

David & Kathleen Anderson
1055 Brainerd Ave
Duluth, Minn. 55811
Re: Townhouse proposal at Mississippi & Lyons

To the members of the Duluth City Council,

We are a joining property owners to the proposed townhouse development. The entrance to the project is off our backyard at the bottom of Lyons St. I would like to first state that we are not anti development, but rather pro responsible development. We would love to see Duluth grow and have improved economic opportunity. Our 19 year old daughter just finished her first year at UMD. She is a computer science major, a music major (Cello) and a Spanish minor (she is currently in Spain In a study abroad program). She loves Duluth, but will only stay after graduation if there are career opportunities for her.

There are appropriate sites for certain types of development, but this is not one of them. There are already plans in the works for hundreds of new units in this area around the 2 universities. Those plans make sense as they are along commercial corridors - Woodland Ave for the Blue Stone developments, Arrowhead Rd and Kenwood Ave for the recently approved re zoning for the retail and apartments, the project on 21st Ave East and London Road, etc. The density of this project does not fit in with the existing housing density. As I understand it, there are guidelines on the books for recommended densities. Up to 8 units per acre. This proposal is 8 units in a little over ½ acre, double the density guideline. It has been brought to my attention that the current density of the existing Neighborhood is 3 units per acre.

The plan calls for the entrance (driveway) at the bottom of Lyons St. This is sure to cause problems with safety. The increase of car and pedestrian traffic is problematic with no sidewalks on Mississippi and no sidewalks or curbs on Lyons. We recently petitioned the City Parking Operations Department to get the stretch of Lyons from Mississippi to the dead end posted as no parking. Mark Bauer, CPP agreed with our safety concerns for this area. Lyons St has the right of way and

the trees and brush in summer and the snow banks in winter, its very hard to see traffic at that intersection. People traveling along Mississippi rarely slow down when approaching that intersection. We've had numerous close calls. Adding a large increase of traffic in this area is a tragedy waiting to happen.

Another concern we have is possible problem with trespassing on our and our neighbors property. We have no doubt this townhouse will be attractive to students because of the location so close to UMD. However, there is no direct line to UMD. You have to walk several blocks out of your way to get to the campus. We already have issues with people cutting through our property now as it is. Both us and our neighbors, the Stouffels, don't have street access to Brainerd Ave even though our addresses are listed as on Brainerd Ave. The hill is very steep and there is a concern about someone trespassing and then taking a tumble and holding us accountable for it.

One question we have, that might be a concern for a different city department, but I will raise it anyway, is regarding a snow removal plan for the site. Some years it's no big deal and other years it's a nightmare. Green Capital LLC had a plan submitted that called for putting snow into the undeveloped alley. The city is now requiring the development of the alley making that plan illegal. The townhouse property is surrounded by Mississippi & Lyons and private property at the other end. Looking at the site plan with the layout of building, driveway and parking lot, it doesn't look like there is any area to store snow . There appears to be no legal place to dispose of snow removed from the driveway and parking lot. The picture enclosed shows what can and has happened after heavy snow fall. The plow comes down Lyons pushing all the snow with it and leaves it at the bottom of the hill. The picture was taken at the end of our driveway which will become the entrance to the townhouse project. After this snow event the plow left a 4' high pile 5' across. It can take an hour or more with a good snow thrower to clear this out. On top of that it can, sometimes, be a few days before the plow can even get to this neighborhood. On paper it might look like Lyons is the best was to access the property, but it has some serious problems. It's a bad idea to

use Lyons as a main entry point for the project, especially with so many units proposed.

We know the planning commission and city council has a hard job trying to balance development with neighbors concerns in mind. We respect Mr. Ross's right to develop his property. We always expected something to get built on those lots, but because we knew this was an R1 Residential neighborhood we believed some nice homes would be built. There have been several "in fill" homes added to this neighborhood where there have been empty lots. We would welcome houses or even some duplexes with lower density and green space between the structures instead of retaining walls, parking lots, and one huge building in the middle of single family homes.

One of the goals of the UDC residential zone districts ©(50-14.1) "Protect the scale and character of existing neighborhoods and the community. "

Sincerely

David, Kathleen & Jenna Anderson



218 - 343 - 5601

