2040 Plan. With the main value of living in Shoreview being it's parks and open spaces it's imperative we preserve and protect the parks and spaces we have for generations to come. Having parks and trails for walking and recreation areas are of importance to most people and maintain the value of our city. Especially with the areas included in this plan. For the people living in this area; my family included, this is the largest park area that we can enjoy within walking distance so it is important that it remains untouched and protected so families can enjoy the park for years to come. The area for proposed development is already an overdeveloped area and there is no need to add more congestion to this part of town. With all the construction already going on the traffic has been atrocious and it's unreasonable to propose more development which will only increase the already overwhelming traffic in this area. I ask you to please understand the importance of Island Lake park and golf course to all of the people residing in Shoreview. If this area were destroyed my family and countless others will have no nice sized park within walking distance of their home and this is unacceptable. Please protect and save these areas and do not allow this proposed plan to pass so that this park can be enjoyed for now and for generations to come. Thank you so much for your understanding.

Megan Fitzpatrick

gem is getting business from all demographics and more than likely, from our city residents.



Kathleen Castle < kcastle@shoreviewmn.gov>

Shoreview	
FW: Island Lake golf Course and More 1 message	
To: kcastle@shoreviewmn.gov	Mon, Aug 13, 2018 at 7:53 PN
Hi Kathleen. I am a Shoreview resident and recently heard about "Destination Shoreview 2 however, I think it's important to voice an opinion on the little gem of a golf course that we have the course that the course that we have the course that t	

First, to be clear I am not a big golf guy, but, when I do go to play and practice at Island Lake golf course I see things that I rarely see at other golf courses. I see young kids learning a game (from instructors) that they can play for a lifetime; I continue to golf with my 82 year old dad. I see women, lots of them, playing what looks to be league golf-and obviously enjoying themselves. If you're not a golfer, you won't see this happening, but, know for sure, this little

Thank you,

Steve Halvorsen



(no subject)

1 message

Tue, Aug 14, 2018 at 12:07 PM

To: kcastle@shoreviewmn.gov

Good Morning,

For the past few weeks, my husband and I have heard the possibility of our local Island Lake Golf course becoming a designation for mixed use.

We use this facility at least twice a week and enjoy meeting others who often travel from the inner city to play golf here.

This is very hard to believe as so much of Shoreview has become mixed use. We understand and are for progress. Progress means **having** local golf courses and YMCA's which generate community pride and activity for a sedentary generation.

We continually witness condos and senior living appearing rapidly, creating additional traffic and more congestion. Our infrastructure/ roads can hardly keep up now.

I understand many enjoy living in this area. However, we challenge you to find other buildable areas and leave our two great amenities out of the mix.

Thank you,

Darrel and Pam Jensen



Proposed MU Designation for Island Lake Area

1 message

Mon, Aug 13, 2018 at 9:22 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Hello Kathleen,

My husband Eric and I are concerned about changing the land use designation for the Island Lake Golf Course and surrounding land for MU. We prefer to keep the golf course, YMCA, and existing park land/trails as they currently are. We value the green spaces in Shoreview more than an increase of retail/high residential development. We are also concerned about the increase of traffic on Lexington Avenue between 694 and County Rd E.

Please remove the addition of MU to the Land Use designation for the golf course and the YMCA properties.

Sincerely, Nena & Eric Johansen 3411 Milton St N



Feedback - Destination Shoreview 2040

2 messages

Wed, Aug 15, 2018 at 4:28 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Hi Kathleen,

Could you post a condensed, user friendly version of Destination Shoreview? It is a hopelessly long, governmental jargon document that defies reading.

In Destination Shoreview:

Chapter 10

Parks and Open Spaces - the introduction states how important parks and open spaces are. Yet this 'redevelopment' plan seems like you want to take some of this away here in SE Shoreview.

I am against this mixed use plan for the area between 694 and County Road E.

You seem determined to make it an industrial park.
There are 4 redevelopment areas in Shoreview and 3 are in this area.

Nice talking to you last week.

Ron Kvaas 3496 North Milton Street Shoreview

Kathleen Castle <kcastle@shoreviewmn.gov>

Thu, Aug 16, 2018 at 10:02 AM

Hello.

Thank you for your comment. I did receive this and it will become part of the public record for the Comprehensive Plan process. The Planning Commission is scheduled to hold a public hearing on October 23rd to review the plan and comments received. Note that the PDA may be revised or change based on the comments received. Please check our website, destination.shoreviewmn.gov. for the most up to date information. Staff will provide information to those individuals that have submitted comments if there is a change to the proposed PDA language prior to the October 23rd public hearing.

I appreciate your comment regarding the Plan as well. The City is planning on preparing executive summaries using info graphics to convey the Plan's key themes once the plan is adopted.



Fwd: Island Lake Golf Course and YMCA properties

1 message

Thu, Aug 16, 2018 at 9:34 AM

To: Kcastle@shoreviewmn.gov

Looks like I had a wrong email... and I'm hoping your box has been pretty full with this issue.

Beth

Begin forwarded message:

From: Beth Michaelson <bethm@identitystores.com>
Subject: Island Lake Golf Course and YMCA properties

Date: August 15, 2018 at 2:13:43 PM CDT

To: kcastle@shoreview.mn.gov

Kathleen and City council members-

I understand there is some playing being talked about for the YMCA and Island Lake Golf Course. This would be a huge mistake by the city to ever add anything more to this already overcrowded area. To also take away such a gorgeous piece of property and add more buildings to it is just not a good idea. It's nice to have a Golf course that is so close that is available for kids in the summer for their summer programs. My son has been doing it the last couple of years with a bunch of his buddies. They have also gone back up to just golf at the course as well.

I also work across the street and this area gets very backed up with what is already existing here and they are already building another area across from the Starbuck and Noodles and over by the Healthpartners are other buildings going in.

I strongly would suggest Shoreview to keep it as it is over there.

Can't believe my input will help but it's sure worth a try.

Beth

Beth Michaelson



Please share with all Council members

1 message

Sun, Aug 12, 2018 at 6:41 PM

To: kcastle@shoreviewmn.gov

Dear Council Member,

I want to comment on the Destination Shoreview 2040 Plan that includes the MU designation for the Island Lake golf facility and the YMCA.

The golf facility serviced over 30,000 recreational occurrences last year, 16,000 rounds of golf, and over 14,000 occurrences on the driving range. This does NOT count the young person's league, serving a couple of hundred children on a weekly basis, every week. How many recreational occurrences are serviced at the YMCA annually???

This level of community engagement, involving open and green space, far exceeds the entire population of Shoreview. Can you think of a good reason to eliminate the green space, in an effort focused on generating additional tax revenue for the City??

Be long-sighted, preserve green space for your voters. Think about how that need will expand in the future.

Bill Mayer



Keep Institutional and Park land use designation of Island Lake Golf Course and the YMCA

1 message

To: kcastle@shoreviewmn.gov

Mon, Aug 13, 2018 at 10:38 PM

Dear Ms. Kathleen Castle,

I grew up at 1016 Island Lake Avenue, pushed in a stroller and later riding my bike through the parkland trails and green spaces around the Island Lake Golf Course, following them around Island Lake and on the park. I took golf lessons at the course itself and played with friends at the YMCA.

As a Shoreview resident and voter, I am now writing after having learned about the city's "Destination Shoreview 2040" plan and its potential to take away up to a quarter of our existing parkland and open space, namely its consideration of changing the land use designation of the Island Lake Golf Course and the YMCA properties to Mixed Use and opening the area up for commercial, residential. or other development. These green spaces were fundamental in the development of my appreciation for nature, and the environmental damage to losing them to further developments would be irreversible. Today more than ever we must consciously make sustainable decisions and preserve what few remaining natural areas we have for both our current community and future generations.

Apart from the environmental implications, I have firsthand experience from living on Island Lake Avenue that the traffic along that stretch of Lexington is already congested and over capacity. With the current construction of more Lexington Station retail units and other planned developments on the Arden Hills side of the road, further developments by Shoreview would make getting from the YMCA to 694 a parking lot, instead of a main route. The area has no capacity for street expansion or dealing with the increase of people that would be concentrated if the golf course or YMCA were turned into commercial or residential properties.

Please retain the current land use designation of the golf course and YMCA properties as Institutional and Park, and do away with the proposed plan to designate them Mixed Use.

Sincerely, Michaela Morse

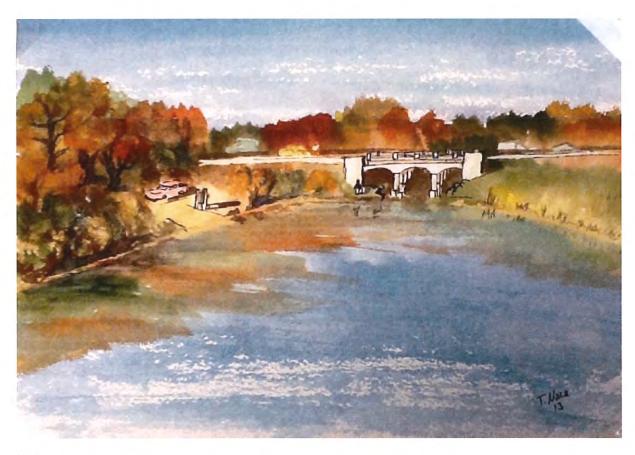


Destination Shoreview 2040

1 message

To: kcastle@shoreviewmn.gov

Wed, Aug 15, 2018 at 10:43 PM



Hello,

I am a resident of Shoreview and I want to give my input regarding the Destination Shoreview 2040 plan. Please do not change the Island Lake/golf course/YMCA area from (I) and (P) to mixed use. We need to keep the natural areas that we have left. They are treasures that make Shoreview unique. I am also concerned about the traffic on Lexington which would only get worse if more businesses or residences appear in the area near Target.

Many people make use of our city's trails, myself included. I often walk near Island Lake, Snail Lake, or Grass Lake. I also enjoy stopping to sketch, draw, and paint. I hope I will still be able to do this in 2040.

Thank you, Tammy Nara

Sent from Yahoo Mail for iPad



Destination Shoreview 2040

Thu, Aug 9, 2018 at 2:47 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Ms Castle,

As a residence of Shoreview for 33 years, I want to express my concern about the Destination Shoreview 2040 plan. Given the value Shoreview residents puts on parks and open spaces, it must be a priority for the city to preserve the few remaining natural areas for the future. I hope the addition of MU to the land use designation for the golf course and YMCA properties will be removed.

Also, please note the heavy congestion already on Lexington Ave. between 694 and south of County Rd E. According to the Ramsey County Public Works, the Lexington area around Red Fox and 694 intersections is already over capacity.

Eugene Orr 897 Arbogast St Shoreview, MN



Save Shoreview Green Space

1 message

Mon, Aug 13, 2018 at 9:44 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Kathleen,

We are writing in response to the city's "Destination Shoreview 2040" plan. Given the high value Shoreview puts on parks and open spaces, it is imperative to preserve our few remaining natural resources and community gems for future generations. Please remove the addition of MU to the Land Use designation for the golf course and YMCA properties.

We have been residents of Shoreview for almost 33 years and raised our family in this wonderful community. Please retain the green spaces that make this area so special to all of us. If you have been to the YMCA lately, you would know how busy the area is for all ages to find recreation opportunities. We have used the golf course and mini-golf course and biked and hiked the trail near that area. Think of the future and the priority of keeping Shoreview a family area with opportunities to be near nature.

Traffic is already exceeding capacity in that spot. Don't be short-sighted; a mistake in changing the designation to MU and what it could bring cannot be undone. It would be a sad day to lose a large plot of parkland and open space.

Sincerely, Muriel and Gene Orr 897 Arbogast St. Re: Destination Shoreview 2040

From: Friends of Island Lake and Island Lake/Milton Neighborhood Steering Committee

May, 2018

Traffic Generation

Since many of the residents have lived in the neighborhood for twenty or more years, we recognize the challenges that traffic on our streets represents. We watch out for children learning to ride their bikes, wave at Deluxe Check employees who walk by each day on their noon break and recognize YMCA members walking or running for exercise. We want to preserve the safety of all those using our streets: pedestrians, cyclists and motorists.

Grey Fox Road/Island Lake Avenue/Milton Street

Streets serve these populations:

- Single family residences: 41 homes on Island Lake and 10 homes on Milton Street
- Ambassador Baptist Church with services primarily on Wednesday evenings and Sundays
- 3. Northwest YMCA with approximately 1500 visits/750 vehicles per day
- 4. Numerous service vehicles, school buses, delivery trucks, etc. each day

This network of streets dead ends at Island Lake.

Island Lake Avenue is 31 feet wide with no sidewalks so all pedestrians and cyclists must share the street with motorists. Any parking on the street limits the movement of traffic even further.

We have no sidewalks so all pedestrians must share the street with vehicles. In addition to neighbors, we have numerous YMCA members and Deluxe Check employees use the street for exercise. Many use the street as part of a loop, connecting with the trail through the Ramsey County open space south of Island Lake Avenue. That also joins with the Island Lake trail at the north end of Milton Street that connects to other Shoreview trails along Victoria Street.

Concerns Regarding Destination Shoreview 2040

"B. Traffic circulation through the development site may include a public road network that has access to Red Fox Road and current south Target access road. Access onto Milton Street should be avoided." (Chap. 4, p. 46) Should Milton Street ever be opened up into the golf course property and/or park, our traffic would increase dramatically since we would no longer have a *Dead End* sign on Grey Fox Road at Lexington Avenue. As it is now, whenever there is a long back-up for a train or road construction on Lexington, drivers who don't see or believe the *Dead End* sign speed down the street, hoping to get through to Victoria. A few years ago it was so bad we requested that red flags be placed on the *Dead End* sign.

