Bruce Snyder <brucejsnyder@gmail.com>
September 8, 2015 2:24 PM
To: jmoses@duluthmn.gov, Jay Fosle <jfosle@duluthmn.gov>
Rezoning of Morgan Park

Planning Commission

Jenn,

I am a concerned home owner in Morgan Park. I am living in the house that I was raised in and my parents built in 1962. I moved out of the neighborhood and repurchased the family home when my parents passed away. The reasons that my parents moved to Morgan Park from Central Hillside was the negative changes occurring in the hillside neighborhood. There was very little rental in Morgan Park when my parents built their home. Community pride was contagious. My sisters attended Cathedral and St. Scholastica. My parents wanted me to attend, however, I chose to go to Morgan Park and they allowed me that choice. Attending a small school opened many opportunities for me.

Aaron Schweiger and partners purchased the Morgan Park School and property without neighborhood meetings regarding his plan. He stated that he purchased the property and that it was a done deal. He also stated that he has solicited bids for the demolition and talking to area trades folks regarding the construction work. The homeowners who live on the side of 88th where these rental properties are being created are very curious as to why the City would spend hours working with other partners on a revitalization plan for Morgan Park and not follow it. A quote from page two of the 2012 plan **"Why was this plan created? We believe that every Duluthian has the right to live in a neighborhood with good housing, good schools, a safe and healthy environment, and economic vitality at the family and the community level. We also believe that people should be engaged in the planning and implementation of projects that make that happen for themselves and their neighbors."** That is what we also believe. The neighbors affected do not want these apartments being built. Housing exists on one side of 90th and there is parking issues already with alternate side parking. Aaron was asked about the parking at the recent Community Club meeting and he said "Good question, I never thought of that. Maybe he would have thought of that if he spoke and cared about the current resident's in our neighborhood.

Aaron was not exactly sure of the plans, however, he said the number of the units have changed a variety of times with 88 two bedrooms and 44 one bedrooms being the current number. According to our City Council Representative, our rentals in Morgan Park exceed the current homeownership number. We need more homeownership opportunities in our neighborhood. According to the Morgan Park Revitalization Plan, new residents are attracted by Morgan Park's light traffic and abundance of open space.

One hundred thirty two units are not needed in this area of Morgan Park. The City is partnering with Agencies to build homeownership opportunities in the hillside due to the abundance of rental properties. Why create this problem in Morgan Park and then have to fix it. If we don't remember our history we are going to repeat it. Let's be proactive and not reactive. Aaron is being reactive in this neighborhood due to his opportunity failures in the Eastern side of town. I request, as a resident of Morgan Park that the zoning remain as is - Residential-Traditional (R-1).

Bruce Snyder
1316 93rd Ave. West
Duluth, MN 55805
218-626-1520

Jennifer Moses

From: Susie <susieborich@hotmail.com>
Sent: Thursday, September 03, 2015 8:51 PM
To: Jennifer Moses
Subject: Concerned about Morgan Park rezoning

Jenn,
I am a concerned home owner in Morgan Park. I have lived at 1231 90th Ave W for 35 years. I, along with many other residents of Morgan Park do not like the plans that Aaron Schweiger has for the Morgan Park site. We will be at the rezoning meeting on Tuesday to express our concerns.
There are too many units (132) for that area.
We need single family homes at market rate in this area. We have enough apartments.
We are concerned about the possibility of section 8 coming in. I know that it is not his plan, but that doesn't guarantee that it won't happen.
The streets surrounding the complexes will need to be widened. There will be over 48 single car garages coming off of just 90th Ave W. Our streets can't handle all the overflow of traffic and parking that it will bring.
What is the next step we need to take to stop this from happening to our neighborhood?

