

From: Jeffrey Wunderlin [mailto:jeff.wunderlin@charter.net]
Sent: Monday, February 13, 2012 9:26 PM
To: Cnare, Lauren; Waidelich, Michael; Johnson, Jill
Subject: Grandview Commons Town Center- Comment

Hello:

I live in Grandview Commons and I am in SUPPORT of the proposed Copps grocery store. When my partner and I built our house here in 2006 we chose Grandview Commons for the New Urbanism concept. We knew the vacant land across from what is now Great Dane was proposed for retail/commercial. But Veridian never promised us a 25,000 square foot grocery store. It was presented to us as a proposal, and we took it as such. The opposition group keeps focusing on sticking to the original plan. But it has become quite clear that a small grocery store isn't going to happen. Because of that reality, adjustments need to be made. A larger grocery store is needed to serve as an anchor, attracting other businesses and give us the town center that should be part of our neighborhood. It doesn't mean we have to abandon the concept of New Urbanism and put up a bunch of apartments. That's an easy "out" and isn't fair to the residents of this neighborhood who have waited so long for the arrival of retail/commercial space within walking distance of their homes! This project can work!

It needs to be made clear that the proposed town center isn't in the MIDDLE of our neighborhood. It's on the far edge, along what has always been a major traffic route (Cottage Grove Road). This is good for our neighborhood, and it's good business. Copps needs to make money. Serving customers outside the immediate neighborhood is a reality.

Also, if this were to be approved, there is a stronger likelihood of getting bus service into our neighborhood. That's another important factor in turning this area into what it was always intended to be.

It seems to me that when neighborhoods like this are being developed and some elements (such as a small grocery store) aren't working, there needs to be some wiggle room to keep the broader vision alive so the neighborhood can develop into what it's supposed to be. If this project doesn't happen, then the town center will never happen, and it will change the character of this area for decades to come. I ask the UDC to really think about why Grandview Commons was created when considering this proposal.

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