Allowing the land use designation of "Office" for the Ambassador Baptist Church Property would dramatically increase the vehicle traffic on Island Lake Avenue and/or Grey Fox Road. Based on **Table 4-2: Stages of Development**, "Office" designation could generate additional traffic by up to 35 employees per acre. (Chap. 4, p. 10) The Grey Fox/Lexington intersection is already problematic and does not need any more vehicles. Since the intersection has an unusual alignment, many neighbors going straight through on Grey Fox Road report near misses when cars make a left turn in front of them, thinking that they have the right-of-way.

Conclusion and Recommendations

Quoted from the most recent Shoreview Quality of Life/City Services Survey: "Residents express pride in key community values: sense of connection, strong neighborhoods, **safe streets**, exemplary park system and sterling but cost effective city services."

In conclusion, we feel that these recommendations would control the generation of additional traffic and provide for the safety of our neighbors and visitors, be they motorists, pedestrians or cyclists.

- 1. Insure that NO access onto Milton Street from the Island Lake Golf Course property is considered and it be stated as such in the plan.
- 2. Remove the "Office" land use designation from the Ambassador Baptist Church Property.

May 8, 2018

Regarding: Island Lake Rezoning Proposals

To: Shoreview City Council and Ramsey County

This land, currently zoned through the county as Park and owned by Ramsey County, is under proposal to be rezoned by the city of Shoreview and Ramsey County zoned R3 High-Density Residential and/or light industrial.

The property owners on Island Lake have been working for several years to make Island Lake a resource for all of the local community. It has been a herculean effort to clean the Lake up the way so many of us grew up remembering it. It is not our intent to close off the Lake from the public use, but to continue to allow it to be a special place for nature trails, YMCA, and local residents.

We believe the allowing for heavy residential use is problematic for several reasons including traffic, safety, property values, education, and quality of life for residents in the Island Lake neighborhood, as well as the surrounding areas.

It would also put a large burden on city resources, which are already stretched thin. There is concern about a "block buster" precedent for the construction of future apartments on land south of Island Lake Avenue if the land to the north is developed. Furthermore, there is no evidence that there is a need for more high-density residences in this particular area of Shoreview.

Traffic:

Congestion at County Road E and Victoria and also Lexington is already unmanageable and a high concern for the City's Traffic Department. The time spent waiting at traffic lights to access this section of Shoreview is considerably high. An increase in population will exacerbate this notorious

issue. Also, the congestion of traffic northbound on Lexington Avenue from County Road E to 694 is consistently backed up twice a day. Often, the residents of Island Lake Avenue (and the Milton Street area) must wait several lights to exit from Grey Fox Road due to traffic and gridlock. Vehicles have to sit at idle at the stoplight, where the pedestrian crossing is located, waiting for the traffic to ease. This is a concern for traffic, pedestrian safety, as well as idling vehicles. We believe that for any proposal to be considered detailed traffic studies must be performed at peak times for local schools both during the school year and in the summer.

Safety:

Increased traffic is also a major safety issue. The children on Island Lake Avenue and Milton Street are on a dead end which provides some safety due to low traffic volume. To allow for heavy residential would require massive infrastructure improvements to the island Lake Avenue and Milton Street, which currently do not even have sidewalks.

An increase to traffic, which reasonably could expect to add nearly 1000 unique traffic visits per day, will put residents in a perilous position that currently does not exist. We do not feel it reasonable to expect higher traffic at faster speeds directly through the neighborhood, which seems the only viable way to access the proposed building sites.

Crime rate is another concern of existing residents. -Shoreview does not have its own police force. There are many statistics regarding increased crime based on what density is approved through zoning. We do not oppose a reasonable complex, however, the higher the density the higher the crime rates.



There are already three apartment buildings within a mile of Island Lake. There are also homes for every income level already in place in Shoreview, from low-income to middle income and even a few million dollar homes all within a few miles:

- Section 8 housing at both the Shores, and at the Meadowlands are already in place.
- 3 large apartment complexes (Lakeview Terrace-104 Units, Midland Terrace-420 Units, and Shoreview Grand-240 units) all within 1 mile of Island Lake Park, as well as numerous condominium and townhouse locations throughout the city.

Property Values:

Mixed income housing is certainly a good idea. We do not disagree with this principle, only that our area is not conducive to it. Individual family homes are better for the tax base than transient rental properties. In our particular area home values are already low, a combination of high density apartments to a low property valuation area historically produces lower home prices not increased home prices.

Homeowners have a vested interest in the long-term success and safety of a community, while transient residents of apartment complexes are decidedly less concerned. With the broader view of Shoreview's community in mind, this project is at odds with the City Council's objectives and neighborhood stability.

Quality of Life:

There is a very real and realistic fear that if there is high density housing, or light industrial built along the golf course, or south of Island Lake Avenue, that Milton Street will be opened up and residents and local organizations like the YMCA will lose the feel with nature already existing through the local park and trail system surrounding the lake. The quality of life issue also affects the surrounding wildlife. Coyotes, birds, fox, deer, ducks, geese (and loons have reappeared after many years) and other native species have a high population on both sides of Island Lake Avenue, and also the lake itself. I fear that any building will remove the habitat of these animals, further reducing quality of life for residents. Any development is going to have disastrous effects on any wildlife in the area.

With approved construction already underway south of County Road E, two communities under construction will overload the streets, traffic lights, and neighborhoods, and when combined with the recent construction with 694 Road construction project, the continued construction still keeps home values and quality of life low.

After years of work and a lot of money, lake residents have finally achieved making the lake usable again. Hopefully reopening the water ski shows that used to frequent the lake along with one time even holding the World Barefoot Championships. I fear that large buildings will ruin any work already done and make the lake unusable again.

Light pollution has increased significantly in this neighborhood due to the golf Course, Target, the YMCA and the newest restaurants business just north of Target and their 24 hour lights on policy. Lighting hundreds of units and their attendant parking lots for this development will also escalate problems among the wildlife in the area further eroding the existing quality of life.

The City Council has taken on the great responsibility to ensure a superior quality of life for Island Lake residents and we appreciate that trust. Please protect our neighborhoods by rejecting more high-density housing.

High-density residential development is not the best use of this land. Keeping the natural beauty of the area should be of utmost concern.

Please vote no on the rezoning of Island Lake Golf Course and Island Lake Nature Reserve land.

Sincerely,

Rob and Mary Anderson

Grew up an Milton Street from 1974-1990 and reacquired childhood home in 2017.

Re: Destination Shoreview 2040

From Friends of Island Lake and Island Lake/Milton Neighborhood Steering Committee May, 2018

#1 Island Lake County Park Preservation

For years Shoreview has prided itself on the extensive parks and trails systems in the city, highlighting them as primary Shoreview amenities. City studies [e.g., Shoreview Residential studies from 2010-2015] confirm that such natural amenities rate as one of the most valued city assets by its citizens.

It is shocking, then, to see a proposal in the Destination Shoreview 2040 plan which envisions reducing parks and recreation space in Shoreview by over 23%.

In over a dozen places in the Destination Shoreview 2040 plan the value of parks and open space are affirmed, along with their value to the community, and the need to respect and preserve them, e.g.,

- 1. "The city and its residents place a high value on preserving the natural environment of the community and ensuring new development fits the character of existing neighborhoods and meets community needs. The goals and policies set forth in this plan are intended to preserve and protect the City's residential neighborhoods and open space ..." and (Chap. 4, p. 11)
- 2. Goal "Preserve the character of the community and community features valued by residents including but not limited to parks, open space, natural environment and quality neighborhoods" (Chap. 4, p. 13)
- 3. "Neighborhood parks represent the basic core of the City's park system" (Chap 10, p. 2)
- 4. "An estimated 47.8 million visits were made to the Metropolitan Regional Park System (in which Island Lake County Park is included). (Chap 10, p. 6)
- 5. Goal "to balance the recreational needs of park users with the need for access to natural areas and protect sensitive environmental resources" (Chap 10, p. 13)
- 6. Goal "to improve the health of the community and encourage physical activity by providing a park system that is accessible to all residents and includes facilities for active recreation" (Chap 10, p. 13)
- 7. Planning "A "no-net-loss" policy is hereby adopted in which the City commits to replacing parkland lost to other uses" (Chapter 10, p. 13)
- 8. Needs and Recommendations Shoreview's park system should be renovated to meet the needs of the baby-boom generation, senior citizens and families with young children. Neighborhood parks should have a mix of passive and active uses and loop trails" (Chap. 10, p. 12)

- 9. Active Living "Research has found that physical inactivity plays a significant role in common chronic diseases including coronary heart disease, stroke, high blood pressure and diabetes. Furthermore, studies have concluded that physical activity improves the quality of life and health. It reduces the risk for developing some chronic diseases by 50%. Research has also found that the presence of parks, trails and greenways promote physical activity among a diversity of groups" (Chap 10, p. 12)
- 10. "The environmental setting contributes to the quality of life enjoyed by [Shoreview] citizens. Wetlands, open space and lakes* comprise about one-third of the City's area, much of which remains due to the City's tradition of protecting its natural resources from development. Current and future residents benefit from these past efforts. Natural resources play a part in the Resilience of the City's public wealth and should be managed as any other asset." (Chap. 11, p. 1)
 - *A statement regarding the pollution risks and negative public impacts of any development near Island Lake is being submitted separately.
- 11. Regional Strategies "Develop plans to improve conditions and encourage walking and bicycling" (Chap 4, p. 12)
- 12. Goals "Landforms and structures that are deemed by the community to have environmental, cultural or historical significance **shall be preserved**" (Chap. 4, p. 13)
 - From previous City of Shoreview Residential Studies:
- 13. "Residents of Shoreview experience the highest quality of life of any community in the Minneapolis-Saint Paul region . . . Residents express pride in key community values: sense of connections, strong neighborhoods, safe streets, exemplary park system, and sterling but cost-efficient city services." (2015 Quality of Life Community Survey)
- 14. "When asked about the most important components of their quality of life . . . 19% point to 'open space,' and 28% to 'parks and trails."
- 15. "In ranking the importance of ten characteristics which are part of the overall quality of life in a community, 87% see 'public safety,' 86% point to 'schools,' 65% label 'parks and trails,' and 59% view 'open space' as 'very important.'" (2013 City of Shoreview Residential Study)
- 16. "a premium is placed upon open space in the community, and **protection and preservation** remain highly rated values." (2013 City of Shoreview Residential Study)
- 17. Between 2013 and 2016 Island Lake County Park, as one of the most accessible and usable of the city's parks, consistently rated among the top four most-visited parks in the City of Shoreview.

Conclusion and Recommendation:

Given the widespread support for parkland and recreational open space from both Shoreview city and citizens, the following responses and recommendations are offered regarding Island Lake County Park:

- 1. Maintain without modification the current land designation status of Island Lake County Park (including the golf course area) as P, Park.
- 2. Develop a plan in coordination with Ramsey County Parks and Recreation Department and/or other interested parties (such as the YMCA, the Trust for Public Land, Minnesota Land Trust, The Friends of St. Paul and Ramsey County Parks and Trails, etc.) to not only preserve the existing parkland (all 93 acres) but to enhance it for future Shoreview citizens, designing and enhancing it as a model 21st century park, including amenities ranging from boardwalks to a nature center to exercise courses and playing fields to loop and cross-country ski trails, etc.
- 3. Under no circumstances allow the land designation to include MU, which could allow for commercial, office or business park applications
- 4. Prevent any possible land designation of RH or SR, which could fundamentally impair the parkland, further impair Island Lake, and deprive Shoreview citizens of a key resource for community health and well-being. As one of Shoreview's largest, most used, and highest-potential parks, every effort should be made to guarantee its future, especially as the city looks at increasing density in the decades to come.

Kathleen Castle, City Planner

Shoreview City Hall

4600 Victoria Street N.

Shoreview MN 55126

Dear Kathleen / and City of Shoreview:

We are writing in response to the city's "Destination Shoreview 2040" plan. We DO NOT support changing the land use designation for the park golf course area to Mixed Use. Please ACT to secure this park as a permanent amenity for the citizens of Shoreview and the surrounding community.

Given the high value Shoreview puts on parks and open spaces and the increasing need for healthy green spaces as communities grow, and to balance the impacts of climate change, it is imperative to preserve the few remaining natural resource gems such as Island Lake County Park.

My family on a very personal note has occupied our Shoreview home since 1962. My parents purchased the home in 1962 where I was raised along with 3 brothers. We purchased the home from my parents, and now have raised our children here in Shoreview.

We have watched many of changes over the years. We've used both the golf course and Island Lake Park throughout all the time the golf course has arrived and been there, and Island Lake park, well can't even begin to mention the hours that have been spent there.

Why would Shoreview even consider loosing this natural environment, wildlife, parkland along with all the benefits its provides for this community. Preserve this environment please. We are very much against this plan of Destination Shoreview. It's no way a destination plan, it's a plan to take away beauty, serenity, a wonderful place to walk, play and enjoy the beauty of Shoreview and Island Lake Parks and Golf Course. Our children hope to purchase and raise their children here in this beautiful community. Do not take that away please!

