

Public Comments Received for Haviland Fields

From: Jeanine Hamre
Sent: Sunday, March 24, 2024 8:45 PM
To: Ramsey Planning
Subject: Haviland Fields

To whom it may concern,

We live right next to the project planned and continue to have concerns with this building project. We are concerned about the impact this project will have on the existing neighborhood. We have concerns about the impact this will have on traffic in this area that has been zoned for just homes and not for apartment buildings. Nowthen Blvd has already increased significantly in the amount of traffic over the past few years. It seems there are other areas in Ramsey that would be better suited for building apartments than this location.

We have concerns about the increase in the population in this area and the loss of privacy with the proposed building so close to the existing homes.

When we bought our home here 5 years ago the openness and privacy behind our home was a big selling point for us. We are concerned that this planned project will have a negative impact on our property value.

We hope our concerns are considered as to the effect this will have on the existing families who are currently living here.

Thank you,

Erik and Jeanine Hamre
14621 Fluorine St NW
Ramsey, MN 55303

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From: Tom Kirkpatrick
Sent: Monday, March 25, 2024 3:00 PM
To: Ramsey Planning
Subject: Stoney River Addition, Anoka County

Dear Planning Commission

Residents near the above location near the Stoney River addition have concerns about the units planned.

1. Where are the specific units planned? This is not yet specified on the map you have supplied in your mailer for public inspection.
2. It seems that the 160 Senior units and 20 Twin Town Homes (another 40 units) might be ok, depending on location.
3. However, the 280 apartment units with non- age restrictions is a problem for the area especially traffic congestion.

If each apartment has, additional vehicles (2 per unit) that means 560 vehicles that would be added to the extremely congested area a two- lane major highway.

In addition to the 160 Senior Units planned and added 160 vehicles and the 40 Twin Town Homes. (2 each). That's 760 total vehicles with those specific additions.

We hope this is within your planning considerations and a more specific map of where these units are to be located BEFORE any decisions are made.

Also, we would feel that the public should be invited to attend to provide in-put.

We already have too much traffic coming down our street, as some alternate route and could not take any more.

Many of us are 40 plus year residents and take pride in our neighborhoods. This is very important to us.

Thank You!

Looking forward to your response.

Thomas Kirkpatrick
Ramsey, MN

From: Todd Larson
Sent: Monday, March 25, 2024 3:30 PM
To: Tom Kirkpatrick
Subject: RE: Stoney River Addition, Anoka County

Hi Thomas,
Thanks for reaching out on the Haviland Fields proposal. You can read the report and see the plans under the 3/28 Regular Planning Meeting found here: www.cityoframsey.com/agendas.

The proposers conducted an environmental review called an EAW that looked at traffic. There will be some modifications to Nowthen Blvd. to improve flow. The road has capacity for additional traffic. You can find that document here: https://www.cityoframsey.com/DocumentCenter/View/7030/Haviland-Fields_COMPRESSED-EAW_07-17-23?bidId=

I'm happy to walk you though the plans if you would like. Please look them over and if you have any follow-up questions, please let me know. To be included as part of the public record, I need your address please.

Thanks,
Todd

Sent: Monday, March 25, 2024 8:40 PM
To: Todd Larson
Subject: Re: Stoney River Addition, Anoka County

Thomas Kirkpatrick
14622 Waco Street NW
Ramsey, MN 55303

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From: Hilary Flake
Sent: Thursday, March 28, 2024 4:18 PM
To: Todd Larson
Subject: Concerns with Haviland Fields Development Project

Our address is 14631 Fluorine St NW, Ramsey, MN 55303

TO WHOM IT MAY CONCERN

Our property backs up to The Lord of Life property. As a family and neighborhood, we are concerned about the impact the incredibly large proposed development will have on our family, neighborhood, and community. We moved into our home nearly five years ago. Two of the reasons we were attracted to our specific house and neighborhood was the amount of green and open space that surrounded us and the sense of safety for our growing family. With the proposed buildings we are concerned about property decline, the congestion of our neighborhood, the vastly devastating decline in green and open space, increased safety and privacy concerns that may come with the apartment building and twin homes, local schools being over populated, and the increase traffic congestion on Nowthen and on St. Francis Blvd/47.

We ask as you move forward with the planning and development of this property you keep in mind the negative implications of this project on current residents, the surrounding neighborhood and community. Our desire for our family, neighborhood and community is that we maintain our privacy, safety, and recreation as we currently do. This could be reached by minimizing the development on a much smaller scale, 55+ age restriction on all housing near existing homes, keeping buildings single story, and providing wall/fence or green barrier of trees and shrubs between existing homes and new developments, as well as providing as much green and open space for recreation as possible.

