

From: Jim Stromberg
To: [Edina Mail](#)
Subject: Redevelopment of 49 1/2 Street
Date: Friday, January 13, 2017 1:04:37 PM

TO: Planning Commissioners

Copy: City Council Members

FM: Jim Stromberg and Linda Caddy
3930 W. 49th St.

Commissioners and Council Members: After attending the Planning Commission meeting on Wednesday, where the Sketch Plan was unveiled for the redevelopment of 49 1/2 street, we thought we would send this short note to you.

Let's start by stating that we are in favor of the 'plan', with some comments that need your consideration:

1. The 6-story height of the plan should be looked at carefully. With the present 4-story limit in place, it would need a change in the 'zone' in order to accommodate this. Our recommendation would be to keep the present 4-story limit. We would invite each of you to come to our home on 49th street and look to the south to see what would be lost. One can easily see the buildings on the south side of 50th street, which is four stories, and can easily visualize a building two more stories in height a block to the north, which is what the project calls for. The present Center Ramp already creates a large 'shadow' area from November to March - creating a 6-story building will make it a dark zone difficult to comprehend. Please feel free to contact us, and pay a visit to our street - we're guessing the shadow of the complex will stretch to the homes on our street. We'd also add that the graphic designed by the 'team' seems to try and diminish that extra two stories. The point has been made that one would hardly notice the height when standing on 50th street. We find that hard to believe. We also notice that the graphic has the sun mostly directly overhead, giving the illusion that 'shadowing' will not be an issue.

2. The North Ramp is to be re-configured and added to, with an additional 1-story height to what is presently there. The developers are planning on adding landscaping on both the north and south side of the ramp - noting especially that they wish to help with the site-lines for the neighbors on 49th street. This is much appreciated! Our only question is who will take responsibility for maintaining the ramp and landscaping? I'm assuming the City? Are you keeping this in mind as well? An additional concern is lighting 'spill'. The City has already tried to address the lighting issue on the North Ramp, and has helped the neighbors to the north with

this. We worry that an additional level to the ramp will again (with this additional height) create lighting issues into our residential area.

3. Finally, and perhaps this should have been listed first, instead of third on our list, is the whole issue of 'traffic'. We, and others on our street, have asked the City for help on this before. Over a year ago, the City Engineering department sent a letter to the neighborhood, asking for some feedback on traffic issues for 49th and Maple streets. I know there was response from at least some of us at that time. However, nothing ever came of that inquiry. Not long ago, our neighborhood talked amongst ourselves about this again, and we pretty much agreed that we had 'issues' - and this was BEFORE the redevelopment plan was revealed. We shudder to think of what traffic we'll experience with the addition of 131 housing units on the next street, since folks already use 49th and Maple as a convenient 'detour' around 50th and France. The Sketch Plan notes that additional total parking for the area will be increased, but doesn't address the issue of 'moving' those vehicles around the total area of 50th and France. We know the City is going to do a traffic 'study', but we worry about getting lost in the process.

Thank you for taking the time to consider these points. We have met with the developers, and they certainly seem to want what is best for our city. We are NOT opposed to the project, and think it can be a great addition to the 'downtown' of Edina. But these three items listed above need your attention so as to make sure that the surrounding neighborhood isn't abandoned in the process. And, again, please feel free to come and visit with us, and see the project from our vantage point.

Jim Stromberg
Linda Caddy