Regards,

Mark, Julie, Lindsey and Jeffrey Zuehlsdorff



Kathleen Castle <kcastle@shoreviewmn.gov>

Destination Shoreview 2040

1 message

Tue, Aug 14, 2018 at 4:20 PM

To: Kcastle@shoreviewmn.gov

Dear Kathleen,

I am writing to strongly oppose MU land use designation to the YMCA property or Island Lake County parkland. I would love to see the golf course go (it is polluting Island Lake), but would like the space to be turned into parkland. The open spaces are what make Shoreview a very special place. I bike or walk the trails daily. The shade and beauty of the mature trees, and the quiet make the open spaces so desirable. I have seen owls, eagles, various types of wood peckers, great blue herons, green herons, egrets, frogs, turtles, foxes and lots of butterflies. I hear and see the loons often along with an occasional coyote. It is so lovely to get away from the traffic noise and reflect on life. At night, I sometimes see fireflies.

With the addition of the luxury McMillan apts (which are NOT affordable for most people) and the library, we have lost a significant number of old growth oaks which has been heartbreaking. These trees provide habitat for the birds and creatures of this beautiful city. I am happy to know that land on city road F (where I bike) is not currently going to be developed. Sucker Lake and Lake Vadnais would be harmed by such development

We need to preserve our wetlands and add park space!! We do not need any more senior housing, unaffordable "luxury" apartments, asphalt parking lots, clear cutting of trees etc. What really makes Shoreview a great place to live are the parks, trails and open spaces.

Respectfully, Amy Carpenter



Kathleen Castle < kcastle@shoreviewmn.gov>

protect green space

1 message

Thu, Aug 9, 2018 at 7:16 PM

To: kcastle@shoreviewmn.gov

I am writing to strongly encourage you to protect the green space that is currently the golf course and YMCA green space. The Y green space provides an important buffer for private homes in the area. Please do not allow our parks to be lost to commercialism, this would be a mistake.

Please remove the addition of MU to the land use designation for the golf course and UMCA properties.

Sincerely,

Marilyn Bohen Shoreview Resident Kathleen Castle, Shoreview City Planner Shoreview City Hall 4600 Victoria Street N Shoreview, MN 55126

Dear Ms. Castle,

Attached, please find a petition with signatures from my neighborhood regarding the proposed change in land-use designation of the Island Lake golf course (Ramsey County parkland) and the YMCA land on Lexington Avenue (Ref. Destination Shoreview 2040, Chapter 4, pp 43-44*).

I've been very busy the past week and only had a couple of hours to put together a petition and gather signatures from my neighbors. However, the opinion among the seven neighbors I spoke with was unanimous: none of them wanted the golf-course land or the YMCA land to be redesignated multiple-use. The primary concerns are that development would worsen traffic congestion in this area and reduce parkland/open-space options for future residents of Shoreview.

Respectfully,

Stuart Chastain 3430 Chatsworth St. N Shoreview, MN 55126

cc: Emy Johnson, Shoreview City Council Terry Quigley, Shoreview City Council Sue Denkinger, Shoreview City Council Cory Springhorn, Shoreview City Council

^{*} https://www.shoreviewmn.gov/home/showdocument?id=12120



VISHAL SOOKHAI

CONTACT

1001 Island Lake Ave Shoreview, MN 55126

KATHLEEN CASTLE

CITY PLANNER • CITY OF SHOREVIEW • 4600 VICTORIA ST

July 2. 2018

Dear Kathleen Castle,

I am writing to you in response to the city's "Destination Shoreview 2040" plan. My family does not support the proposal to change the land use designation for the park and golf course area to "Mixed Use". We request that you secure this park area as a permanent amenity for the citizens of Shoreview and the surrounding community.

Shoreview puts a high value on parks and open spaces – that's one of the reasons we moved to the area. As the community continues to grow, it's important to maintain green spaces and keep those open and available for community use. There are few remaining natural resource gems such as Island Lake County Park – we love it and ask that you do whatever you can to preserve its intended purpose.

Sincerely,

Vishal\Sookhai

July 27, 2018

To: Kathleen Castle

I am writing in response to the city's "Destination Shoreview 2040 Plan." I do not support changing the Land Use designation for the end of our road on Island Lake Avenue. We are a residential road with many families and don't want to see commercial development at the end of the road in place of the church that is now there. Also, I am opposed to getting rid of the Island Lake Golf Course and Island Lake Park for condo development around the lake.............WHAT A HORRIBLE IDEA THIS IS!!!!!

We moved to Shoreview years ago because of the park and trails and the beautiful scenery surrounding this city. What a shame to take all that away.

Please act to secure our park as a permanent amenity for the community as well as the trails around Island Lake Avenue.

Given the high value Shoreview puts on parks and open spaces and the increasing need for healthy green spaces as communities grow, it is imperative to preserve the few remaining natural resource gems such as Island Lake Park.

Please reconsider this "Plan." (And support our neighborhood.)

Sincerely,

Boyd & Judy Ehlert 1036 Island Lake Avenue Shoreview, MN 55126

FROM: Mary Lou and Roger Klinkhammer, 1015 Island Lake Ave., Shoreview

Many fon Klinkhammer. Research Klinkhammer

RE: Destination Shoreview 2040, Chapter 4 Land Use, Section 16. YMCA/Island Lake Golf Course

I was reading the article in the July 25 Shoreview-Arden Hills Bulletin about the Lepak/Larson House and its potential as "Shoreview eyes new park, historical village". It would be wonderful if Shoreview was able to work cooperatively with the Shoreview Historical Society and other interested individuals and organizations to make this happen. It would stand out as a community asset that took advantage of the potential the site offers.

There is also great potential offered in the Ramsey County parkland now leased to the Island Lake Golf Course. The site is a beautiful natural area with ponds, rolling open areas, trails (golf cart paths), lakeshore and a great diversity of forested areas. The area is home to a variety of wildlife such as deer, fox, coyote, and a great diversity of birds including herons, loons and eagles. Instead of bulldozing this site for a development that could go anywhere, this natural site has the potential for numerous possibilities that would be tremendous assets to Shoreview and surrounding communities. With the golf course, all of these natural features exist but should the county ever decide to sell this site, I strongly feel that this natural area should be preserved, not destroyed. As the population density increases, we will need more parkland, not less.

Thinking...and dreaming...of other possible uses of this land that would take advantage of its natural potential:

- Outdoor programming for children that might include a YMCA Day Camp with nature studies, along with kayaking and canoeing on Island Lake. Local schools could also walk to the area for environmental studies.
- Snowshoeing and ski trails with the current golf course club house serving as a warming house and rental facility.
- An arboretum that would serve as a learning center for making decisions on what kind of trees to plant to replace our threatened elm, basswood, and birch and shrubs to replace buckthorn.
- Demonstration garden plots for vegetables, native plants, and rain gardens to show how food can be grown locally and how to reduce residential and commercial water use.
- A scenic trail that offers running and walking opportunities for YMCA members, workers taking a break from neighboring businesses such as Deluxe Check and Cummins, and local folks connecting with the other Ramsey County trails in the area.
- Using one of the ponds to show environmentally friendly lakeshore practices.
- Flower gardens with a gazebo that could serve as a rental venue, similar to what Roseville has in Central Park.

These uses could bring together local organizations such as Master Gardeners, Master Water Stewards, The Shoreview and Lake Owasso Garden Clubs, Rice Creek Watershed, Scout groups, local schools, and others. Whether this land is owned by Ramsey County, Shoreview, the YMCA or a joint ownership, the natural resources need to be protected! That will not happen if 'Mixed Use' is added to the land use designation and public and non-profit organizations need to compete with a major developer with deep pockets. Please... recognize the potential that this natural gem offers. 'Mixed Use' must be dropped from the land use designation for this property so that future generations will be able to use and enjoy this Shoreview treasure.

Dear Ms. Castle,

I'm writing in regards to "Destination Shoreview 2014" plan. We moved here to Shoreview a few years ago to the Island Lake neighborhood. What brought us to our neighborhood seems to be the very thing that seems to be threatened right now.

We live on the end of Milton Street North. We love that our 3 young boys have felt safe to play and enjoy the nature around us, the trails and park system. It is a gem of an area. We love that currently Milton seems relatively quiet amidst the crazy busy of intersections around us.

There has obviously been a lot of change and building in the last few years here with more development along Lexington Avenue. Building is expected and progress happens — but when does it stop? It seems to threaten the peace that is tucked in the neighborhood we chose, and we are concerned.

We would love to preserve this little piece of quiet here in our neighborhood. Island Lake County Park and the relatively quiet neighborhood was a strong factor in our move to Shoreview. Please, no change in that!

Thank you,

Ruth Montag 3720 Milton St. North To: Kathleen Castle, Shoreview City Planner Shoreview, MN City Council Members

We, the undersigned residents of Shoreview, are concerned about the proposed change in land-use designation of the <u>YMCA property</u> and the <u>Island Lake County parkland</u>, which is currently being used as a golf course. We strongly object to the proposal to change the designations to include Multiple Use (MU). The land-use zone designations for these properties need to remain (I) and (P) only.

- It is important for future generations to preserve natural space, rather than crowd more strip malls and development into our city. The Island Lake County parkland should remain as a golf course or park area.
- Traffic congestion on Lexington Avenue near 1-694 is already a problem during busy hours of the day. Adding more development in this area would make traffic intolerable.
- Property values in Shoreview are supported by the golf course, green spaces, and relative lack of traffic congestion.

•	
Name	Address
Stuart Chastain Stuar Chas	tam 3430 Chatsworth St. N
Jean Chastan	3 430 Chatsworth 54/1
Patricia Evans Dela	3430 Richmond Ave
DAVI' & R. EURAS STEER	3430 Rich MANS AUE.
Karyn Thompson	3440 Richmond Ave.
Laryn Thompson Gregory R. Lagacz Lugay R. Jogas John O. Antinson	3432 Chalsworth ST.
John O. Antireson	3429 Chatswarth Sd.
Claire King	908 Harriet Ave. 55126

Kathleen Castle, City Planner Shoreview City Hall 4600 Victoria Street North Shoreview, MN 55126

Dear Kathleen, Planning Commission, and City Council,

I am writing to recommend removal of the MU land designation on the PDA related to the Ramsey County golf course tract and the YMCA property. Enclosed is also a proposal for an alternative way to think about the county parkland.

Many Shoreview residents recognize the tax revenue challenges faced by the city. But it is not necessary to enable the sale of one of Shoreview's "crown jewels" for relatively short-term gains, and at the same time to deprive future generations of the very health, well-being, and community benefits that Shoreview has long been proud of and extensively extolled, even in the "Destination Shoreview 2040" document (e.g., Chapters 4, 10, 11, as well as in multiple city "Quality of Life" surveys and reports). The reasons for removing MU from the golf course and YMCA plans are painfully obvious:

1. Environmental loss and damage, ranging from loss of open space to likely pollution of Island Lake (which has recently been much improved by community efforts), to the potential loss of popular and intensively used trails, to climate damage (increased vehicle emissions plus loss of carbon sequestration), and direct safety risks to the hundreds of walkers, joggers, bikers and others from the YMCA and local corporations such as Deluxe Checking and Land O'Lakes, who currently travel Milton Street and Island Lake Avenue (streets with no sidewalks) as part of local trail use.

Notably, the YMCA holds the view that "We love to have the ability to offer park space to our members, and our members utilize the parks and trails in the proposed area quite frequently. Any changes that could possibly lead to development of those parks and trails, would be potentially removing outdoor activity opportunity from our membership base." [Northwest YMCA had approximately 12,000 members].

- 2. Potential loss of the YMCA itself, a huge Shoreview asset and one of the busiest Y's in the Twin Cities, as it valuation by developers could lead to "an offer too good to refuse," (a possibility already recognized by local businesses and residents) resulting in the ultimate sale, closure, and removal of the YMCA to another northern suburb, negatively affecting thousands of local users from Shoreview and Roseville -- along with their support for local businesses related to their use of the YMCA.
- 3. Disastrous traffic impacts on an already "over-capacity" intersection (according to Ramsey County Public Works department) at Lexington Ave. and Red Fox Road, as well

as on Lexington Ave. generally, already backed up daily by train crossings, commuter and lunch traffic. On top of that, recent development projects in Arden Hills include plans to pour hundreds of new vehicles onto Lexington Avenue (parking space for over four hundred cars is already included in the "Lexington Station" plans alone -- not counting what would come with the proposed Marriott hotel off Red Fox Road). Lexington Avenue is a street which has no margins for expansion; a proposed stoplight intersection and extension of the south Target road into Arden Hills would impede traffic flow even further. To then add residential housing on the golf course tract would compound the problem beyond all reason.

- 4. Loss of the golf course itself, a growing, successful business with links to local colleges, support from area residents, a key component in YMCA programs, and recently developing agreements with local large businesses for future corporate use. While many urban golf courses face decline, Island Lake Golf Center remains a viable, expanding enterprise and a unique Shoreview asset, especially as other golf courses disappear.
- 5. Unrealistic business expectations, related to: a) increasing competition from more accessible, better-organized business parks in the Rice Creek Commons development, b) a situation where any new businesses behind Target would suffer from very limited accessibility and lack of curb exposure; c) an increase in non-locally rooted businesses which might create low-wage jobs but would export primary profits out of the community; d) in a context where some local businesses are already under stress and reducing store inventories due to unexpected returns on investment in the area; e) and in a geographic context where there are (with the exceptions of the Island Lake/Milton neighborhood and a new apartment complex by County Road F) only a minimal residential population between County Roads E and F (south to north) and between Snelling Ave. and Little Canada (west to east) for a distance of nearly three miles, meaning all area businesses essentially depend on drive-in customers facing a steadily deteriorating traffic situation.

