



TWIN LAKES PUBLIC INPUT RESULTS

February 25, 2015



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What other comments would you like to make that have not been previously addressed on this form? 35

Overall: Please provide any additional comments about anything related to Twin Lakes overall that you have not previously been able to express and would like to. Possible ideas include overall vision for the area, suggestions for future improvement, concerns and general feedback?..... 44

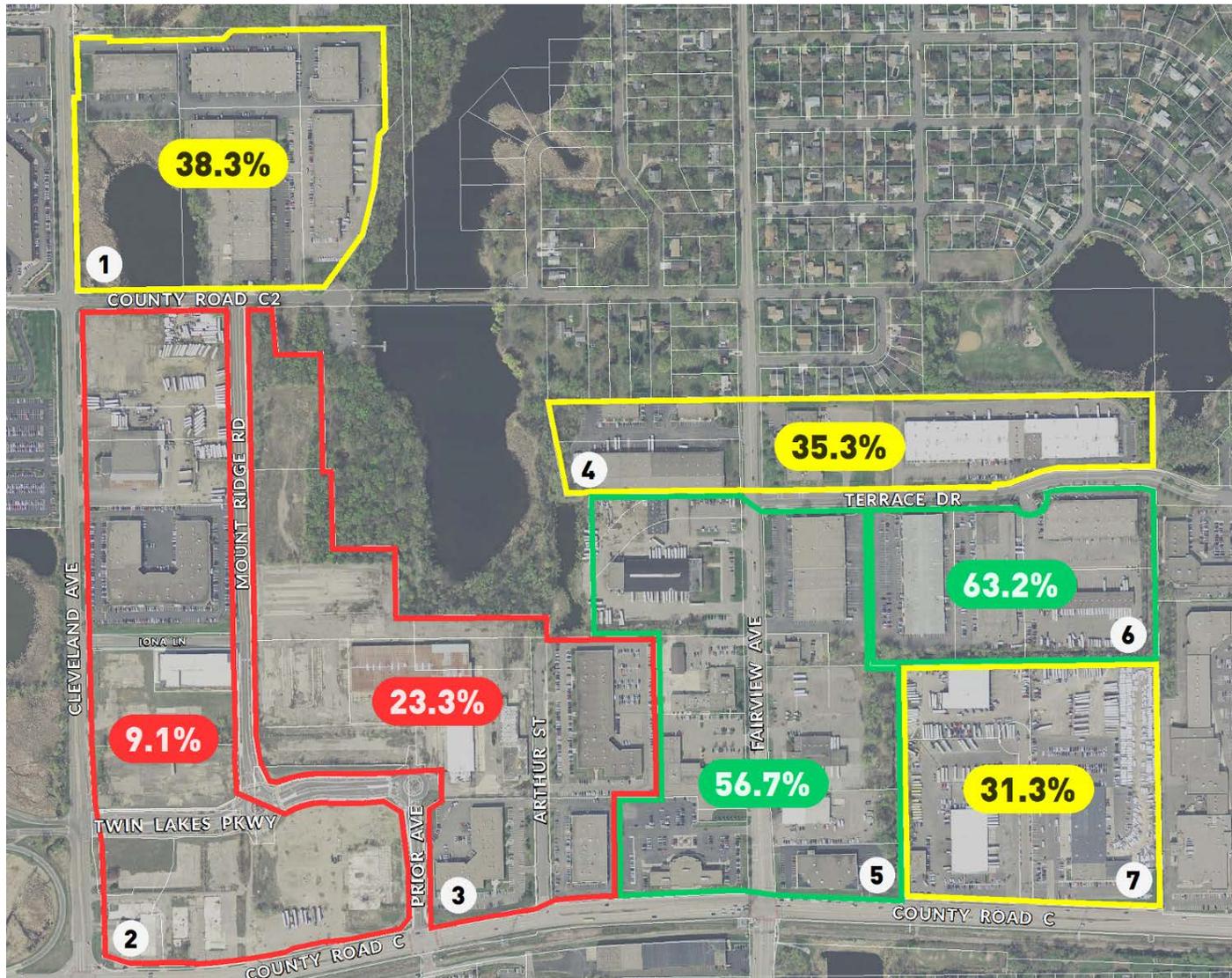
Participants

- 82.5% Neighborhood residents
- 11.1% Roseville residents from outside the neighborhood
- 3.2% Developer/landowner/broker
- 1.6% Twin Lakes business owner
- 1.6% Twin Lakes employee

Document Awareness

- 75.0% Comprehensive Plan
- 56.3% Imagine Roseville
- 43.8% Community Survey

Satisfaction with Current Development



Existing Zoning

The Twin Lakes area is currently zoned for CMU: Community Mixed Use in all subareas except Subarea 4. Subarea 4 is currently zoned HDR-1: High Density Residential 1.

