

Andrew Boucher

From: R W <rawratkowski@gmail.com>
Sent: Monday, May 19, 2025 9:14 PM
To: Andrew Boucher; Mitchell Forney
Subject: 800 53rd Ave

Dear Mr. Boucher,

I received the neighborhood meeting notice and have serious concerns about the scope of the proposed development at 800 53rd Ave. I agree something ought to be done, but not this.

First, the water table is pretty close to the surface. I assume Medtronic doesn't want it for a reason. Have insurance adjusters evaluated risks to proposed plans?

Where are these new neighbors supposed to park?

A subterranean parking garage is not an option, given the water table. Asking people to depend on the power grid to keep the whole building upright and the basement watertight is not ok.

53rd cannot accommodate more traffic. I just got assessed to improve it. I was rewarded with a turnaround that people doing a u-turn do not need to signal on. The clarity on who stops is good, just insanely irritating when I could go but someone (or a whole string of cars) is going west without a signal. It still takes multiple signal cycles to get through the 53rd and Central light.

The proposed development adds another huge one-entrance input to 53rd in that tight space, repeating the one way in/out mistake of the high-traffic Starbucks lot that made my assessment necessary.

The most sustainable option would be to either put in a camera-monitored fenced-off tree nursery, public (monitored) orchard, or revert low spots back to wetland.

Anyone purchasing property on land that is within at least six feet, if not ten feet, of the lake's surface elevation should be advised of basement moisture and/or flooding hazard and the potential for increased insurance premiums or damage. Please don't screw my new neighbors.

53rd and Central is already unsafe.

Public transportation in the area is already unsafe.

I already don't feel safe (and avoid) going to the stores in the La Casita area on foot after a few incidents (man attacking cars with a knife, auto accidents, peevish person coming after me because they can't handle crosswalks saying "wait!" near a bus stop, etc.).

The Metro Transit hub proposal on 53rd near Petco both blocks off traffic instead of a bus pulling off to the side AND demands foot traffic pass within arm's reach with no alternatives (does not feel safe). I see families and individuals from all walks of life on 53rd. Distance and clear boundaries give reaction time, clear nonverbal communication, and safety. Whether a motorist or a pedestrian, the wisdom is to leave

yourself an "out." These proposed hubs leave neither pedestrians nor motorists an "out." Part of what currently makes the walk past Target to Central (and some segments of Central) feel passably safe is the wide swath of land available, the high visibility, and the different options for foot traffic. Please don't take that away.

Thanks,
A neighbor
Rebecca Wratkowski
687 Sullivan Drive NE
Columbia Heights, MN 55421