There are better alternatives!

For your consideration, one alternative vision for the future of the areas affected by the current city plan is enclosed. Instead of pursuing a limited-increase revenue plan with significant public opposition already (not to mention what might follow if the MU designation is maintained and Shoreview residents increasingly grasp the implications, e.g., for the YMCA), there are positive approaches which could be pursued, ranging from maintaining the status quo, which is both viable and valuable, to pursuing the creation of a completely new city amenity, with benefits both for the city and area residents. While current ownership of the respective properties could be maintained, the parkland in particular might be opened to some new possibilities, jointly supported by the city, county, YMCA, and even a foundation backed by

local corporations. Shoreview could cultivate a new resource for drawing people into the community for years to come, adding to the distinction and environmental appeal of this particular city. Roseville has Como park; Arden Hills will have Rice Creek Commons; Mounds View has the simpler Long Lake region. In the Island Lake parkland Shoreview has an opportunity to carve out a unique, attractive area of its own, making life in the city of Shoreview better than ever.

Thank you for your consideration,

Merrill Morse

1016 Island Lake Ave.

Shoreview, MN 55126

Cc: Mayor Sandy Martin

Destination Shoreview 2070

(Why think just 20 years ahead?)

Creating a new Community Asset for Shoreview

Imagine: Island Lake County Park as a totally connected, integrated entity, from the current golf course clubhouse to the shelter houses east of Island Lake to a boardwalk across the south end of the lake to a loop trail between the lake and Lexington Avenue.

Imagine: a Nature Center, either at an expanded clubhouse or in a new building, perhaps on higher ground facing southeast with a view of the lake, a center that could

- Host nature education programs
- Host school children from nearby elementary schools for environmental studies related to birds, animals, lakes, wetlands, climate, etc.
- Display informative materials related to watersheds, trees, and the flora and fauna of this area
- Offer birding lists, wildlife and wildflower identification notes for walkers to use in wandering the park, plus tags on trees describing their kind and uses
- *Imagine*, too, a <u>Revenue Source</u> for the park from rental space, program fees, even sales options for everything from T-shirts to a concessions counter.

Imagine: Locations

- A pollinator garden to support and demonstrate the value of pollinating species
- A demonstration garden of native plants which people could use in their home gardens (and periodic sales opportunities for such plants, perhaps via contracted providers)
- A community garden focused on healthy foods education
- A play area for children
- A "Photo Corner" with plantings and perhaps a trellis for wedding and graduation photos

- Soccer or sports fields and courts for community use perhaps even retaining golf course amenities such as the driving range, putting green and mini-golf (fee-generating)
- A place for summer job opportunities for area students
- An arboretum area with specialized trees and plantings

Imagine: Sites and Trails

- Walking paths through the current golf course area
- Picnic sites overlooking Island Lake
- A site for outdoor concerts, even an amphitheater or "bandshell"
- An "arts" walk, an area for sculpture or art displays
- Fishing seminars for children at the fishing pier
- Cross-country ski trails through and connecting the north and south park areas, with a loop trail in the south 30-acres
- A park and trail plan integrated into the Lexington Parkway Regional Trail system

Imagine: a Boardwalk across the south end of Island Lake, parallel to the railroad track

- A boardwalk that creates a safe way for school children to reach Victoria St. from the west side of the lake without having to cross railroad tracks and walk on County Road E where there is higher-speed traffic and no sidewalks
- A boardwalk that enables children and other walkers to reach Victoria St. and safe crosswalks to schools to the south and apartments to the east
- A widened section in the middle of the boardwalk over the lake for fishing
- A new path section along the lake, connecting the boardwalk to the existing trail in the park

Imagine: the Simplicity

- Two parking lots already exist, one on the east end and one on the west end of the golf course area
- A public access road to the east end of the north park area already exists
- Few major topographical changes would be necessary
- Better protection from pollution for Island Lake

- Far less infrastructure impact (sewer, water, storm drains, etc.) than would be required with other development
- Accessibility from I694 via both Victoria St. and Lexington Ave. but with less traffic impact on the site than other kinds of development
- Continuing carbon sequestration in a high-contaminant freeway area
- An option for involving students from the University of Minnesota school of architecture in the design process for the park
- Partnership with the local YMCA and other agencies in creating innovative programs and possibilities for future uses

Imagine: Fulfillment of key goals:

- From Shoreview 2040 PowerPoint slides:
 - o Chapter 10 "Parks and Open Space"
 - Changing demographics may require different facilities and programs
 - Aging park improvements require reinvestment
 - Limited or no land available for expansion
 - Enhancements needed to ensure that the park system meets the needs of all residents
 - Potential parkland acquisition should be explored to improve the park system and meet resident needs
 - Chapter 11 "Natural Resources and Resiliency" Planning Issues -
 - Impacts of development on the natural environment
 - Conserving our natural resources
 - Impacts of global warming
 - "As the City continues development it can lead to increased green house gases that then can increase changes in climate." (Chapter 11, p. 1)
- From "Destination Shoreview 2040" Land Use document, Chapter 11:

"The environmental setting contributes to the quality of life enjoyed by its citizens. Wetlands, open space and lakes comprise about one-third of the City's area, much of which remains due to the City's tradition of protecting its natural resources from development. Current and future residents benefit from these past efforts. Natural resources play a part in the Resiliency of the City's **public wealth** and should be managed as any other asset." (p. 1, bold face added)

"Goals and Recommended Actions" (p. 26)

- o Manage the City's natural resources so that environmental quality is maintained and enhanced for future generations
- Maintain and improve the quality of the water, wetlands, urban forest, and other natural features within the City
- Look for opportunities to combat climate change at the City and its effects on the community
- o Identify methods to promote environmental education
- Work with schools on promoting programs for outreach and promoting resiliency in the community

The opportunity is here to create a new Community Asset for Shoreview, reflecting long-held City values and fulfilling more recent City goals. This asset could help hold and even draw people to Shoreview at a time when competing park areas are available or opening in the TCAAP area and in neighboring cities. Fifty years from now Shoreview can be proud to look back at this moment when it seized the opportunity to pursue a New Park Vision for its future generations, further solidifying its reputation as an especially desirable community in the north Metro area.

Dear Kathleen,

I am writing in response to the city's "Destination Shoreview 2040" plan. I do not support changing the land use designation for the YMCA/Island lake golf course to MU. (Mixed Use) Please act to secure this park as a permanent amenity for the citizens of Shoreview and surrounding communities, for now and generations to come.

Keeping with the high standards that Shoreview has put on parks, trails and quality of life, it is important to recognize that this property must be preserved for all to enjoy. I have had the opportunity to raise my family with the same high standards on Island Lake Avenue. It would be an absolute shame to not have that opportunity available to future residents.

This plot of land is a true "Natural Resource Gem" and must be protected. As you are aware, land is a non-renewable resource and must be preserved when possible. You have an opportunity to create a Legacy that will be appreciated and cherished by the current and future citizens of Shoreview.

Thank you for your consideration,

Kurt/Bensen

1037 Island Lake Ave

Shoreview, Mn

August 9, 2018

Kathleen Castle, Shoreview City Planner Shoreview City Hall 4600 Victoria Street North Shoreview, MN 55126

Dear Kathleen,

I am writing out of deep concern for the city's "Destination Shoreview 2040" plan and proposed land designation changes that would affect the YMCA and Island Lake Golf Course properties.

Traffic congestion is already an enormous issue on Lexington Avenue near the YMCA and golf course. Train traffic near County Road E routinely interferes with vehicle traffic flow throughout the day, seven days a week – often backing automobiles up as far south as Cannon Avenue and as far north as 694. The Arden Hills development currently underway near the intersection of Lexington and Red Fox Road will certainly further exacerbate normal traffic flow. Follow through on Shoreview's plan to introduce even more traffic into the mix through further development in this vicinity will only serve to dangerously worsen the situation.

Research is increasingly demonstrating that the healthiest communities are those that have ample public spaces devoted to parks, lakes, communal gardens, walking and biking trails. The Island Lake park area is a treasured green space used not only by Shoreview residents, but by the YMCA and surrounding businesses' employees who work in this area. Why not promote this asset rather than destroy something that is not only good for public health and well-being, but is essential to strengthening the quality of life that Shoreview has to offer?

I am strongly opposed to any plan that would change the land use designation of the YMCA and/or the Island Lake Golf Course from their current designation to Mixed Use (MU). Please remove the addition of MU to the Land Use designation for these properties.

Sincerely,

Lisa Morse

1016 Island Lake Avenue

Shoreview, MN 55126

July 28, 2018

Dear Kathleen Castle,

We have lived on Island Lake Ave. since 1975 and enjoy our peaceful street and the natural beautiful environment of green, open spaces. We are concerned about the "Destination Shoreview 2040 Plan" and the impact it will have on our neighborhood.

We do not support the Golf Course area opened to commercial, retail, and high residential development, affecting the loss of parkland, the natural environment, and community health benefits. Traffic congestion on Lexington would be made worse, and we certainly don't want Milton Street to be opened, or a new road through the Golf course changing the neighborhood.

Please do not replace the Ambassador Baptist Church and homes with offices. This development would also have an impact on traffic, a higher risk of crime, noise, pollution, and safety.

Thank you for taking our concerns into consideration.

Sincerely, John Jockowski Dorothy Hockowski

John Gockowski

Dorothy Gockowski

Kathleen

Has the "Destination Shareview 2040" ever heard the phrase: "Why ruin a good thing. We take care of our reighborhood & we enjoy it just the way it is. Kill ear work safetly in the area, go fishing, go skating, take a hike, ride their bikes with no fear. Now you want to come in a destroy it all because of your spaces as expected a high rise appartment comply, we don't need more little enterprises that don't makent, we don't need more roads, we don't need more people, Lexington live is has 1000's of ever they peet millions of dollars into (ammenition Deemp!) so build your high rise there, Or better yet build it in the back of one of the committees back yards Take away a park - Crozy Make the nieghbookood unsafe - crossy

It all adds up to one their "money" Ahoreview needs to live within their / budget a tes leave well enough alone!

Conserved Citizen

Comments / Suggestions

Sorry - no time to read the whole plan. BY and well before 2040 I hope to see Shoreview:

- * develop significant tree canopy in the city for cooling, habitat, and aesthetics;
- *work with school district and county to utilize open spaces for native plantings, community gardens, school forests, etc.
- *vast reduction in blue grass (high input) lawns (can start with the city- the herbicides were stinky there this Spring)with native plantings and fescue lawns replacing them;
- *means to treat icy roads that doesn't further destroy water resources;
- * rain gardens all over the place;
- *more affordable and climate-change appropriate tree and shrub offerings through the city (like Anoka Conservation District does). In my experience, Bachmans is far from the cutting edge in this area;
- *means to encourage citizens to contribute to all of the above (offer friendly, accessible expert advice/plans through the city, cost sharing, tax reduction??).
- *energy efficiency and green energy requirements for new construction (would have been helpful to have the monstrous apartment building on Pond Shoreview (Victoria and Owasso St.)LEED certified. Maybe it is and I missed it. *solar gardens, wind power, geothermal widespread

Sadly Shoreview isn't what it was when I chose to live here: trees cut down; egret numbers greatly reduced; fewer owl sounds at night, etc. Suburbs can offer alot to wildlife and climate change mitigation. These are what restore people. Let's get cracking on it.

Submitted 5/20/18, 6:33 PM



COMPREHENSIVE PLAN OPEN HOUSE - COMMENT FORM The Wellow Creek Townhome Conglet was informed within the past hot side, plus an energhtly whole garage les. What would you suggest to save the my Lane N. Storeview COMPREHENSIVE PLAN OPEN HOUSE - COMMENT FORM Looks good! existing development map in head outs NAME: Frenk Horvall 3475 Chardler Rd



Kathleen Castle <kcastle@shoreviewmn.gov>

Comments about the Economic Development session on 9/21

3 messages

Fri, Sep 22, 2017 at 10:06 AM

To: kcastle@shoreviewmn.gov

In southern Shoreview, the new housing is very expensive. That may make the developers happy and help city, county and school districts financially, button't help young people buying a home. It may also be a deterrent to businesses deciding to locate in the area.

I presume that the apartment development at Victoria and "E" is going to be replicated incrementally near Island Lake School. That is likely to result in increased school enrolment, investment in parks and trails in the area and safe crossing of very busy roads. Because of our lack of transit, a live and work in Shoreview campaign should be a public emphasis for the community including businesses.

Unless there is major changes in Metropolitan Government, Shoreview and neighbouring communities should consider seeking opting out of MTC and establishing a NE Metro regional transit system.

Large parking lots are a waste of space and have a negative impact on water quality. We should be working with landowners to build parking ramps on the lower level and offices and housing above and other businesses surrounding.

WE have too much government throughout the Metropolitan area. Ramsey County should be St. Paul. Ramsey Central Suburb and Ramsey Northern Suburb. The new cities school district should match the cities. The city and county of Denver are the same. The Denver region has 52 communities and we have 182.