Susan Borich
1231 90th Ave W
Duluth MN 55808
218-626-3783

Contents
- 12 emails, Morgan Park Rezoning
- 1 email, applicant clarification, MU-I Review
- Revised lighting + landscape plan, and improved exterior elevation, MU-N Review

Jennifer Moses

From: Earlene <earlenemartin@hotmail.com>
Sent: Friday, September 04, 2015 12:32 PM
To: Jennifer Moses
Subject: Morgan park school site

My name is Earlene Martin and I have lived at 1331-90th Ave W, across from Morgan Park School since the summer of 1967. I am against the plan for the lots across the street.
1. I think it's too large a project for the site. There is no sure bet it will go over in this part of town.
2. I question the sewer systems ability to handle this many units.
3. Also,snow removal in winters. Where will all the snow go if we have another winter like 2 years ago?
4. Plus parking, a driveway for 18 garages will be put right across the street from my house. Our streets are too narrow for all this traffic and parking issues that will happen if all these apartments fill in.
I have lost faith in the Duluth City Council. They don't seem to care what happens out here. The Rockridge project was stopped. We need to stop this project too.

Sent from my iPad

Jennifer Moses

From: Jennifer Blazejak <jenblazej@gmail.com>
Sent: Friday, September 04, 2015 4:17 PM
To: Jennifer Moses
Subject: Morgan Park zoning

Ms. Moses, Our family has lived in Morgan Park for 34 years. We purchased a home on 90th Ave West 32 years ago. We have always enjoyed the field and school across the street from our home. We are now very concerned about the rezoning plan and future development plans for our neighborhood. We know you did an excellent job for the neighborhoods of Rockridge and Kenwood, and we are asking you to do the same for the homeowners of Morgan Park and our community.
Sincerely, Steve and Jennifer Blazejak, 1211 90th Ave West Morgan Park

Jennifer Moses

From: Steve Samberg <steve.samberg@yahoo.com>
Sent: Friday, September 04, 2015 5:03 PM
To: Jennifer Moses
Subject: Morgan park

Hi , my name is Steve samberg. I live in the house on 1351 90th Ave west with my wife Heidi and my two kids chloe who is 7 and Luke who is 3. Because of work I'm am not able to attend your meetings! But I'd like to voice my opinion! Being that I grew up in Morgan park and am now a home owner on 90th right behind the school! I am strongly against what you guys are trying to do! You preach this Market rate housing.. but let's be honest.. that will not happen with building 132 units or what ever the number is? In time these will be filled with low income housing.. which will attract welfare, drug dealers, drug users ect... which will lower the price of the homes of the hard working people that have worked hard to build this community up again! You probably don't know are care but Morgan park is rich in history and the folks that live here take pride in our neighborhood! After a hail storm in 2013 Morgan park got a nice face lift and helped make this place come back to life! Not only will your low income project will affect our property value but it will affect how we live on a daily basis! Extra traffic, parking, plowing, having to worry about my, house, and family while I'm at work.. because of the people you are going to attract for your units.. All so you can fatten your pockets! Do us all a favor and really think about the lives of the people you're going to affect before you push forward on this project! Which I hope doesn't go through.. because if it does I'll loose friends, family, great neighbors and money on my house when myself and others go to sell! I doubt you'll take the time to read this... so ill make a hard copy for someone to bring to the next meeting!

Sent from Yahoo Mail on Android

Jennifer Moses

From: Alicia Jago <alliejago@aol.com>
Sent: Monday, September 07, 2015 6:29 PM
To: Jennifer Moses
Subject: My concerns with the MP rezoning

Hi Jenn,

I received a letter informing me of the meeting the night of Tuesday, September 8th, regarding the rezoning of the land Morgan Park School is on. I unfortunately cannot attend the meeting due to my work schedule. I decided to email you my concerns/comments on this rezoning.

I do not think the developer needs to build 11 buildings right away. Why not start with a few, see if they fill up, and then continue building? The buildings should start along 88th Ave W, where the school currently is, and not 90th Ave W. Keep the open area as is until it is needed to build more. Why build all these units right away, if they are not guaranteed to fill up?

I live at 1217 90th Ave W and quite close to where one of the entrances could possibly be. Why can't the entrances be along Falcon Street like it has been for the school? Or Hilton Street?

I am okay with building homes in the area, but I am opposed to the amount of possible buildings on this land, when we have not heard of a "waiting list" of people wanting to move to this area. Wouldn't it be better to know 100% that there will be people moving in, instead of just thinking they will? I do not want, nor does Morgan Park need, more low income housing. But what happens when the buildings don't fill up?

