



Date: November 5, 2012

To: UDC Commission Members

CC: Plan Commission Members, Mayor Soglin, Michael Waidelich, Brad Murphy, Tim Parks

Re: Grandview Commons SIP Plan

Dear Commission Members,

In the McClellan Neighborhood Association by-laws, our mission is, in part, to promote community safety and to protect and enhance the residential character of the area. This is the purpose of the following letter.

Following the initial approval of the zoning change and Comprehensive Plan change to accommodate this project, a letter was submitted to City Planning staff outlining resident concerns associated with this development. To date, most of these concerns have gone unaddressed. Listed below are the most pressing factors that if unaddressed will adversely affect the value and enjoyment of many homeowner's properties in Grandview Commons. We respectfully ask that you review these concerns and consider how the developer could address them prior to granting final approval.

In reference to section 33.24(4) c the following shall be fully contained, which includes a roof in addition to the already indicated walls.

- Loading Dock
- Trash Compaction equipment
- Dumpsters
- Trash collection equipment
- Outdoor Storage
- HVAC units

Hours of Operation:

- Store hours of operation shall be limited from 7 am to 10 pm
- Truck deliveries shall be limited from 7 am to 9 pm.

Lighting:

- Shall be of a design that is dark sky compliant, with additional consideration given to lower lighting levels along the north and east parking lot borders that are adjacent to residential properties.

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Mature Tree Preservation:

- In accordance with the amendment proposed by Alder Rummel and approved by City Council in conjunction with this re-zoning and Plan change, all mature trees West of the switch box are to be preserved. Special consideration should be given to the mature trees behind the condo properties on Kilpatrick Dr. which provide natural screening from parking lot and lights.

Rain Garden Management:

- The developer shall provide a detailed plan for upkeep and maintenance of rain gardens indefinitely. Cost of this upkeep (maintenance, dredging and re-planting) shall be the sole responsibility of the developer and not fall to homeowner's association.
- There shall be a plan to control chemical applications to the parking lot which may result in loss or damage to rain garden plantings.

Traffic Calming Devices:

- A detailed plan shall be provided by Veridian to mitigate the effects of increased car trips along residential streets.
- Veridian shall provide funding to the city to accommodate necessary traffic calming measures along Sharpsburg, and Mclean Drives.

Water Feature:

- Fountain water feature shown at earlier UDC, Plan Commission and City Council as a distinguishing factor from other stores has disappeared. The water feature enhances the public space and creates a "sense of place" for people who wish to eat on a bench outdoors. The pergola feature is less of a focal point than the previously depicted water feature.

Respectfully Submitted,
Dean Matuszak, MPNA President
MPNA Board of Directors