The power brokers have utilized Light Rail Transit as the funding source for economic development. The environmental impact studies and project design have given 1st priority to economic development. Economic development has resulted in substantial subsidized new housing but negligible businesses with good paying jobs. The transit performance has been poor at best; ridership excellent

Green Line LRT Performance: 11 miles, 14 MPH. 46/47 min. schedule travel time. At the time the Federal Transit Administration approved the project, the travel time was projected to be a little more than 39 minutes. On time performance - 82% = 41 out of 230 trips per day the train is 4+ minutes late. The 41 late trips take approx. 52+ minutes travel time. That is about the same travel time as the limited stop, Route 50 bus. There are 23 transit stations .47 avg. miles apart and 9 sharp turns, 10 minute headway. I-94 express buses save riders 10 -15 minutes. Average weekday ridership in 2016 was 39,386, 12.4 million annually. In 2010, weekday bus ridership on University Avenue and I-94 express buses averaged 28,502, highest in the metro area. 30% of riders transfer to and from buses. Much of the Green Line route is in dedicated right of way in the center of University Avenue between St. Paul and Minneapolis. There are high volumes of pedestrian traffic and several major arterial streets that intersect University Avenue. Green Line trains pass through 68 traffic signals along the length of the alignment, with typical signal spacing of 300 feet in the downtown areas and one-quarter mile along University Avenue. Slow speed results in needing 39 Light Rail Vehicles (LRV's) on regular schedule. Modifying the bus feeder system increased the Green Line LRT ridership, but resulted in lower bus ridership and bus inefficiency because they need to provide frequent service to match LRT. There are no park/ride lots. The Green Line LRT could have provided much faster service, lower operating costs and more reliable service to riders with less stations, and either tunneling or elevated tracks at skyway level or transit hubs in downtown Minneapolis,

tunneling or elevated tracks in the University and a better route from the State Capital through downtown St. Paul.

There has to be vision, an excellent strategy, performance management, transparency financial support and community support for excellent transit. The Twin Cities is lacking in these factors. I have attended transit hearings, testified, provided documents to key legislators re, transit. Federal support for transit is waning and state support is nonexistent. Some portions of the Metro Region are disenfranchised.

Metropolitan government has to change and financing roads and transit changed. Do we need Federal \$? If it takes 20 - 30 years for a transit project, the cost probably tripled. Would we better with local financing? The \$ from Washington are not free! ENUFFFF.

Short term: should there be partnering with Arden Hills and other neighbouring cities on the Amazon project?

We need to retain our HS grads and provide reasonable cost higher education including technical to provide employers with qualified employees for the jobs of the future.

Business has to be an active partner in economic development and communities. Government needs to ensure the infrastructure is there for business and everyone else and we have the supply of qualified labor. However, large \$ give-away is a tax burden on other businesses and residents.

You are welcome to share this info with other attendees and the panel.

Scott Halstead

Kathleen Castle < kcastle@shoreviewmn.gov>

Fri, Sep 22, 2017 at 11:56 AM

To: Nicole Hill <NHill@shoreviewmn.gov>, TOM SIMONSON <tsimonson@shoreviewmn.gov>

Kathleen Castle City Planner City of Shoreview 651-490-4682 kcastle@shoreviewmn.gov

[Quoted text hidden]



Kathleen Castle <kcastle@shoreviewmn.gov>

Proposed Changes to Land Use

4 messages

Thu, Aug 16, 2018 at 11:25 AM

To: smartin@shoreviewmn.gov, kcastle@shoreviewmn.gov, sdenkinger@shoreviewmn.gov, ejohnson@shoreviewmn.gov, tquigley@shoreviewmn.gov, cspringhorn@shoreviewmn.gov

I am writing to all of you to express my deep concern with the possible change in land use within our City. We recently, 2 years ago, purchased a home on 4330 Lake Point Court. The primary reason for this decision was having the feeling of being "up north" yet having easy access to my work and the Twin Cities. Having paid a significant premium for these attributes we felt it was worth the cost in terms of quality of life. Being able to enjoy the nature, quiet lake activities and open space is what make this location and Shoreview unique.

It is my fear that your proposed change to the Shoreview Comprehensive Plan will destroy all of this for the resident around Snail Lake and entire Shoreview community. Having just fought a similar issue regarding an asphalt plant in the City of Columbus, I am painfully aware both emotionally and financially (\$250,000 in expenses to stop. The project is currently under court deliberation for Restraining Order) how much discretion local municipalities have regarding land use. I also recognize that you have a fiscal responsibility to the community and that opportunities for additional tax base must always be considered. Having been involved in development and land use issues for many years, it is critical to evaluate the long-term effect of changes in land use. Cost / benefit to a community from a change such as this must be evaluated recognizing the social economic as well as infrastructure/service costs.

Higher density will result in a greater demand for police, fire and emergency response. Increased traffic will create greater wear and tear on roads and surrounding infrastructure. Educational service will need to be increased to accommodate a greater demand, just to name of few of the added costs. Will the additional tax base pay for these increase? If not, then current residents will be forced to subsidize the shortfall.

Another personal concern is property value. I honestly believe that approving this change in land use and any subsequent project on Snail Lake will devalue our property. I am familiar with case law in Minnesota that municipal decision with regards to land use that have devalued owner property value can be problematic.

In addition, this change represent a clear **d**eparture in Shoreview's Comprehensive Plan which should require approve by the Met Council.

I realize that at the end of the day, all of this is for not. If the "will" of the City Council is to make this happen there's not a dam thing that we can do to prevent it. What's that adage "You can't fight City Hail".

My only request is you consider all of the issues, immediate and future. Ask yourself, will these changes continue to promote and perpetuate the environment we all want for Shoreview. If, in your heart, you can say, YES!, then that's all we can ask.

In today's confusing and, frankly, disturbing times in American politics, we must all return to a level of civility and faith in the democratic process.

Sincerely, Taro Ito

Fri, Aug 17, 2018 at 8:02 AM

To: Taro Ito <kaijohnito@gmail.com>

Good morning, Tara.

Thank you for sharing your concerns regarding the Comprehensive Plan - especially where it applies to the Gospel Mission property.

It is not the City's goal to change the current usage of this beautiful property. As you know, the City is required by the

Metropolitan Council to plan and anticipate future changes that might occur on transitional areas in the City. The PDA for this property represents options for potential use, should the property be sold for development. These are not zoning changes and review of future development would be thorough and include public input. The City does not control the future use of this property, but if there would be a change from ownership, we would certainly have to respond. The Planning Commission and staff have attempted to consider all aspects of future development, if it should occur.

To my knowledge, there are no plans to sell this property. In fact, there has been some significant investment in the property over the past few years and the City has been told that the present use is expected to continue into the future.

Please feel free to contact me if you have further questions.

Best regards,

Sandy Martin Mayor [Quoted text hidden]

Fri, Aug 17, 2018 at 8:13 AM

To: smartin@shoreviewmn.gov, kcastle@shoreviewmn.gov, sdenkinger@shoreviewmn.gov, ejohnson@shoreviewmn.gov, tquigley@shoreviewmn.gov, cspringhorn@shoreviewmn.gov

In response to my email yesterday, From the Mayor. Sounds encouraging.

Good morning, Tara.

Thank you for sharing your concerns regarding the Comprehensive Plan - especially where it applies to the Gospel Mission property.

It is not the City's goal to change the current usage of this beautiful property. As you know, the City is required by the Metropolitan Council to plan and anticipate future changes that might occur on transitional areas in the City. The PDA for this property represents options for potential use, should the property be sold for development. These are not zoning changes and review of future development would be thorough and include public input. The City does not control the future use of this property, but if there would be a change from ownership, we would certainly have to respond. The Planning Commission and staff have attempted to consider all aspects of future development, if it should occur.

To my knowledge, there are no plans to sell this property. In fact, there has been some significant investment in the property over the past few years and the City has been told that the present use is expected to continue into the future.

Please feel free to contact me if you have further questions.

Best regards,

Sandy Martin Mayor

Sent from my iPhone

> On Aug 16, 2018, at 11:25 AM, Taro Ito <kaijohnito@gmail.com> wrote:

[Quoted text hidden]

Kathleen Castle <kcastle@shoreviewmn.gov>

Fri, Aug 17, 2018 at 10:25 AM



Kathleen Castle < kcastle@shoreviewmn.gov>

Concerns about Destination Shoreview 2040 Plan

2 messages

To: Kcastle@shoreviewmn.gov

Wed, Aug 15, 2018 at 10:21 PM

Dear Kathleen,

I have concerns about proposed land use for areas adjacent to Island Lake and Snail Lake. Being a long-time resident on Snail Lake, I am particularly concerned about the proposed land use designations for the area currently occupied by the Gospel Mission Camp. Information in the plan indicates that the City would like to include the option of the following land uses in that space:

- -Institutional (current designation)
- -Office
- -Low density residential
- -Medium density residential
- -High Density residential
- -Mixed Use Residential/Commercial
- -Recreational Open Space

The possibility of using that land for high density housing, office and/or commercial buildings seems incompatible with Shoreview's goals of protecting its natural environment. Indeed, the opening line of the video introduction to the comprehensive city plan on the City's web site is:

"Shoreview is a leader in preserving and protecting our natural environment."

This proposed land use change feels like a ploy to help Shoreview increase its tax base, rather than protect the remaining open spaces in our city. I am disappointed that the City would consider adding commercial buildings or high density housing to that area.

Please remove land use designations for Office, Commercial, High Density Residential and Mixed Use from the area currently occupied by the Gospel Mission Camp.

Thank you, Beth Jackson

P.S. I will also be sending this message to the Mayor, City Council members and two neighbors who are members of the Snail Lake Improvement District.

Kathleen Castle <kcastle@shoreviewmn.gov>

Thu, Aug 16, 2018 at 10:08 AM

Hello.

Thank you for your comment. I did receive this and it will become part of the public record for the Comprehensive Plan process. The Planning Commission is scheduled to hold a public hearing on October 23rd to review the plan and comments received. Note that the PDA may be revised or change based on the comments received. Please check our website, destination.shoreviewmn.gov. for the most up to date information. Staff will provide information to those individuals that have submitted comments if there is a change to the proposed PDA language prior to the October 23rd public hearing.

Kathleen



An Organization of Manufactured Home Park Residents

December 7, 2018

City Planner Shoreview City Hall 4600 Victoria Street North Shoreview, Minnesota 55126

Dear City Planner:

We are writing to follow up on our first letter, dated March 2, 2018, which discussed manufactured housing and Shoreview's Comprehensive Plan 2018 update.

Manufactured Housing Language in Shoreview's 2040 Comprehensive Plan Draft

To help you complete your draft, we created the following schema for evaluating Comprehensive Plan language as it relates to manufactured housing.

<u>Negative</u> – Mention of manufactured housing in the Comprehensive Plan draft is negative, whether furthering stigma, calling for closure, or describing plans for redevelopment, zoning, or land use changes that reduce protection of manufactured housing communities.

No obvious examples in draft.

Invisible – Little or no mention of manufactured housing or relevant data exists in the Comprehensive Plan draft, or clear opportunities to provide meaningful data on manufactured housing are present but not acted upon. Similar to the category, "Purely Descriptive," described below, the category, "Invisible" applies to Comprehensive Plans that fail to substantially engage with strategies that support a city's manufactured housing. Engaging with and supporting all residents ensures that the entire community is strengthened in the long-run.

Manufactured housing is mentioned in draft.

<u>Purely Descriptive</u> – Mention of manufactured housing is limited to statistics related to how much manufactured housing exists in the city, or other basic facts without discussion of improvement. The Comprehensive Plan draft provides an important opportunity for describing methods of supporting manufactured housing in the City as an unsubsidized and primarily owner-occupied affordable housing resource, and an important source of affordable housing in Shoreview. The City can go further in describing tangible support strategies for these communities.

Examples of Purely Descriptive Language from Shoreview's 2040 Comprehensive Plan Draft:

"Other residential land uses include single-family attached residential, multi-family residential, and manufactured housing community" (4-22).





An Organization of Manufactured Home Park Residents

"Other housing options including townhomes, condominiums, apartments and a manufactured home community ... However, the percentage of manufactured homes is slightly higher than the metropolitan area" (7-143).

"Manufactured Housing There is one manufactured housing park in the City that was established in 1976 and has 215 housing units. A Special Use Permit was granted for this park in 1975 that addressed the overall development, including lot layout, road access, sewer and water infrastructure and common facilities. Ramsey County has also issued a license for the park and it is subject to the County and State regulations in addition to the City's" (7-158).

<u>Identifies manufactured housing as affordable housing</u> – Comprehensive Plan language clearly states that manufactured housing provides affordable housing in the City.

Example of language identifying manufactured housing as affordable from Shoreview's 2040 Comprehensive Plan Draft:

"These affordable homes include manufactured housing units and apartments units in addition to the townhomes and single-family homes that make up the majority of the City's housing stock" (7-159).

<u>Identifies clear strategies to support manufactured housing</u> – Comprehensive Plan language describes tangible methods to improve manufactured housing.

Example of a clear strategy to support manufactured housing from Shoreview's 2040 Comprehensive Plan Draft:

"RM, Medium-Density Residential. This category identifies those areas designated for continued or future use as townhomes, double dwellings, quad-homes, manufactured homes, small-lot single-family dwellings, or similar housing styles ... Corresponding zoning districts: R-2, Attached Residential; R-4, Manufactured Home Residential District; and PUD, Planned Unit Development" (4-25).

