

Hi Tim,

January 7, 2019

We initially e-mailed you regarding the letter (dated December 3, 2018) that residents received concerning the Harvest Estates 2nd Addition (Meadowbrook) development. Now that some time has passed and the developer has brought in fill as outlined in the letter, we'd like to go on record with you and the city council with a few comments.

1. While the council might like to see smaller lots as proposed by the new developer on 152nd Lane NW, most residents currently living in the Phase 1 portion of Harvest Estates would like to see the original proposed lot sizes adhered to. The existing houses currently on 152nd Lane NW are on larger lots. See Figure 1 below. Keeping the original lot sizes that were proposed for Phase 2 on 152nd Lane NW would keep the spacing between houses similar to the existing houses in Phase 1 on 152nd Lane NW.
2. Area "A" as shown below in Figure 1, roughly outlines an area where there are existing 40 foot tall mature trees. If the proposed lot sizes are approved, many of those trees would need to be removed for the construction of the new house on Lot 5. While we understand some trees will need to be removed, we would like the developer to keep as many of those trees in Area "A" as possible. The trees provide a nice wind break from the northwest. Also, there are mature trees scattered elsewhere in Phase 2 and we would like the developer to keep as many of those trees as possible.
3. We would like the developer to provide a landscaping plan and plant coniferous trees in Area "B" as shown below in Figure 1. We feel the developer will more than likely remove the majority of mature trees that are currently located in this area.

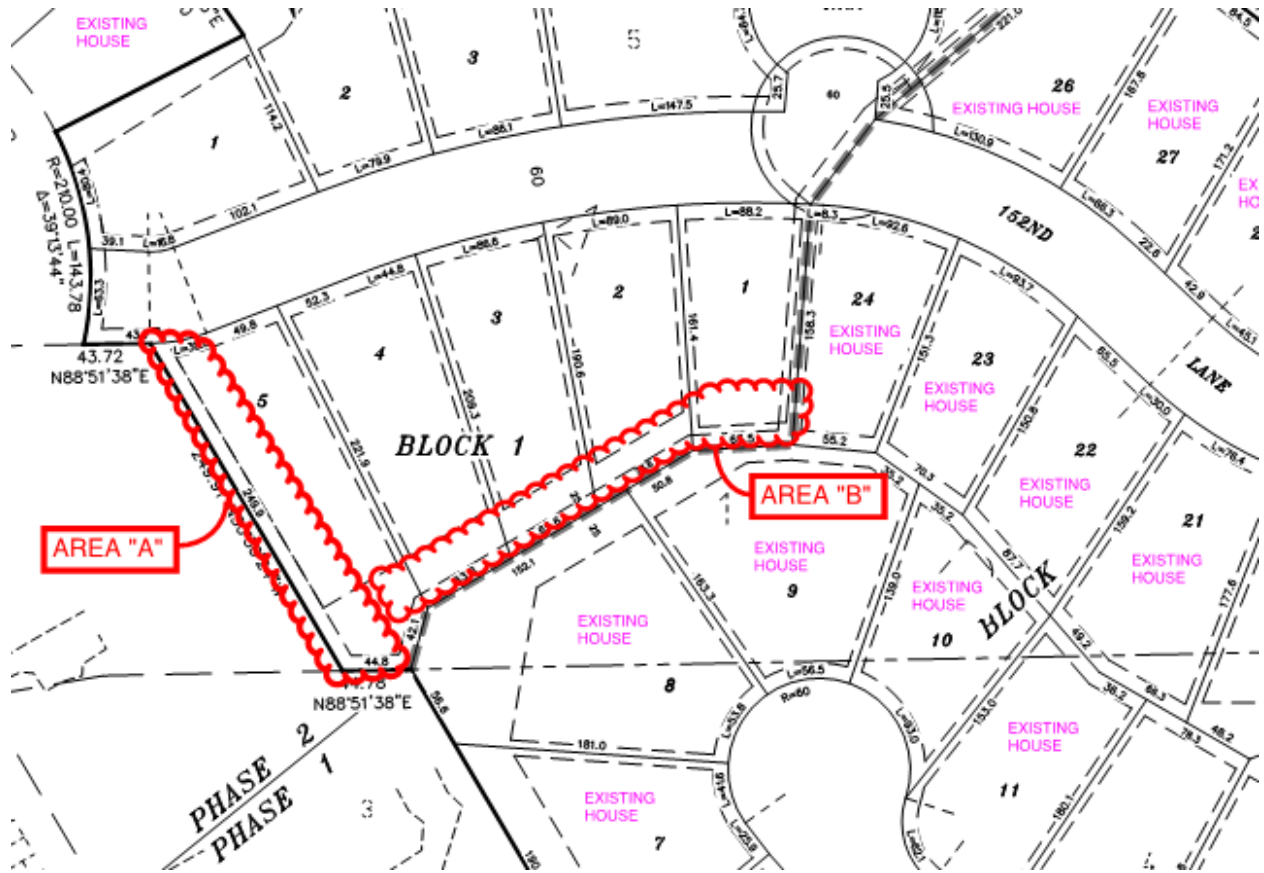


FIGURE 1

Sincerely,

Kurt and Rebekka Allen

5724 152nd Ct NW

Ramsey, MN 55303

Hello, Tim.

My name is Jessica Evenson. I am a resident in Harvest Estates, 1st addition (5720 152nd Court). I received the letter dated December 3rd regarding the Meadowbrook development. I know you have been contacted by my neighbors The Allens and The Bakos. I wanted to, also, contact you and express the same concerns they have and also ask a few additional questions.

They brought up the following which I support completely:

1. While the council might like to see smaller lots as proposed by the new developer on 152nd Lane NW, most residents currently living in the Phase 1 portion of Harvest Estates would like to see the original proposed lot sizes adhered to. The existing houses currently on 152nd Lane NW are on larger lots. See Figure 1 below. Keeping the original lot sizes that were proposed for Phase 2 on 152nd Lane NW would keep the spacing between houses similar to the existing houses in Phase 1 on 152nd Lane NW.

2. Area "A" as shown below in Figure 1, roughly outlines an area where there are existing 40 foot tall mature trees. If the proposed lot sizes are approved, many of those trees would need to be removed for the construction of the new house on Lot 5. While we understand some trees will need to be removed, we would like the developer to keep as many of those trees in Area "A" as possible. The trees provide a nice wind break from the northwest. Also, there are mature trees scattered elsewhere in Phase 2 and we would like the developer to keep as many of those trees as possible.

3. We would like the developer to provide a landscaping plan and plant coniferous trees in Area "B" as shown below in Figure 1. We feel the developer will more than likely remove the majority of mature trees that are currently located in this area.

Additional issues I did not see addressed in your letter is regarding the increased traffic (additional through streets?), increase of residents (school boundaries, the possible issues when there is an increase in residents and/or lower income housing) and how the development is going to affect the current property values.

I also would like to point out that there is currently no traffic sign located at the intersection of 152nd Avenue/Court and Helium Street. This intersection is the location of three different bus stops. I have seen many vehicles speed through this intersection at various times of the day. Is it going to take a child getting hit before this becomes a somewhat controlled intersection?

If you have any questions, please feel free to contact me. Thank you.

Respectfully submitted,

Jessica Evenson

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