

Dear Urban Design Staff,

This note is in reference to the UDC meeting to be held tonight (1/18/12). Topic 8 is The Grandview Commons Town Center.

I am a member of the McClellan Park Neighborhood Association Board, but am speaking as an individual in this memo. We, the MPNA Board, are actively working on a date/time to meet with City Traffic Engineering to further discuss the traffic implications that were touched on at the 1/12/12 meeting. I ask that this proposal not be approved without having those affected a chance to learn more about it.

Just a portion of our family's concerns are as follows:

1. While the design staff has changed the plan before you slightly since the last presentation, the fact that still remains is that you have a 58Ksq ft grocery store and a vast parking lot that separates it from what *may be* a future town center. In past meeting Staff has advised the developers to move the store closer to the town center "bring it together". The response has been that this is challenging due to grade changes. A revised pedestrian walk does not make up for the huge parking lot that separates a town square from the grocery store and the car/truck traffic that will cross the pedestrian paths. It seems to me that this is still a square peg in a round hole. It just doesn't fit.
2. When asked when will the Town Center be built? Brian Munson replied that it "depends on market conditions". That's an evasive answer and not what residents want to hear. Truth is, we don't know when/if we will get the town center they are holding out as a carrot. If this plan were to be approved, I would urge UDC to mandate that the town center be built in conjunction with the grocery store. If not, we will only have a large grocery store and even larger parking lot at the doorstep to our neighborhood. This is not a good urban design.
3. I don't believe traffic is the scope of this Commission, but in Alder Cnare's recent memo to you, she advises there will be increased traffic with a town center with or without a 58K sq ft grocery store. Well, the fact is that a *regional grocery store* on this site will greatly increase traffic vs. a town center with a walkable neighborhood market. I ask that you carefully consider how that will affect our new urbanist neighborhood. For example the fact that they are estimating 2,000 vehicles/day to enter/exit past the library entrance to the site is a great safety concern. There is also a "pocket park" on Sharpsburg where small children play at a play-set that is set near Sharpsburg Dr. Having a regional big-box grocery store, and the traffic that comes with it, in our neighborhood adversely affects the Neighborhood's character and safety.
4. During the community meeting held on 1/12/12, there were a lot of questions and comments about the plan. So many in fact, they did not get to all of them before time ran out. The traffic study was recently completed and only a few figures were flushed out during the Q&A at the meeting. While the meeting met the "requirement" to have a meeting, there was no dialogue. Questions were answered with responses, but not conclusive. There were attempts by audience members to follow up the answers with additional questions to clarify, but those efforts were not welcomed. An example of just one question that was not answered satisfactorily was a question to Roundy's. How many customers do you anticipate visiting the store each day? The

Roundy's representative didn't have an answer. One would think they must have a close estimate of how many customers will visit each day to make the store economically viable. If they have no idea, we will soon see a vacant building and large parking lot as the face of our neighborhood.

5. There will be a substantial grade change from those houses on Kilpatrick and other single family homes. It's not likely anyone will build a \$400K+ house on a lot that is near a retaining wall and a loading dock/garbage dumpsters. Visual screenings and terracing will not keep the truck noise/pollution and garbage odors from migrating. Not to mention the vermin. If these lots do not sell (which they most likely will not), then what commercial goes in next? We will have suburban sprawl along the doorstep to our neighborhood.

This Commission has had great questions and feedback for the development team on this project thus far. In the last UDC meeting a comment was made that the developers need to get the neighborhood behind this plan. Based on the turnout at the 1/12/12 meeting and associated comments concerns, I think its accurate to say there is still much apprehension from the neighborhoods. I truly hope the Commission keeps that vision and realizes that as hard as the developers try, this is just not a good fit for the neighborhood.

Thank you for keeping our neighborhood a great place to live vs. what used to be a great place to live.

Sincerely,

Bob Hogan  
6025 Sharpsburg Dr