

## Urban Design Committee

### Resident Response to Grandview Proposal

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It is my understanding that the mission of your committee is to “**encourage the protection of economic values and proper use of properties; and to maintain and improve the established standards of property values within the city.** Big box retail does not add to the economic value of a property. In fact, it detracts from it. How does one increase the value of a property with semi-trucks coming and going at all hours of the day and night, cars speeding through, and non-native animals including rats and other predatory animals moving in? I urge you to think about what having a big box store directly in single family residential housing will do and the precedent this will set. Would you want one adjacent to you?

This will not only impact our neighborhood, but it will also impact the groceries around us. There are six grocery stores within 6 miles. The Sentry on Cottage Grove Road serves a large elderly population and will most likely go under with a larger than life competitor up the road. The economic values of the other groceries in the areas need to also be considered because the consequences of this proposal will be permanent.

Metro Place on Milwaukee Street is already zoned commercial and the price is reduced. Why not pursue options that are already zoned for big box development?

Roundy's is going “public” and news sources have reported financial troubles. How does this committee “**assure a functionally efficient and visually attractive city in the future**” if the proposed developer goes belly up and our neighborhood is stuck with a concrete parking lot the size of three football fields and an empty store shell? No part of this is functionally efficient or visually attractive. T. Brian Munson indicated at the Ped/Bike meeting that Veridan has worked to make the outside visually attractive - you can dress up big box retail all you want, but as a politician once commented, “It is still putting lipstick on a pig.”

As you think about this proposal, please think about your own neighborhood and what would happen if a big box store became one of your neighbors. If this proposal passes, big box retail could be coming to your neighborhood too! Please deny the Vandewalle and Associates amendment proposal.

Sincerely,

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Submitted Comments  
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