Thank you for your time and attentiveness in considering our suggestions and concerns.

Flake Family

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From: Michael Rice
Sent: Thursday, March 28, 2024 3:53 PM
To: Todd Larson
Subject: Haviland Fields

14620 Fluorine St NW Ramsey, MN 55303

I am writing to express my objection to the proposed development of the Lord of Life property in our community. As a concerned resident, I feel compelled to outline the potential devastating impact this development could have on our surrounding communities, families, and neighbors.

To the planners and decision-makers, we may appear as mere entries in a ledger, small and easily overlooked in the grand scheme of corporate and developmental ambitions. Yet, for us, this is not a mere transaction or a development project; it is the very fabric of our lives, the streets where our children play, the backdrop to our daily existence, and the community we've built with love and care. The proposed changes threaten to unravel this environment, introducing a disruptive element into the harmony we cherish.

First and foremost, the increase in traffic, landscape alterations, and population growth resulting from this development will undoubtedly disrupt the peaceful and safe environment that we currently enjoy. The influx of additional vehicles will lead to congestion, making it harder for residents to commute and risking the safety of pedestrians, especially children and elderly individuals. It's important to understand that each decision made from afar has a direct repercussion on the laughter heard in our backyards, on the ease with which our elderly can navigate their neighborhood, and on the safety with which our children can play. Additionally, the amount of tenants projected, would that not need more Law Enforcement? Who will be paying for that? Why would our tax payers funds be used for Law Enforcement, fire and EMS when the community (especially the ones directly next to the proposed location) do not want this. For context, Minneapolis is the second lowest in the United States with 1.4 officers per 100,000 residents so again, who is going to pay for these extra 1st responders? We are already going to have to pay for more due to the additions on Sunwood Dr by Coborn's and the other additions being added there.

Furthermore, the proposed development does not seem to align with the recent developments in surrounding communities, which have not shown a need for such expansion. Instead, it appears to be driven by developers' interests without considering the genuine needs and desires of the families in our community. This disconnect between the development's ambitions and the community's needs is not just a matter of differing opinions; it is a matter of prioritizing financial gain over the quality of life of countless families whose entire lives are rooted in this soil.

Speaking of which, I want to emphasize that the families in our neighborhood do not want this development. Many of the residents have made their voices heard in various forums, expressing their strong opposition to this project. It is crucial to respect the wishes of the community members who will be directly affected by this development, to recognize that what might be a small sacrifice for a large, disconnected organization represents a significant upheaval in the day-to-day lives of these families. Throughout this process the community has been told that there will be transparency, yet emails are not responded to, misinformation is provided when responses are sent and meetings are virtual? What is being hid from the community? It has been stated that the "community wants this." Who in the community?

The potential consequences of this development extend beyond mere inconvenience; it has the potential to push the area to be overpopulated, leading to the displacement of many long-standing residents. Moreover, our already overburdened schools would be overwhelmed by the influx of new students, making it challenging for them to provide quality education. Schools in the state of MN are barely at 50% passing for standardized tests and Ramsey Elementary is already suffering with the most recent influx of students, causing significantly increased class sizes, insufficient staffing leading to increased behavioral issues such as bullying, and gaps in student support. Simply put, there isn't enough staff or space to adequately serve our youth as is. Where does the City of Ramsey plan to have the children attend school? How are you planning to afford increased need? Taxes from the citizens that do not want this development?

Recently a document was shared with the communities. After a review of the extensive 380+ page document and engaging in discussions with our fellow residents in the neighborhood, we are deeply troubled by the decision to position the townhouses directly behind our neighbors instead of allocating green space. We were perplexed to learn that you conveyed to one of our neighbors that the consensus during neighborhood meetings indicated a lack of desire for green space. This revelation raises significant concerns. We are uncertain as to the source of this purported consensus, as it certainly did not emanate from the residents of Fluorine Street and its surrounding neighborhoods. On the contrary, the overwhelming sentiment among our community was a vehement opposition to any development,

including townhomes. The shift from green space to townhomes in the project's plans contradicts the feedback provided by our community. While we did express a preference for walking paths to be situated away from our property, this should not be misconstrued as an endorsement for townhomes. These concerns were brought up when the document initially surfaced, and ignored. Furthermore, we are deeply troubled by the disregard and manipulation of the feedback from those directly impacted by this development. This disregard not only undermines the trust between residents and the decision-makers but also exacerbates the adverse effects on our homes and lives. It is imperative that our concerns are taken seriously and addressed in a manner that aligns with the genuine feedback of our community, to ensure the development reflects the best interests of all impacted.

If this addition ultimately goes forward, regardless of the concerns and input of the community, we ask that you provide as much green space and privacy between our homes and your development such as 8' privacy fencing or large Arbavidas

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