"1. Brookside Manufactured Home Park This PDA consists of a manufactured home park located on County Road J and the single-family residence at 1586 County Road J which is surrounded by the manufactured home park. This site may be desirable for redevelopment due to its proximity to the nearby Rice Creek Corporate Park, County Road J/Interstate 35W interchange, Rice Creek North Regional Trail and the Medtronic development in Mounds View. The location of this property on an arterial and near existing industrial, commercial and residential development make it suitable for Mediumand High-density residential land uses and mixed use development. Policies The future land use designations for this PDA are RM, Medium-Density Residential; RH, High-Density Residential; and MU, Mixed Use. The RM designation is intended to convey that the manufactured home park remains an appropriate use of the land and that the City does not wish to initiate redevelopment activity on the site or to make it a legal nonconforming use. If, however, redevelopment occurs in the future, mixed use, high-density or another form of Medium-Density residential may be acceptable. The detached single-family residence (1586 County Road J) is isolated from other uses because of its location and proximity to the Brookside community. Future plans for this PDA must integrate this property into the use of the larger parcel. Redevelopment of the site shall adhere to the





An Organization of Manufactured Home Park Residents

following policies: A. Any land use change of this site from the manufactured home park to another use must include the entire manufactured home park and the single-family residence at 1586 County Road J. B. Any change in the use of the single-family property, unless incorporated into the existing manufactured home park, must occur with redevelopment of the manufactured home park. C. The number of direct access points to County Road J shall be minimized. D. Trail connections providing access to the Rice Creek North Regional Trail Corridor shall be provided as part of the redevelopment plan. E. Redevelopment of the site must expand housing opportunities and choices within the community. F. Redevelopment of this site must provide affordable and workforce housing that results in a no-net loss of affordable units. G. A mixed use development consisting of residential, office and commercial is suitable for this property provided residential is the primary land use. Vertical mixed use is preferred. Office and commercial uses shall: Be oriented towards County Road J and Lexington Avenue Visually integrated into the development Include smaller scale uses that serve the nearby residential neighborhoods Provide buffer between the roadways and residential uses. Automobile related uses, such as a fuel station, convenience store, auto-repair shop, automotive sales are not suitable for this property" (4-39, 41). We would normally see any language that hints at the possibility of redevelopment of manufactured home communities as negative, but the above language does a good job of stating contingencies for any redevelopment, which in effect would preserve the community.

"Since this park was established over 40 years ago, the City is concerned about the age of the housing units and infrastructure, including common facilities and the neighborhood quality. While the City is not aware of any significant issues or deficiencies in the park, proactive measures should be taken to ensure the housing in this neighborhood continues to meet the resident needs" (7-158).

<u>Identifies funding sources to support manufactured housing</u> – Comprehensive Plan language describes funding sources that can be used to improve manufactured housing.

Examples of funding sources to support manufactured housing from Shoreview's 2040 Comprehensive Plan Draft:

See Below

<u>Connects improvement strategies to funding</u> – Comprehensive Plan language describes both clear strategies to improve manufactured housing and identifies funding sources that can be applied towards them.

Examples connecting strategies to funding from Shoreview's 2040 Comprehensive Plan Draft:

"Recognizing this, the City has taken steps to help lower-income homeowners repair and renovate their homes so they can continue to live in them affordably by establishing a home improvement loan program and partnership with non-profit housing organizations. There are several ways in which the City can build upon this foundation to further support the preservation of non-subsidized, "naturally occurring" affordable housing. Recommendations included providing financial assistance, property acquisition, relocation assistance, eviction protections, tax incentives and zoning" (7-159, 160).





An Organization of Manufactured Home Park Residents

"Facilitate discussion with the manufactured housing park owner and park residents to identify community and housing needs. Explore potential resources that may provide assistance where needed" (7-160).

Shoreview's 2040 Comprehensive Plan draft can identify and expand on additional strategies to support manufactured housing, identify more specific funding sources to support manufactured housing, and connect additional improvement strategies to funding.

If your City has additional ways that it supports manufactured housing that are not clearly mentioned, we encourage you to address them explicitly in your updated Comprehensive Plan draft.

Based on our analysis, we would like to make the following specific recommendations:

- Fill vacancies in manufactured housing communities.
- Create additional protective land use and zoning designations for manufactured home communities.
- Incentivize the current owners of manufactured housing communities to sell to residents by creating incentives to do so, which could include forgiving back-taxes, utilities, or providing tax breaks if it is sold to a non-profit with the intention of creating a resident-owned community. Creation of a resident ownership-structure can help reduce tensions between residents and management, provide incentives for residents to get even more involved in supporting the well-being of their community, and ensure that manufactured housing communities remain a valuable affordable housing resource.

In general, it would help to reflect on the following key points regarding the value of manufactured housing and to address them in your updated comprehensive plan language:

- Manufactured housing is unsubsidized affordable housing.
- Manufactured housing provides more affordable housing in Minnesota than any other form of affordable housing.
- Manufactured housing is valuable to local businesses because it provides workforce housing.
- Manufactured housing provides owner-occupied housing.
- Manufactured housing provides housing to seniors, youth, and low-income individuals, enabling them to stay in a neighborhood and community they value.
- Modern construction of manufactured housing is more cost-effective, generates less waste, is more energy efficient, and more timely than site-built housing.
- Manufactured housing communities are more stable than terms like "mobile homes" or "trailers" suggest, and homes often stay in place and are used like any other type of residence for many years.
- Many issues can be resolved through the creation of a resident-owned community, which incentivizes residents to invest in their park.





An Organization of Manufactured Home Park Residents

We encourage you use the 2018 update process as an opportunity to incorporate positive language towards manufactured housing into your City's 2040 Comprehensive Plan. Doing so does not need to be overly complicated. Start by identifying manufactured housing as an affordable housing resource, describe tangible ways that it can be improved, and identify funding opportunities that support these methods.

We encourage you to contact us when you are working on issues related to manufactured housing. We can help you engage with residents and resolve problems with satisfactory outcomes for all parties. Thank you.

Sincerely,

Owen Hawkins

Program Associate

Dave Anderson Sexecutive Director

5



Agency Comments



June 22, 2018

Kathleen Castle City Planner City of Shoreview

RE: Agency Response to 2040 Comprehensive Plan Update

Dear Kathleen,

Thank you for providing a draft of the City of Shoreview's 2040 Comprehensive Plan to Arden Hills for comments. The City of Arden Hills offers the following comment:

 The plan identifies several Policy Development Areas that present opportunities for development or redevelopment along the east side of the Lexington Avenue corridor. If requested, the City of Arden Hills is willing to work with Shoreview on any public infrastructure coordination that may be required to facilitate these development opportunities.

If you have any questions, please contact me at 651-792-7822.

Sincerely,

Matthew Bachler

City Planner

CC: Dave Perrault, City Administrator



August 10, 2018

Kathleen Castle City of Shoreview 4600 Victoria St. N Shoreview, MN 55126

Re: 2040 Shoreview Comprehensive Plan Comments

Dear Ms. Castle,

The Rice Creek Watershed District (RCWD) has reviewed the City of Shoreview's draft 2040 Comprehensive Plan, received on June 12, 2018. The RCWD offers the following comments below:

- Chapter 9D Surface Water Management: RCWD approved the City's Surface Water Management Plan (SWMP) on August 8, 2018. Please ensure the City revises Chapter 9D Surface Water Management of the 2040 Comprehensive Plan to include the final version of the City's SWMP that was approved by the watershed districts.
- 2. Chapter 11, page 8, Wetlands, Inventory: RCWD recommends updating this section. For example, the City's SWMP and associated maps have already been updated and the NWI has been updated since 1995.
- 3. Chapter 11, page 8, Existing Regulations & Programs:
 - a. First sentence: RCWD recommends capitalizing "act."
 - b. Last paragraph: Please remove the following sentence: "In addition, when a residential structure is close to a wetland, property owners may covertly alter or fill wetland areas to create a larger usable yard."
- 4. Chapter 11, page 10, Surface Water Management Plan: Recommend updating information in this section. The latest SWMP has been submitted to and approved by the RCWD.
- 5. Chapter 11, page 10, Direct Stormwater Discharge, Illegal Dumping: Recommend revising the following statement to clarify that the listed materials are prohibited: "Dumping may include trash, litter, tires, yard waste, or waste oil."

The RCWD appreciates the opportunity to comment on the City's Comprehensive Plan and looks forward to collaboration in the future. Please contact me with any questions at 763-398-3078 or lsampedro@ricecreek.org.

Sincerely,

Lauren Sampedro District Technician

Rice Creek Watershed District

Nolan W. Wall, AICP
Planning/Community Development Director

651.204.6027 Phone 651.204.6100 Fax nolan.wall@cityvadnaisheights.com



The City of Vadnais Heights 800 East County Road E Vadnais Heights, MN 55127

July 24, 2018

City of Shoreview ATTN: Kathleen Castle, City Planner Via Email: kcastle@shoreviewmn.gov

RE: Affected Jurisdiction Review

DRAFT Destination Shoreview 2040

Dear Ms. Castle:

Please accept these comments on behalf of the City of Vadnais Heights in accordance with the required review process by affected jurisdictions, per the Metropolitan Council. Congratulations on assembling an exceptional planning document and facilitating an inclusive planning process in your community. The City does not have any formal comments that we feel are necessary to address in the Final Plan.

However, both of our communities have identified a potential trail along Rice Street north of I-694 to the Hodgson/Gramsie area. The City of Vadnais Heights is committed to a collaborative process between our communities, Ramsey County, and other stakeholders to plan for this important future improvement.

Please contact me with any questions at nolan.wall@cityvadnaisheights.com or (651) 204-6027.

Sincerely,

The City of Vadnais Heights

Nolan Wall, AICP

Planning/Community Development Director

From: Yonke, Scott < scott.yonke@co.ramsey.mn.us >

Date: Wed, Sep 26, 2018 at 3:48 PM

Subject: RE: Comprehensive Plan and meeting To: Kathleen Castle < kcastle@shoreviewmn.gov >

Cc: McCabe, Mark < Mark.McCabe@co.ramsey.mn.us >, Ackmann, Sara < sara.ackmann@co.ramsey.mn.us >, Schwerm, Terry

<tschwerm@shoreviewmn.gov>

Hi Kathleen,

This one slipped by me. I'm not sure if you got other comments back from the County on this one.

Ramsey County Parks does not agree with the proposed PDA (zoning land-use change) for Island Lake Golf Course. There has been no discussion with the County regarding this change, and how it could, or may affect Island Lake Golf Course in the future. Switching to a different land-use change rather than park or open space for the golf course will likely impact future golf, and or park/recreational improvements at Island Lake Golf Course. Additionally, some of the policies indicated on 4-43, and 4-44, would likely create potential hardships for future golf/park and recreational development as well.

Also, there is some language that needs to be corrected as it relates to Island Lake Golf Course. I understand the City may see there may be a potential redevelopment opportunity for the golf course for residential/commercial due to changing trends, but Ramsey County Parks and Recreation does not have any current plans to repurpose the course or club house at Island Lake Golf Course. Another component that has not been addressed is the no-net loss of parkland as a requirement by the Ramsey County Home Rule Charter for potential replacement of parkland.

I know it is past the Sept 4th time, but I don't think you have approved the City comp plan yet. I do think we need to meet to go over the proposed zoning change, policies, and discuss how it may affect the course in the future. Please feel free to contact me with any questions you may have.

Scott Yonke, PLA | Director of Planning and Development Ramsey County Parks and Recreation Department 2015 Van Dyke Street Maplewood, MN 55109-3796 DD: 651-363-3786 www.co.ramsey.mn.us Shoreview City Hall 4600 North Victoria, Shoreview, MN 55126

Kathleen Castle,

As members of the <u>Saint Paul-Ramsey County Food and Nutrition Commission</u>, we are writing today to contribute comments and suggestions to the Shoreview comprehensive plan.

As you may know, the <u>Saint Paul - Ramsey County Food and Nutrition Commission</u> is a forum for public and private stakeholders to assess how local food systems are operating and suggest policies, share information, and plan for increased access to safe, affordable, nutritious foods.

We would like to recognize your inclusion of creating an integrated system of transportation and walkways to food stores. Through the USDA Food Access Atlas we see this is especially important because the southern part of the city has low vehicle access - meaning more than 100 households have no access to a vehicle and are more than ½ mile from the nearest supermarket.

In addition to the goals outlined the draft, we would like to suggest that you add the following:

- Support innovative practices such as mobile food markets and mobile food pantries/food shelves that can bring food closer to underserved community members.
- Undertake a systematic assessment of the bicycle and pedestrian access to the front door and bicycle parking.