The following is a list of the current zoning status of the land uses that were part of the public input process.

Permitted uses are those uses that are allowed by right. By law, approval must be granted to any use that complies with the standards contained in the zoning ordinance. Permitted uses are not reviewed nor approved by the City Council.

Conditional uses are uses that have unique attributes that may require further oversight. Conditional uses must have a public hearing at the Planning Commission and be approved by the City Council.

Prohibited uses are uses that are not allowed.

Existing CMU Zoning

Permitted Uses

Affordable apartments – Section 8
Affordable apartments – Workforce
Big box retail
Condominiums
Corporate headquarters
Daycare center
Hotel
Luxury apartments
Market rate apartments
Medical clinics/office
Office
Office showroom

Restaurants (fast food)
Restaurants (not fast food)
Senior apartments or senior coop
Smaller scale retail
Townhomes/row houses
Vertical mixed use
24 hour operation businesses

Conditional Uses

Assisted living

Existing CMU Zoning (continued)

Prohibited Uses

Detached townhomes
Drive thru businesses

Existing HDR-1 Zoning

Permitted Uses

Affordable apartments – Section 8
Affordable apartments – Workforce
Assisted living
Condominiums
Luxury apartments
Market rate apartments
Senior apartments or senior coop
Townhomes/row houses

Conditional Uses

Daycare center

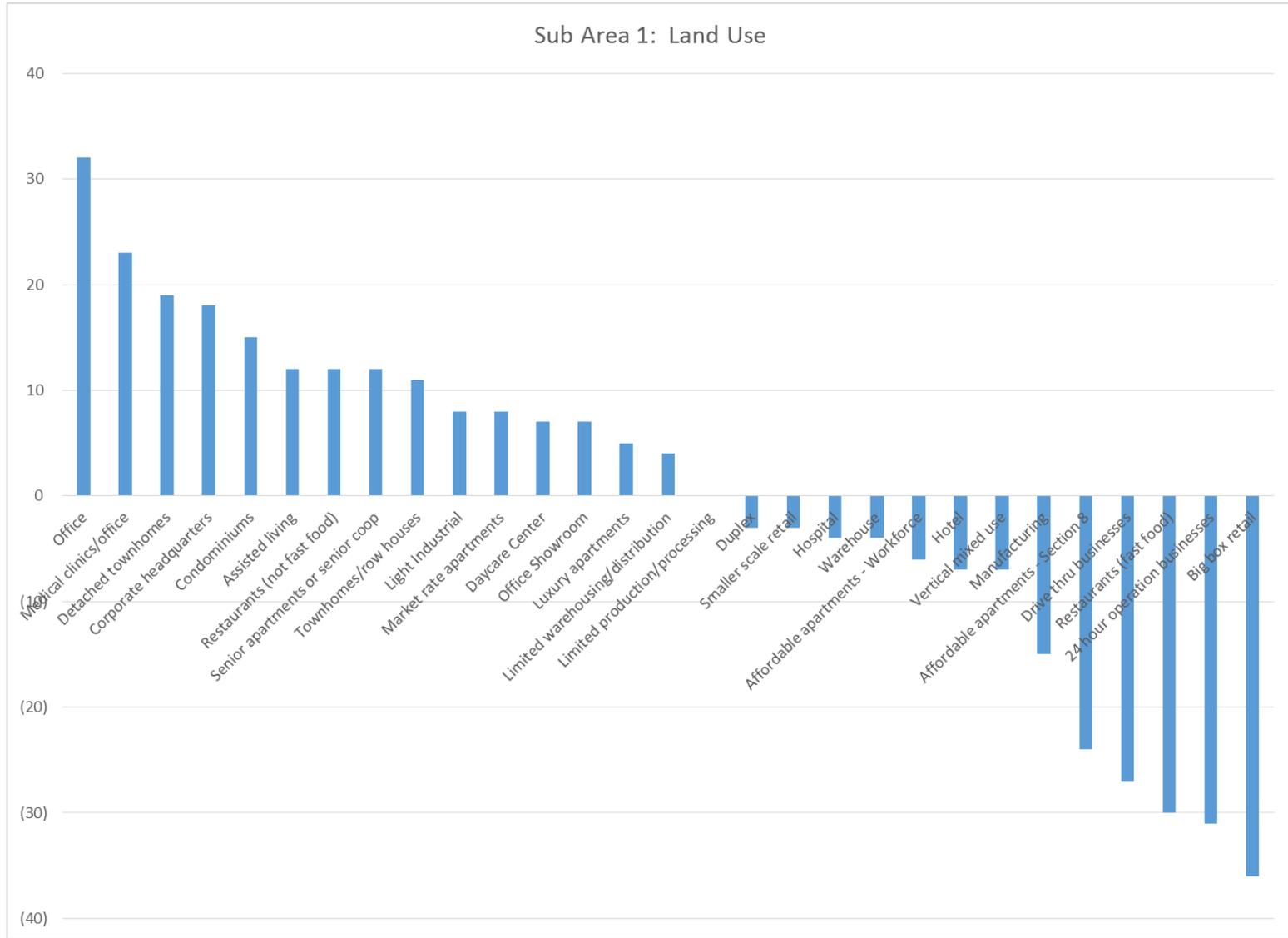
Prohibited Uses

Big box retail
Corporate headquarters

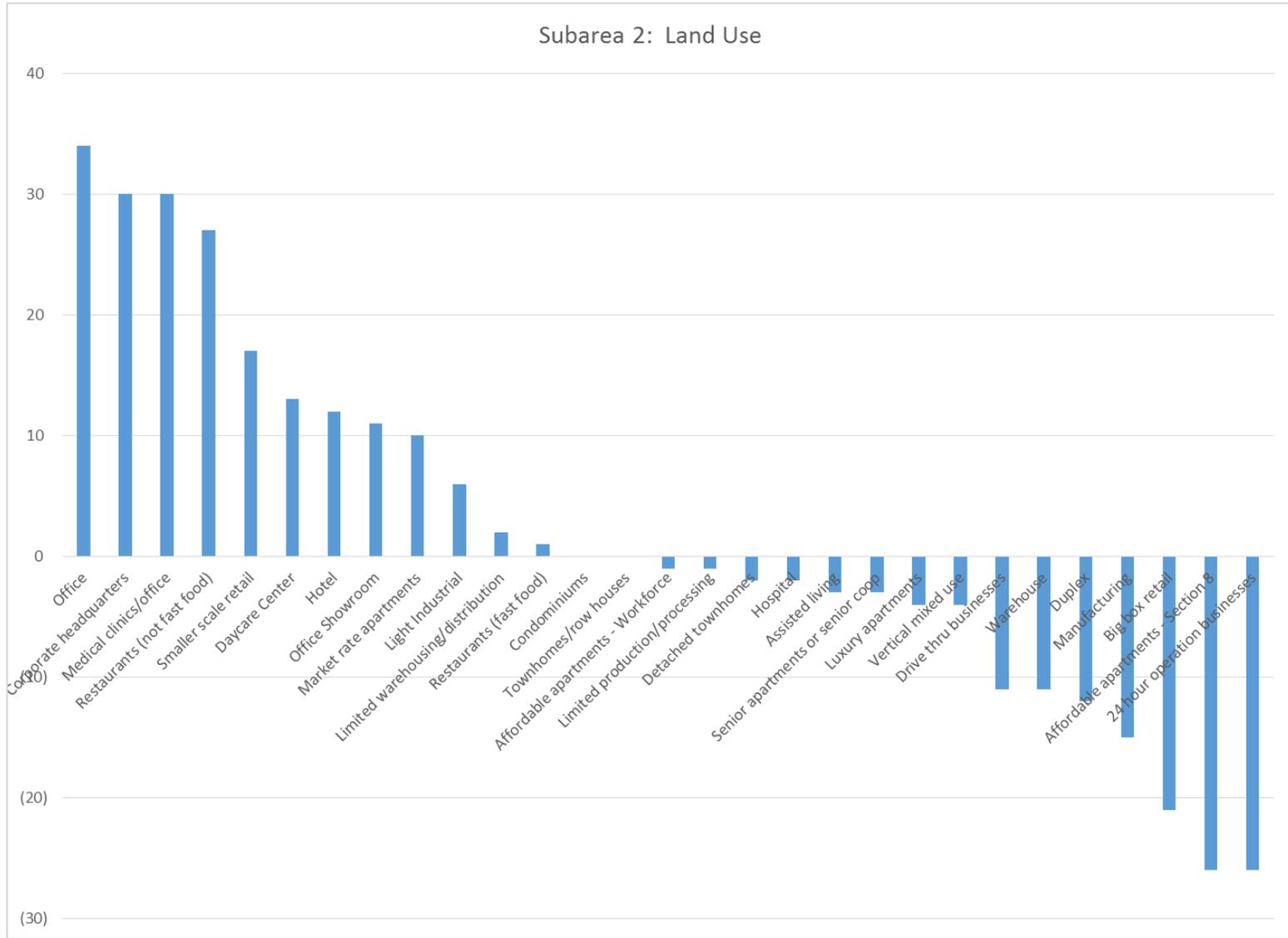
Duplex
Hospital
Light industrial
Limited production/processing
Limited warehousing/distribution
Manufacturing
Warehouse