The developer stated that the plans could change a few times. What could those changes be? Where the buildings are? How many buildings? The types of buildings?

My concerns might seem minor, but they are questions that I would like answered.

Sincerely,
Alicia Jago

Sent from my iPhone

Jennifer Moses

From: Susie <susieborich@hotmail.com>
Sent: Monday, September 07, 2015 9:29 PM
To: Jennifer Moses
Subject: morgan park site

We are concerned about the project that is proposed on the Morgan Park School site.
We live at 1231 90th Ave W, right behind the school, since 1980.
Have you made a study of the concentration of rentals in the city? Look at the affects is have on our neighborhoods and schools.
The rich east vs. the poor west. You will be and have been adding to the problem every time another apartment building (rental) or HUD housing project goes in. Why are you putting them all out west? I'll tell you why. People out east don't want it. They didn't want Aaron Schweiger out at Rockridge so he pulling out. We have lived out west all my life. It has been a wonderful place to live, but our neighborhoods are changing as the rentals go up. There is more littering, loitering, noise, and crime.

Putting rentals in our neighborhood will not revitalize our neighborhood. We need home owners that take pride in their homes and neighborhood.

Please think about the home owners that will be effected by this project. 132 rental units are too much! Let's be fair. Develop more rentals out east and even out the city.

Rick and Susie Borich
1231 90 Ave W
Duluth MN 55808

Jennifer Moses

From: gggold3144@gmail.com
Sent: Tuesday, September 08, 2015 12:37 AM
To: Jennifer Moses
Cc: susieborich@hotmail.com
Subject: Morgan Park School Development

We live at 1251 90th Avenue West. We live acrossfrom the football field. Here are some of our concerns:

1. We are not in favor of the rezoning.

2. Concerns that the sewer system would not be able to handle all these units. We do not want to get assessed for a new system.

3. Definitely not in favor of having the street coming down Grace. Ridiculous of traffic coming down this residential neighborhood when 88th Avenue West is plenty wide and capable of handling all the traffic.

4. Parking issues arose whenever there were football games. We don't need any more parking problems out here. It was hard enough to get in and out of our driveway with excess vehicles parked on the street.

5. We are very concerned about our property values going down with this new development.

6. Very concerned about the crime rate going up. Falcon St. to Idaho Street from 90th Avenue West to 93rd Avenue West I believe has been very low with crime. We want to keep it that way.

