

Public Comments

Hello,

I live at Sullivan Shores very near the proposed Medtronic site for the housing development. I have three concerns.

1. Do you need to give out more than 2 variances for the developer to start? Please keep the variances to a minimum. The developer is going for the maximum amount of apartments and townhomes, which could amount to over 2000 new residents and several hundred cars. The developer will need dozens of zoning variance to make this happen.

2. The proposed map shows the location of 58 Townhomes, some are very close to the existing trail, there should be a normal set back here from the property line especially near 53rd Street. 100s of people walk around the lake daily, and the trail should be more than 100 feet from the proposed townhomes.

3. The developer is asking for the maximum amount of units for the sake of profit. Everyone understands that. The amount of cars and parking is going to be a problem that is not being addressed. Please look at compromises to lessen the amount of cars, units, and people at this site. Half the amount of cars, half the amount of people, half the amount of units will give the neighborhood better results.

Thank you for reading this.

Mark Odegard

Thank you for sending me the information in regard to a variance in preparation for a redevelopment project at 800 53rd avenue N.E.

My concern has to do with traffic control in this area. Although 53rd Avenue was recently reconstructed, I don't think its current configuration will be able to handle the increased traffic associated with this project.

Has the above concern been addressed in the planning, or will it be addressed?

Thank you again for sending out this notice.

John M. Bauer

City of Columbia Heights

Re: Public Hearing July 1, 2025 Impervious Surface Variance.

I am Karen Smith, Administrator of Little Voyageurs' Montessori School located at 825 51st Avenue NE, Columbia Heights in St. Timothy's Lutheran Church.

The public hearing regarding the property (800 53rd Avenue) that is directly north of the church and our Montessori program.

I feel that the density of the planned property 1). is too high and 2) there is no green space in the design which is required. Requesting a variance is telling you that there is more development planned than there is space. The number of buildings, proposed residents, and businesses are more than the property size by city code therefore the variance should not be approved.

It is the responsibility of the Planning Commission and City Council to abide by code. Yes, variances can be requested. My concern is that no one seems to be listening to lifetime residences and how it truly affects the lifestyle of the people and the area. The density of the area will flow over to a nearby park and streets. It appears that the park is being considered the green space for this development. That is not the purpose of the city parks. It is additional space to gather. Family homes have some green space and a development is required to provide some green space, especially one of this size. The nature and wildlife that is unique to Sullivan Park is used by local families, wildlife, and area learning programs and it will be overtaken and destroyed. There is a reason that cities require green space in new developments.

Please do not give up the uniqueness of the area that the city designed for the community for a developer and their bottom line and the city's bottom line. Please maintain quality areas for all families to enjoy and want to live in the area.

The Planning Commission and City Council are responsible for zoning and city codes and for the quality of life within the city. Do not allow a variance for this project. If the project needs to go through it can be redesigned to fit the area within the code that protects the community.

Please consider if this is where you would choose to live either in the development or beside it. This developer is not from this area and it does not affect their lifestyle.

Please really consider the feedback from the residents, it is their city!

An additional thought. There is NO possible truth that there will not be a big increase in traffic on 53rd Avenue. Since changes were made at the light on University Avenue, I avoid that area and use residential streets to get north of 694.

Thank you for your time and consideration.
Karen Smith

Please verify that you received this email. I want to be sure that it is in the record.

Karen Smith | Administrator
Little Voyageurs' Montessori School
825 51st Ave NE | Columbia Heights, MN 55421

Staff also received comments over the phone regarding the public hearing. Some of the complaints covered are below:

- One resident was concerned about how the development would affect the pedestrian crossings North to South on 53rd Ave. Staff discussed that this project and the city's involvement has the ability to add pedestrian crossings. As part of the project negotiations or in coordination with the City of Fridley as the project is being developed.
 - One resident was concerned that during the construction of the project. There will be large amounts of dust in the air along with empty fields as the project is awaiting development. Specifically, parts of the project that are not included in the initial phases and what will happen with the fields as they await redevelopment.
 - Two residents were concerned about the increase of density to the area and how that affects the park and traffic. Very similar to the comments listed above.
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Mr. Boucher and Mr. Forney,

I was not able to attend the first public hearing on this redevelopment, nor am I able to attend the July st public hearing so sharing my feedback via email now. Please pass this along to the city council.

I am a resident of the Parkside Village Townhomes Association, and have had an expectation that the property at 800 53rd Ave/Medtronic space would be redeveloped in some way since Medtronic stopped using the facility. I don't understand or support the current proposed redevelopment as is. The primary focus seems to be on profit for the developer, with absolutely no consideration for current residents. Why do they need to put in three 5-6 story apartment buildings? This is not in keeping with the lower density building in the whole of Columbia Heights. This mass development also does not take into account the residents who currently live in the areas directly surrounding the property, nor the impact to Sullivan Lake. I whole heartedly agree that the lake needs to be remediated, but adding 1,000+ plus people, along with, lets face their littering and drugs will not actually improve the lake or the park.

I urge the City Council to veto the proposal as is, especially the possibility of giving the developer any additional part of the park to complete their construction, and look for A. a local developer who would have some skin in the game, and 2. a developer who would look for balance among the current residents and the new development. Why not two three story apartment buildings with 2+ parking spaces per unit, and a amazing playground for their residents? This would provide additional housing, but in a way that is balanced, ensure there is no parking issues for those residing in the new development or the surrounding neighborhoods, while likely more green-space around the park and the development itself. A win-win-win.

Lastly, whatever happens with the current or other proposals for the "Medtronic" property, I vehemently oppose the extension of 52nd Avenue. Again the benefits to a developer or people who are not yet part of the community should not trump the livability of those currently here, proud community members for years and decades. We

welcome a reasonable number of new residents, not a land grab by a non MN company who will make livability impossible for both old and new residents.

Respectfully,

Kris Junker