From: Boldenow, Mike
To: Stephen Wensman
Subject: RE: August 22, Planning Commission Meeting, Tartan Park Development
Date: Tuesday, August 23, 2016 9:08:11 PM

Sorry to bother you one more time. Since you've clarified some of my questions, I'll revise my points that you can pass on to the City Council and/or Planning Commission:

Council Members:

My name is Mike Boldenow. My wife Kelly and I watched the August 22nd Planning Commission meeting very intently during the presentation and discussion of the former Tartan Park Property. We are concerned that this potential development will forever change this landscape in a way that contradicts the Lake Elmo Comprehensive Plan. We have a few comments and/or concerns:

- *From what little information we have been given to date, many of us in the surrounding neighborhoods have the same impression…….the proposed development disregards the Comprehensive Plan between 10th and 30th with far too many compromises for the sake of development and development alone. The Met Council's mandated growth and housing densities do not apply to this area.*
- *Although a Traffic Study was done by the developer, it's comparable to a "fox guarding the henhouse". Twentieth Avenue is different from 10th (County Rd. 10) and Lake Elmo Avenue (County Rd. 17). This is a City Street, not a County Highway, and cannot handle the additional hundreds of cars without significant improvement and pedestrian trails. The comprehensive study, required as part of the EAW, will prove that. I would also recommend a third party oversight or review of that study.*
- *Shame on us and our neighborhood to the north (on or near 20th, Legion Ave. etc.). We were underrepresented at the Planning Commission. Good for the Manning Trail residents and the Homestead/Tartan Meadows residents for coming in force. They addressed the lack of buffer zones in their area. On 20th Ave., the lack of buffers, two access points and serious disregard for a trail system is unsafe and unacceptable. We understand that these plans are preliminary but there needs to be other options presented.*
- *The housing density level, not including the golf course, severely falls short of the lot size requirements. The developer, and proponents within the City, can and will manipulate the density levels to seemingly comply. However, we don't feel that the golf course should apply as required Open Space. A golf course has existed on this property for more than 50 years. We feel that the proposed housing density should be based upon the remaining land within the property.*
- *We have been told that the heavy equipment on site is only working on golf course construction. We have to assume that this is true. Is there anyone from the city inspecting this for verification?*

Mike Boldenow
2120 Legion Lane North

From: Stephen Wensman [mailto:SWensman@lakeelmo.org]
Sent: Tuesday, August 23, 2016 11:59 AM
To: Boldenow, Mike <mboldenow@bwbr.com>
Subject: RE: August 22, Planning Commission Meeting, Tartan Park Development

Dear Mr. Boldenow,

This is a perfect way to comment. I will be sure your comments make it to the City Council meeting on the 6th of September. The item will not be back before the Planning Commission.

Just for clarification:

- There has been no city approvals for residential development. They are within their rights to redevelop the golf course and are in the process of doing that. Royal Golf has a grading permit for the golf course changes.
- The Developer has completed a high level traffic study as was referenced last night. They will need to submit an EAW (Environmental Assessment Worksheet) which includes the traffic study with their Preliminary Plat application if they get that far in the process.

Sincerely,
Stephen Wensman
Planning Director
City of Lake Elmo
651-747-3911