Lynn and Don Jones

Jennifer Moses

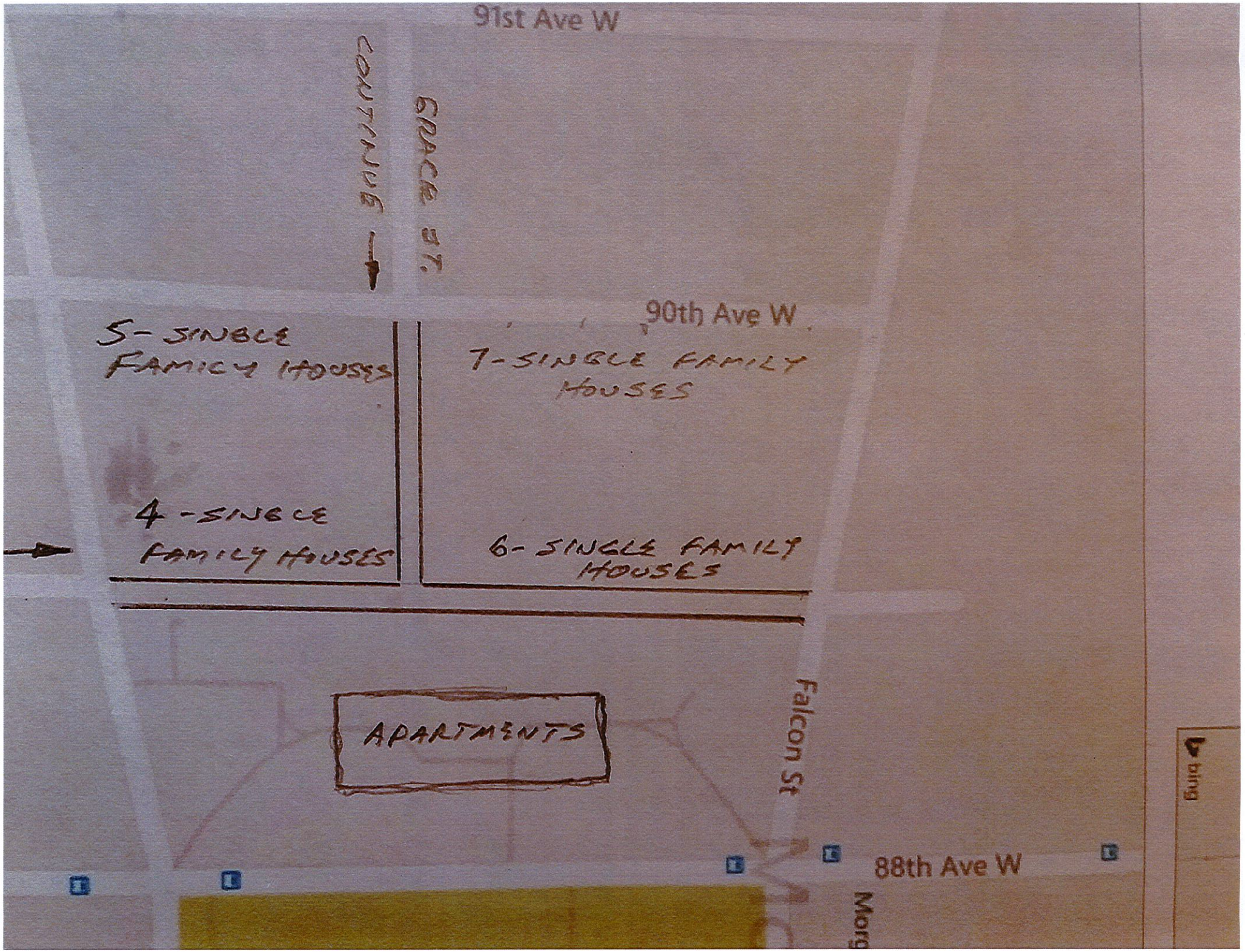
From: Tim Jago <tjago@meglobal.com>
Sent: Tuesday, September 08, 2015 3:22 AM
To: Jennifer Moses
Subject: Morgan Park Proposal
Attachments: Morgan Park Proposal alt. plan.pdf

Jenn,

My name is Tim Jago and I have lived in the Smithville, Morgan Park area my entire life. I attended Morgan Park High School Grades 7-12. The attached pdf is an alternate proposal to having several apartment buildings which would be in keeping with the current neighborhood.

Thank You,

Tim


91st Ave W
COURTNAVE
GRACE ST.
90th Ave W
5- SINGLE FAMILY HOUSES
7- SINGLE FAMILY HOUSES
4 - SINGLE FAMILY HOUSES
6- SINGLE FAMILY HOUSES
APARTMENTS
Falcon St
88th Ave W

Jennifer Moses

From: Taylor, Jeff <JTaylor@cirrusaircraft.com>
Sent: Tuesday, September 08, 2015 10:37 AM
To: Jennifer Moses
Cc: fosle@duluthmn.gov; sborich@g-mail.com

I am responding to the proposal of housing units on the Morgan Park site. I have lived in MP for 59yrs there have been a lot of changes in the area a good portion of the lower side of 88th have been turned into rental property. We already have a low income unit behind the senior housesing complex off 88th. I believe we have are fair share of lower income property in this area. I think this section of the park could be turned into something viable to enhance the area rather then bring it down. How about all the traffic this will bring into the park I live on 93rd one of the main roads in and out not to mention this is a one lane street. I think the city needs to take a hard look at what this gentleman is proposing to get it in writing that these units will not turn into section 8 housesing. This will bring to a community already looked at as the black sheep of the city more problems not solutions. What about the other two areas in question he was going to develop those seemed to vanish when those community members strongly objected to his proposal. I forgot these would have been in the EAST in of town why doesn't that work for the good citizens of Morgan Park. Let's do the right thing for once
For the western part of this city. Thank You.