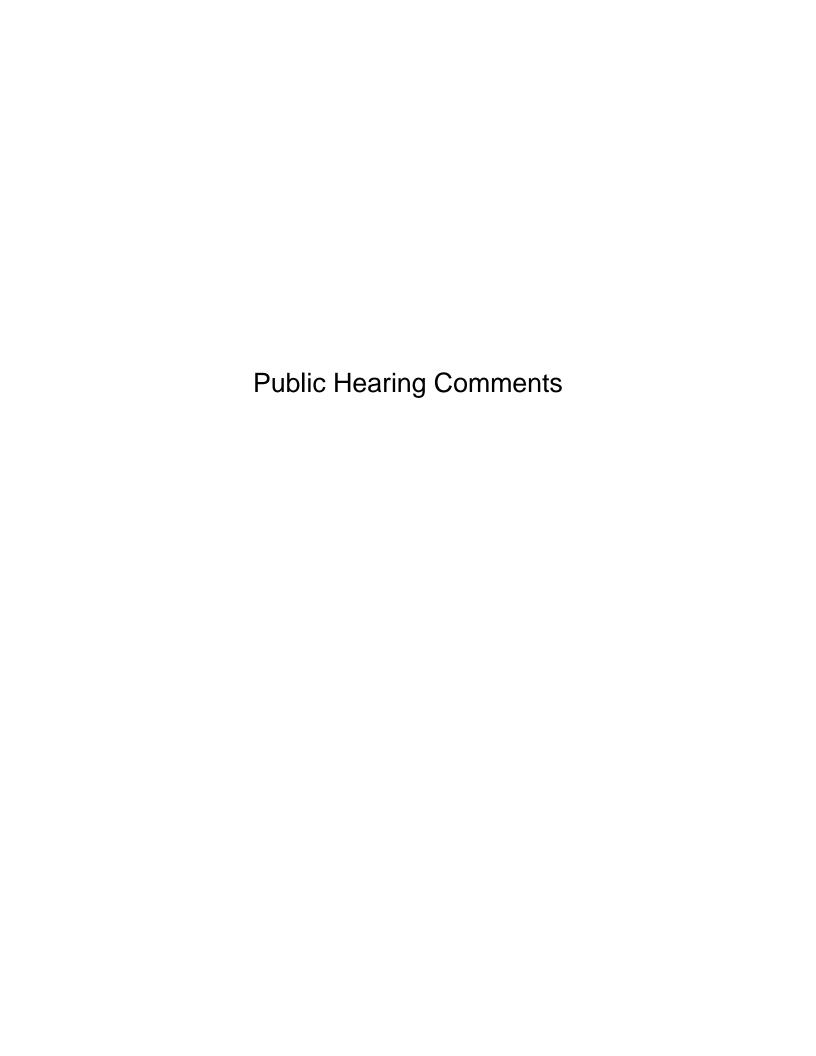
Please look at the following documents so that you can include healthy food access as a necessary component of your plan:

- http://mnfoodcharter.com/resources/
- http://publichealthlawcenter.org/sites/default/files/resources/PHLC_Hunger_Relief_2018.pdf

We hope you will consider these additions, as the inclusion of healthy food access in long-term planning and policy initiatives at local and regional levels can create healthy food environments and a robust food infrastructure. These efforts can go a long way in reducing rates of preventable diseases, improving health, fostering community and economic development, and achieving equity for everyone. We look forward to serving as a resource, working together to improve the food environment in Shoreview. Please don't hesitate to contact us for further assistance.

Very Sincerely,

Karen Fangman & Ajeet Yadav Co-Chairs, Saint Paul-Ramsey County Food Nutrition Commission





Kathleen Castle <kcastle@shoreviewmn.gov>

PDA#11 Comment

Thu, Oct 18, 2018 at 10:42 AM

Dear Ms. Castle and the Shoreview Planning Commission:

Re: Policy Development Area #11, Gramsie/Hodgson/Rice Street; West Side - the Vacant Lot.

Thank you for the opportunity to comment and for the mailing indicating the proposed Land Use Designations.

I disagree with the proposed Office designation for the west side site. My main concern is traffic generated from office tenants/visitors. Currently, access to the north and east from Virginia Avenue is problematic during peak traffic times. I envision this to be worse with more residents/occupants using this same access point. Another concern is an increase of traffic through the adjoining neighborhood (Virginia /Demar) during the rush hours in an effort to avoid congestion on Hodgson and to exit onto northbound Hodgson. A particular concern will be increased traffic before/after school. Virginia Avenue is curved with reduced visibility around the curves. After school many of the elementary-aged neighborhood children play, skate, and ride bikes in the street. Before school they are on the corners waiting for the buses. I believe it will be dangerous to allow a development that will contribute to an increase of traffic through the neighborhood. My opinion is that additional residential and office individuals will create even more of a traffic hazard.

I do understand how the Planning Commission came up with the RH, RM and O designation based on the proximity of this property to commercial and high density residential land uses, frontage on an arterial and the availability of transit. I think on paper or from an aerial view, this seems logical. An increase in foot traffic to the adjoining commercial site and an increase in ridership on the bus are also commendable reasons for the designations. However, from a practical, onthe-ground point-of-view I must disagree. While the vacant lot does border an arterial road (Hodgson), realistic and safe access to that road is problematic.

Before penalizing the existing neighborhood to an irreversible decision (at least irreversible once the site is developed) I ask the Planning Commission to reconsider the proposed Land Use Designations. I also ask that each of you actually drive the neighborhood during rush hour. Experience how the congestion of traffic on Gramsie and Hodgson does not permit safe entry/exit.

Thank you for your consideration.

Barbara Westgard

3990 Virginia Avenue

Shoreview, MN 55126

651-486-6441



Kathleen Castle <kcastle@shoreviewmn.gov>

Comprehensive Plan- Area #11

2 messages

pat maietta <pat.maietta@comcast.net> Reply-To: pat maietta <pat.maietta@comcast.net> To: kcastle@shoreviewmn.gov

Thu, Oct 18, 2018 at 11:18 AM

I just want to personally thank you, as the City Planner, and the Shoreview City Council, for truly considering and responding so positive to the our concerns and those of our neighbors. I am very happy with the Comprehensive Plan that you have proposed for PDA #11 and I thank you for your letter of October 8th. By elimination MU, Mixed Use designation and further limiting the RH, High Density designation to 15 units per acre, should satisfy everyone at this time.

Again, thank you for your time and efforts.

Pat Maietta,

President of Shoreview Estates Homeowners Association

Kathleen Castle < kcastle@shoreviewmn.gov> To: pat.maietta@comcast.net

Thu, Oct 18, 2018 at 3:46 PM

Thank you for your comment. These will be forwarded to the Planning Commission with their agenda packet which will be available tomorrow online at https://www.shoreviewmn.gov/government/committees-and-commissions/planningcommission/planning-commission-agendas-and-minutes/-folder-1219.

We appreciate your participation in this process.

Kathleen Castle City Planner City of Shoreview 651-490-4682 kcastle@shoreviewmn.gov

[Quoted text hidden]

New Life Evangelical Lutheran Church 180 County Road F Shoreview, MN 55126



October 18th, 2018

Ms. Kathleen Castle City Planner 4600 N. Victoria Street Shoreview, MN 55126

Dear Ms. Castle:

Thank you for notifying us of the Comprehensive Plan Update and for the opportunity to review and provide comment. We appreciate the City of Shoreview being proactive with preserving and protecting our community.

Regarding the proposals for 180 County Road F, we at New Life Evangelical Lutheran Church have what we believe to be minor comments on Policies A and C. New Life considers itself an asset to the community, offering services to the benefit of Shoreview residents and improving the health of the area. As such, we desire to retain capabilities to further improve our property. Some of the proposed changes in the Comprehensive Plan risk our ability to accomplish this.

Policy A states that medium-density residential development is a suitable infill use on this property. It is our understanding that this statement is not excluding institutional infill. However, we would not want it to be construed as such. So we would prefer that it be reworded to explicitly call out that both institutional and medium-density residential developments are suitable infill use.

Policy C states that topography limitations will be taken into consideration, and that development that requires significant grade changes will not be supported. We believe that this policy is too restricting and is not needed. Also, the term significant grade change is vague and open to interpretation. Since any new construction would need to be approved by the city, it would be reviewed at the time, making this policy unnecessary. But if this policy needs to remain, then we propose replacing the limiting verbiage of significant grade changes "will not be supported" with "will be thoroughly reviewed." While we do not have any current development plans, we would like some flexibility for any future plans.

Thank you for considering our requests.

God's Blessings,

Glen Davidson Property Director New Life Evangelical Lutheran Church

Shoreview Council.

Quite frankly, I don't think you care about your resident home owners in the least. I don't live in Shoreview, but happened to view this Destination Shoreview 2040 at another home. I do know those who do live there and are not very happy with the direction Shoreview has taken with some serious choices. When you allowed that monstrosity up on 694 & Rice Street, as a product of your Comprehensive planning. Ugly beyond words, jammed with town houses and no room for any of it on that corner and simply ruining it for 'your' Shoreview inhabitants who live on the private street behind and to now, have to deal with what comes from it. Shame on you. Can't think of a soul who I may come in contact with that doesn't comment on what on earth were they thinking. 'The' tiniest corner and look what was put there. The traffic will be beyond words and now, add your new comprehensive planning. What do you think Rice Street is, a four lane freeway? I thank God I live somewhere else who has a City Council that can think about the impact of something this outlandish. As the gentleman involved behind that freak building on 694 and Rice said, people in the top floor will have the most magnificent view. Of the freeway???? Another comprehensive thinking giant at work.

The people who live out in our areas don't care to live with <u>downtown buildings</u> <u>all around them</u>. You are turning Suburban life style into high rise corners for what purpose? Let your residents know what the purpose is because they moved out to suburban life not to be in over-powered by corners of high rise buildings. You are taking their life style away from them.

The 'Ugly' on 694 and Rice has destroyed the life of people who live behind 'it'. You didn't care at all what it did to them. One comment to an older gentleman who hoped to live his life there....... Why don't you just sell and move. What a terrible thing to say to someone. The building is beyond ugly, and town houses on a postage stamp area. Did I say shame on you. Let me say it again, shame on you.

Would you read at the meeting????

Comments / Suggestions

During the public hearing on 10/23/18 it was mentioned that appropriate notifications about the hearing were sent to the public. I disagree with this. My husband and I both filled out surveys and emailed comments to the city planner in Fall 2017. The city planner mentioned anyone who gave prior feedback was notified of the meeting. Neither of us were notified about the meeting. We do not reside in a PDA but do live close to a few. However, I don't believe residents should have to reside in a PDA or within a certain amount of feet to receive notification. Any potential changes can effect all residents no matter how close they live to a PDA. I think every resident of Shoreview should receive a mailer about the meetings. Not everyone reads the paper or has to access to the internet. I luckily saw a Facebook post about the hearing on the cities page. Without that, I wouldn't have known about it. The city planner also mentioned various speakers and focus groups, I had no idea those had taken place as I also never received notification on those. It's important for all residents to be fully informed about opportunities to voice concerns and learn about potential changes to their city.

This form was created inside of Shoreviewmn.gov.

Google Forms

Comments / Suggestions

Figure 4.2.a - Stages of Development within Urban Service Area (page 30) - What details can you share on what appears in the table to be a reduction of approximately 32 acres of parks/recreation land in Shoreview by 2025? Are there specifics on which parks/recreation areas will be impacted, and specifics of how those 32 acres will be used?

I referred to Chapter 10 (Parks and Open Space) and did not see any specific reference to a reduction in parks/recreation land use.

Dave Engel daveengel1@gmail.com

This form was created inside of Shoreviewmn.gov.

Google Forms

Dear Shoreview Planning Commissioners Doan, Solomonson, Peterson, Anderson, Riechers, Wolfe and Yarusso:

While we were not able to attend the Public Hearing on October 23 as we were out of the country, we have been involved in Destination Shoreview 2040 since this past June when our neighborhood became aware of the proposed land use designations changes found in PDA 16-YMCA and Island Lake Golf Course. We watched the video of the Public Hearing a few times, and have received information and clarifications from City Planner Castle. Our statements on PDA 16 and a map of the area are attached.

As we were watching the video, these comments by Commissioners brought our attention to the fact that there are numerous ambiguous terms and conflicting statements in the PDA 16 language: "What if..." "Demystify the language..." "Alternative language..." "Unintended consequence". The attached draft plan and the discussion at the public hearing do not appear to comprehensively address the issues that Mixed Use imposes on the YMCA and Ramsey County Golf Course property. We continue to oppose Mixed Use for all of a multitude of reasons stated in comments found in Appendix IV. We know from a reliable source that a developer is already in the wings so we question, along with some commissioners, whether Mixed Use will be seen as a "For Sale" sign by this or future developers. If you do not drop the Mixed Use designation, we do ask that you carefully read our attached annotated PDA 16 and attempt to tighten up the language so the next generation of Shoreview leaders will be clear on your intentions. Those leaders will not be asking "What if..." that results in "Unintended consequences" for Shoreview residents. You need to "Demystify the language" and replace it with "Alternative language" that is more precise and less ambiguous. We would appreciate a response to our comments and questions at the Public Hearing on November 27, 2018.

We appreciate all of your time and efforts to make this the best document possible that has the best interests of Shoreview residents in mind for the next twenty years.

