

From: Greg Cieslewicz greg.cies@gmail.com
Sent: Monday, May 16, 2011 3:52 PM
To: Murphy, Brad; Waidelich, Michael
Subject: Veridian Homes remapping-Opposition

Dear Brad Murphy,

I am writing to express my opposition to Veridian Homes' request to change the Sprecher Neighborhood plan for Grandview Commons.

I request that this letter be printed and shared with all Plan Commission members prior to tonight's meeting.

This proposed change would destroy the New Urbanist concept that was created by Don Hovde in close consultation with City Planning Staff in the 1980s. While I understand the need to encourage economic development throughout the city—especially during these challenging economic times—we should not jeopardize neighborhoods in the name of economic development.

I am in favor of development in the area that follows the neighborhood plan, which calls for up to a 25,000 square foot store. I am even willing to consider a slightly larger store on this site if the concept preserves the neighborhood.

However, Veridian Homes' request to allow a 65,000 square foot store—2½ times the original limit—would permanently damage the neighborhood—all in the name of economic development. And while Veridian currently states that the development would be a grocery store, this change would allow Veridian to put in place any type of 65,000 square foot big box store.

Big-box stores of this type lead to longer trips into the neighborhood, creating heavier traffic on Cottage Grove Road, across a two-lane bridge and bike path into the neighborhood. As a frequent biker who lives less than 200 feet from this proposed development, I encourage the city to work with the developer on targeting smaller mixed-use commercial developments.

I ultimately request that the Plan Commission remove the Grandview amendment from further consideration.

Sincerely,

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53718