Jeff Taylor
Production Team Leader

CIRRUS AIRCRAFT

Cirrus Aircraft Corporation
218.788.3378 Desk

www.cirrusaircraft.com
news.cirrusaircraft.com

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Jennifer Moses

From: Luanne Taylor <ltaylor@eversmiles.com>
Sent: Tuesday, September 08, 2015 12:33 PM
To: Jennifer Moses

I am writing in regards to the apartment complex proposed for the Morgan Park school site. Living on 93rd Ave W. the increased traffic is a concern, we have no sidewalks and the street is narrow allowing single lane traffic only. I believe this should be looked into. Also why in the plans would they put the largest number of units in the already populated area instead of on 88th Ave. W. with only the community club and the opposite side. Finally strong concerns regarding this becoming Section 8 housing I feel we already have our fair share and this site is not any more suitable than the Rockridge site would have been. Luanne Taylor @ 218-391-9170

Jennifer Moses

From: Erik <eselisk101@gmail.com>
Sent: Tuesday, September 08, 2015 3:22 PM
To: Jennifer Moses
Subject: Morgan park school site

Dear Mrs. Jenn Reed Moses,

I would like to say that I strongly oppose the current proposal of the development at the old Morgan Park Middle School site. I do believe that the property should be used for something, however the current proposal is far to large and not a good fit in Morgan Park. Some concerns are parking, snow removal, sewer systems and other infrastructure in surrounding blocks being able to handle such a large steady increase in usage. I feel that there should be more time and thought put into this site and its future possibilities prior to moving forward.
Sincerely,

Erik Seliskar
1343 90th Ave. W. Duluth MN
218-349-6833

Sent from my iPhone

Jennifer Moses

From: Lizzi Swanson <lizzi.swanson.ls@gmail.com>
Sent: Tuesday, September 08, 2015 3:52 PM
To: Jennifer Moses
Cc: Jay Fosle
Subject: Concerns about Morgan Park School housing development

Dear Jenn:

I am writing to you to express my concerns about the proposed development on the Morgan Park School site. I live in my childhood home, on 90th Ave W, that my parents purchased in 1959 back when Morgan Park thriving little community. Although, it has changed I still love being here. However, this development that has sprung up-almost over night has me very worried. I have seen what the current plans are and it is clear that this is being done without little consideration to the people that live in the area surrounding the school.

The first thing that I notice, is the proposed townhomes are being built right up to the street, which I think is very unfair to the homeowners that have lived here for decades. One of the reasons people bought there homes directly behind the school, is because they enjoy having the space right out there front door. I believe the buildings need to be set back from the street in the areas where there are homes present & add a buffer (88th Ave W being the exception.) Another issue that has me worried is there are multiple roads coming out from the townhouses to 90th Ave W. Our street is narrow and was not redone back when Morgan Park got its new sewer lines installed. So, our street is disrepair and will not be able to handle all the construction traffic and all the new resident traffic from these townhomes. While the school was open, when there was football practice, parking on 90th was a real issue and it will once be an issue if the following plan is constructed. It would worry me that I would loose my street parking in front of my home

I know that all of these new townhouses are "market rate" and that is fine, but lets say that they are unable to fill all 132 apartments. Then what? I highly doubt they will just be left sitting empty. Instead, now they will start to slowly be filled with section 8, and then this in turn will drive out the market rate people. I believe they should start with one or two buildings and see if they fill, to construct them all at once and hope for the best is ridiculous!

There are also many other issues such has snow and garbage removal and increased strain on the water and sewer lines to the properties surrounding the area.

In closing, I believe that the developer needs to meet with all the homeowners that surround the school site and address these issues. I live on a quiet street with no worries and that's how I would like it to stay This development popped up over night, and is now being shoved down our throats and we have little say about what is going to happen with OUR school property. Just because we live on the west side of town does not mean we don't have a voice!!

Thank you for your time,

Lizette J. Swanson
1237 90th Ave West

Bruce Snyder <brucejsnyder@gmail.com>
To: jmoses@duluthmn.gov, Jay Fosle <jfosle@duluthmn.gov>
Rezoning of Morgan Park

September 8, 2015 2:24 PM

Planning Commission

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