Mary Pour Klinkhammer Roger Klinkhammer

Mary Lou and Roger Klinkhammer 1015 Island Lake Avenue

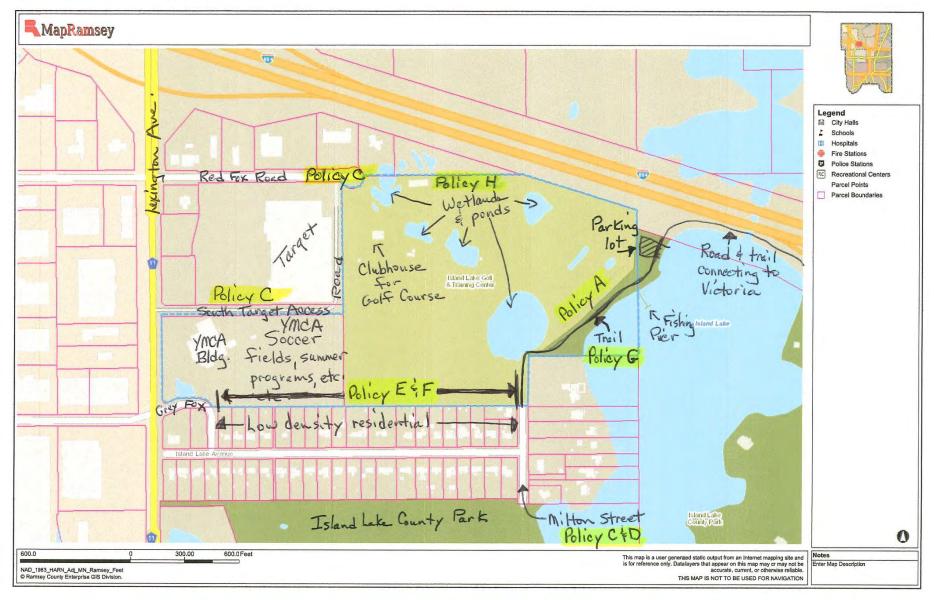
Shoreview, MN 55126

Attachments:

PDA 16-YMCA/Island Lake Golf Couse Policies

PDA 16 Map

Shoreview Proposed PDA 16



Polices

Shoreview Stricken Text-Proposed for deletion Klinkhammer Highlighted-Attention

Shoreview Red Text-Proposed for addition Klinkhammer Bold Italics- Our comments

The designated land use for this property is INST, Institutional, P, Park, and MU, Mixed Use. Mixed Use includes low, medium, and high density residential, professional offices, daycare centers, medical or dental clinics, commercial offices, research/development businesses, light manufacturing, and warehousing. Are all of these options available to a developer in PDA 16? Interestingly, only residential, commercial and office are mentioned in this document. The comments and discussion by the Planning Commissioners at the Public Hearing focused on residential to the point that one might believe only residential designations were being considered. One commissioner even asked if MU was still in the draft, which was a thoughtful question in light of the discussion. The INST and P designations account for the existing YMCA and Golf Course. The intent of this designation is to provide an area where a mixture of uses can be developed which are designed to complement one another, respect the character of the area, including the natural environment and address community needs. It is anticipated that the YMCA would remain and some features of the golf course, such as the clubhouse may be repurposed for a different use. What might some of these different uses be in light of the size, location, and construction of the clubhouse? Would this repurposing be done by the Island Lake Golf Course, Ramsey County Parks and Rec or a possible future developer? The following policies apply to the development of these properties:

- A. The eastern portion of the property adjacent to the existing Island Lake County Park and Island Lake shall be preserved for park and open space. Are there any guidelines to identify this "eastern portion"? How large a space "shall" be preserved? Where will the boundary be placed defining the property line preserving "the existing Island Lake County Park and Island Lake"? Will it include the existing trail? Will the existing trail adjoining Milton Street be replaced with an extension of Milton Street into a new development?
- B. Development shall provide a transition of land uses with those that are of a higher intensity or density closer to 1694 and the commercial properties, then decreased intensity and density adjacent to the existing single-family residential neighborhood to the south. Building that are adjacent to this residential neighborhood shall be residential in character and size.
- Red Fox Road and current south Target access road. Milton Street abuts the south side of the County property and could potentially be used for access. If access is proposed, it shall serve only low density residential land uses. Milton Street and Island Lake Avenue, dead end streets, do not have any sidewalks so the road serves not only vehicles from 51 homes but it is also shared with bikers and walkers from the neighborhood, YMCA and local businesses. We obviously have a safety concern. It seems to make more sense to disperse the traffic and have the south Target access and Red Fox Road serve all development in PDA 16. IF Milton Street is opened into a development, we question how long it would be before the road is extended beyond the low density residential land uses.

Page 2 of 2

- D. A traffic study will be required to address traffic impacts on Lexington Avenue and at the Lexington Avenue/South Target Access drive and Lexington Avenue/Red Fox Road intersections. This study shall also address traffic impacts on Milton Street and Island Lake Avenue and the Lexington Avenue intersection if a connection to Milton Street is proposed. (See my comments for Policy C.)
- E. Impacts of the proposed development need to be considered as part of any redevelopment plan and landscape screening or buffering may be required to protect existing residential land uses. There seems to be a conflict between this and Policy F. Will the "existing residential land uses" be screened by landscape and buffering OR will low or medium density housing be placed next to them?

 Obviously, our neighborhood would prefer low density housing.
- F. The desired land use immediately east of the existing YMCA facilities and immediately north of the existing low density Island Lake neighborhood is low or medium density residential with a preference of low or medium density residential. High density residential may be considered provide the development incorporates high quality design, common space and retains a significant landscape buffer near the low density residential neighborhood. If the existing YMCA building is removed or repurposed, a mixture of uses may be appropriated (appropriate?) including office, commercial, high and medium density residential. While the current Shoreview staff, mayor, commissioners and council members indicate the "desired land use" be low and medium density residential, the unintended consequence of using the ambiguous term "desire" could be that Shoreview's next generation of leadership allows warehouses adjoining our single family home because of the Mixed Use land designation. Even the deleted sentence in Policy B uses the word "shall" when referring to placing residential buildings next to our residential neighborhood.
- G. Any proposed redevelopment plan shall address pedestrian connections to the existing trail system, Island Lake County Park and the nearby commercial land uses. A public trail system along the lakeshore of Island Lake should be explored with any redevelopment plan. There seems to be a conflict between the words "shall" and "should be explored". As evidenced in Appendix IV, thirty one people submitted comments specifically supporting the existing trail system along the lakeshore. An overwhelming number of people responding to the Destination Shoreview 2040 Survey #1 also supported Parks and Recreation in Shoreview. On the question: "What do you value about living and working in the City of Shoreview?", Parks and Recreation ranked at the top of all values listed with 113 of 211 responses. Parks and Recreation ranked at the top of folks favorite things about Shoreview. Parks and Recreation tied with Quality Schools at the top of the list of importance in terms of future development.
- H. Redevelopment of the site shall be sensitive to the wetlands and lakeshore environment by establishing a protection zone and/or implementing mitigation techniques to reduce the development's impact on the wetland area and lake. We are very supportive of this policy since Shoreview's natural environment is why many of us live here and what we value the most about our community.
- I. Redevelopment may be permitted on phases with an approved long-term phasing plan.



Kathleen Castle <kcastle@shoreviewmn.gov>

Hey 96 zoning options

1 message

PDA#7

Lance Hill Lance Hill lance Hill lance Hill lancehill@comcast.net>

Wed, Nov 14, 2018 at 1:23 PM

HI Kathleen,

Thanks for taking the time to visit this afternoon. I'd just like to encourage the inclusion of the 'cottage commercial' designation for our unique properties on the south side of 96. While the traffic and noise can be detriments to traditional 'residential', the option to blend the specialty commercial piece into the mix would be a natural transitional option to be able to implement in my experience.

Thanks again, Lance Hill 710 Why 96 West 651-470-5797



Kathleen Castle <kcastle@shoreviewmn.gov>

zoning part 2

1 message

Lance Hill <lancehill@comcast.net>
To: kcastle@shoreviewmn.gov

Wed, Nov 14, 2018 at 1:35 PM

Hi Again,

I also would be in favor of 'mixed use' as I remember it being proposed (20)? years ago. With the advent of AirBnB and other platforms, or some variation of more dense residential. Thinking of the needs of local headquarters too, Land o'Lakes, Boston, et el.

Lance

Public Comments
City Council Meeting
December 17, 2018



Kathleen Castle < kcastle@shoreviewmn.gov>

Clarification: Destination Shoreview 2040 PDA 16-Option 2-Policy A

mlklinkhammer@aol.com <mlklinkhammer@aol.com>

Thu, Nov 29, 2018 at 11:49 AM

To: kcastle@shoreviewmn.gov

Cc: jdoan@shoreviewmn.gov, kpeterson@shoreviewmn.gov, smartin@shoreviewmn.gov, mandlmorse@comcast.net, rolfandirisoliver@gmail.com, karicomnick@comcast.net, C.morlock@comcast.net, gopherfan13@yahoo.com

Hi Kathleen-

Before putting away my files, I need to bring this to your attention. I am also copying a few others in case they want to weigh in on this policy statement.

In PDA 16, Option 2, it is stated:

"Policy A. While this area has a designated land use of MU, industrial uses will not be permitted." Does "industrial uses" relate to zoning or land use designation? What specifically will not be permitted?

Destination Shoreview 2040 Chapter 4-Land Use, Page 4 defines MU as an "Integration of a variety of uses including residential (R), commercial (C), office (O) and business park (BPK)." Light Industrial (LT) is not included in MU but is listed as a separate category. BPK includes: Offices, research/development, light manufacturing, and warehousing. The only difference between BPK and LT is that "showrooms" and "storage" are included in LT but not in BPK. Does this policy mean that all uses in BPK are allowed except "showrooms" and "storage" found in LT? Or-does it mean that *none* of the uses in LT will be permitted?

I strongly feel that there needs to be a clarification of this policy before it goes to the City Council. I can understand why this wasn't thoroughly discussed in light of it being added shortly before the meeting and the Planning Commissioners had been meeting for almost *four* hours. For very obvious reasons, we would prefer that "Business Park Land Designation Uses will not be permitted" replace "industrial uses will not be permitted". The "office" designation in BPK is already allowed in the Office and Commercial land use designations. However, this recommended change would eliminate light manufacturing, warehousing and research/development that seem to be industrial uses. The reason I'm making a *big deal* of this policy is that it is a *big deal* to our neighborhood and future generations.

When will the revisions suggested by the Commissioners at the meeting on Tuesday be available to the public? Thank you for your continuing responses Kathleen.

Mary Lou and Roger Klinkhammer

Re: "Destination Shoreview 2040" - Comprehensive Plan: PDA #16

1. PDA #16 has stated in various versions: "the City believes there may be development pressure . . . due to changing conditions in the golf course industry," and, "changes may be needed to respond to changing conditions in the market place and other options could be considered for this land."

This claim has been proved specious. Initial reports from the Ramsey County Parks and Recreation Department golf course review confirm that Island Lake County Golf Course remains a profitable, top-quality county golf course and even recommends renewal of its lease in the future.

Accordingly, not only should the above language in the Comprehensive Plan be deleted, but the invalid premises behind it revoked. The fact that there is a recommendation from the county for a renewal of the golf course lease for years to come as well as the fact that a Parks and Rec. Dept. "park redesign" alternative is included in the 2018 Department Comprehensive Plan, makes any application of MU to this property moot. Indeed, the MU proposal for this property creates unnecessary complications for the county, as noted in a formal letter from the Ramsey County Parks and Recreation Department opposing the MU land use designation.

- 2. The use of "No Net Loss" as an argument for "protecting" the park property is completely hollow. Despite the widespread misunderstanding of the Ramsey County "Home Rule Charter" policy regarding "no net loss" of parkland property which was evident at the October 23rd Planning Commission meeting, it is abundantly clear that this policy provides no protection whatsoever for the Island Lake County Golf Course property. As was finally discerned at the said meeting, the county is under no obligation whatsoever to offset any loss of the golf course property with a property of equal or greater value in Shoreview. That the revised version of the Comprehensive plan continues to imply the opposite, namely, that the County Board would "be required to adopt a policy providing for the no net loss of park ..." is not only misleading but highly inappropriate and should be deleted. At the same time, the city has no way, either, to guarantee the preservation of any portion of the parkland.
- 3. Though perhaps well intended, the argument that applying the MU designation to the parkland property is a necessary means to protect it against any and all unwelcome development options is flawed. As the revised Comprehensive Plan itself states, "Prior to the sale, lease or disposal of any County park property, the County Board is required to provide notice to the municipality and nearby property owners and hold a public hearing."

In other words, the first line of defense for the parkland is not the city but the county. Consider: if a handful of local citizens could trigger written objections to PDA #16 from well over a hundred people in just a couple of weeks without much social media presence or even letters to the editor of local papers but using only "word of mouth" and a limited number of fliers in a very limited geographical area (responses - 100% in opposition to MU - are included in the Public Comment section of the draft chapters), how much larger a response could be generated were the loss of the parkland to become an issue for the entirety of Ramsey County, including not only concerned citizens but multiple agencies with environmental missions?

Why should the Planning Commission or City Council "take the hit" for opening what could be a long-regretted Pandora's Box of problems? It is highly likely, in any case, that area residents would mount persistent opposition to whatever development plans arose from whatever source, as indicated by the responses already provided.

4. While recognizing and even sympathizing with the city's need to explore possibilities for increased residential density and new tax revenue, PDA #16 ends up being less about either thoughtful management or preservation of an exceptional local amenity than about providing a road map for developers regarding what the city would permit, but with details and implications not well thought-out. Future city staff, commission, and council members might well interpret and apply proposed guidelines in ways entirely unintended. Why not focus instead on more positive options, with or without the golf course, for cultivating this parkland, e.g. in a partnership between the county, city, citizens and local corporations as a premier asset for Shoreview? (For examples, see the previously submitted "New Park Vision" and other submissions.)

The many downsides of the MU land use designation have been clearly identified, ranging from parkland loss, to traffic messes, to loss of public trails, to damaged neighborhoods. Why not take a step towards restoring citizens' faith in city government by heeding their concerns, eliminating PDA #16 from the Comprehensive Plan, and keeping Shoreview a place committed to high quality living in a healthy environment?

Merrill Morse
1016 Island Lake Avenue
Shoreview, MN 55126