Detached townhomes
Drive thru businesses
Duplex
Hospital
Hotel
Light industrial
Limited production/processing
Limited warehousing/distribution
Manufacturing
Medical clinics/office
Office
Office showroom
Restaurants (fast food)
Restaurants (not fast food)
Smaller scale retail
Vertical mixed use
Warehouse
24 hour operation businesses

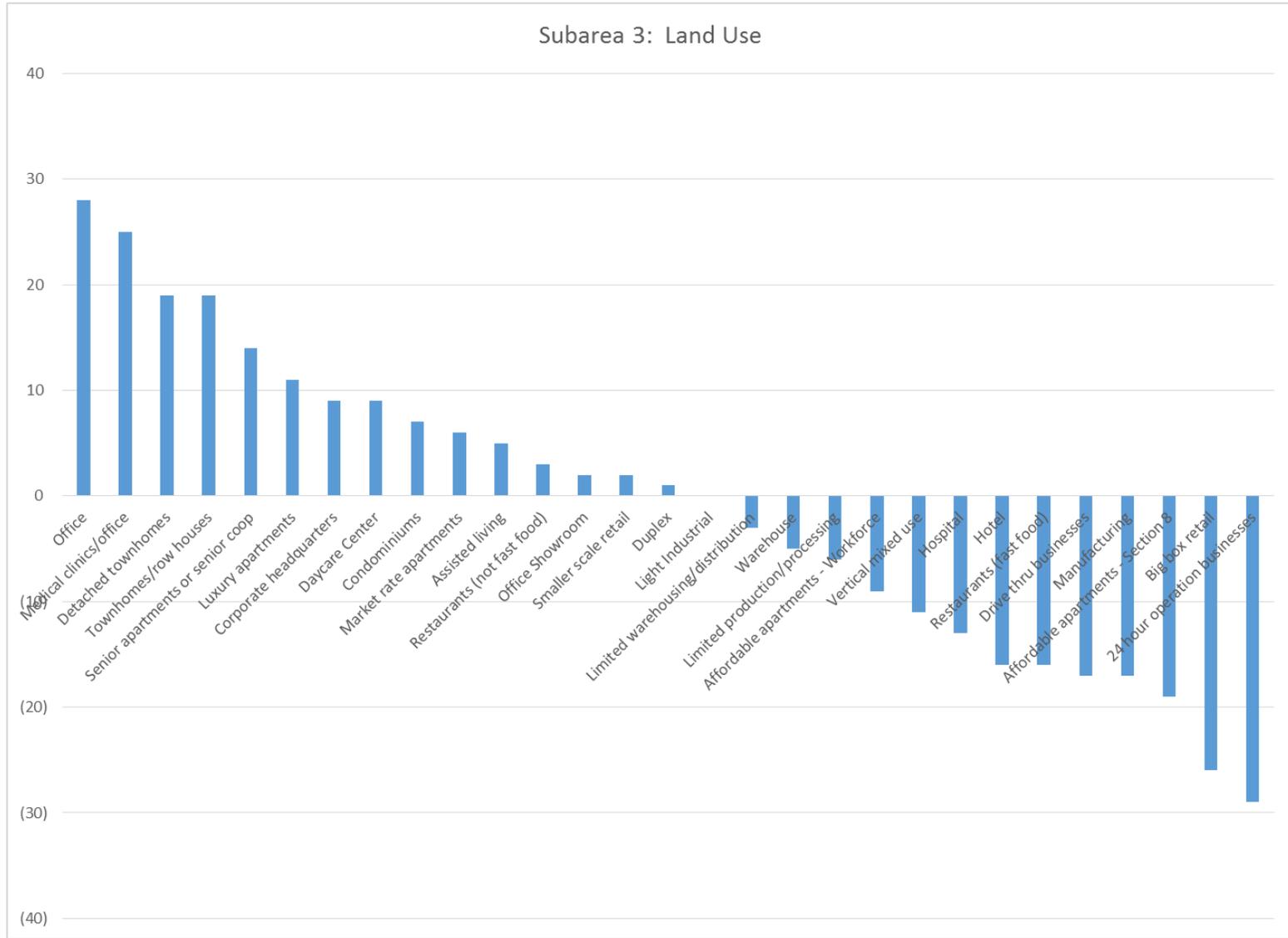
Land Use Preferences – Subarea 1



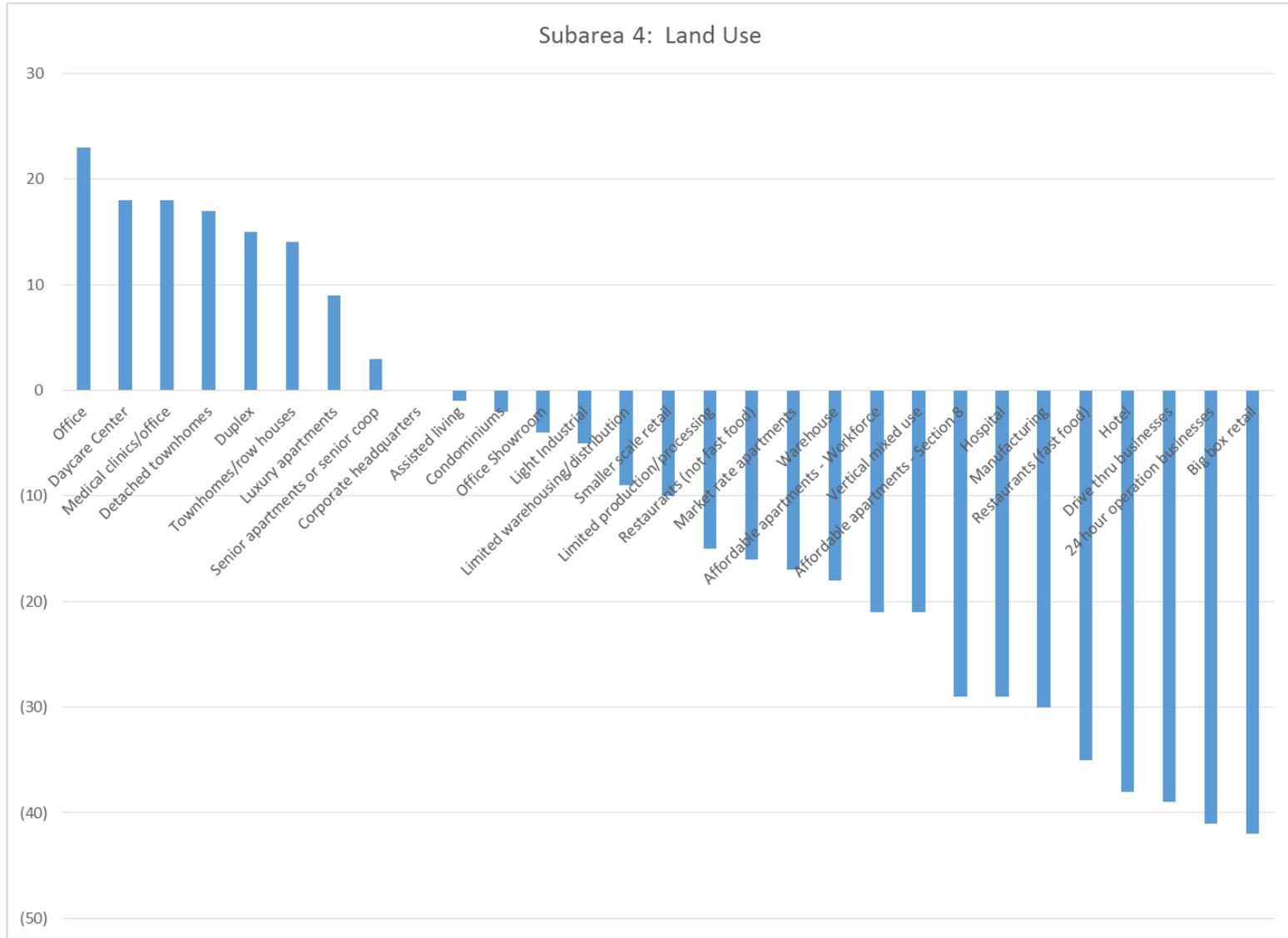
Land Use Preferences – Subarea 2



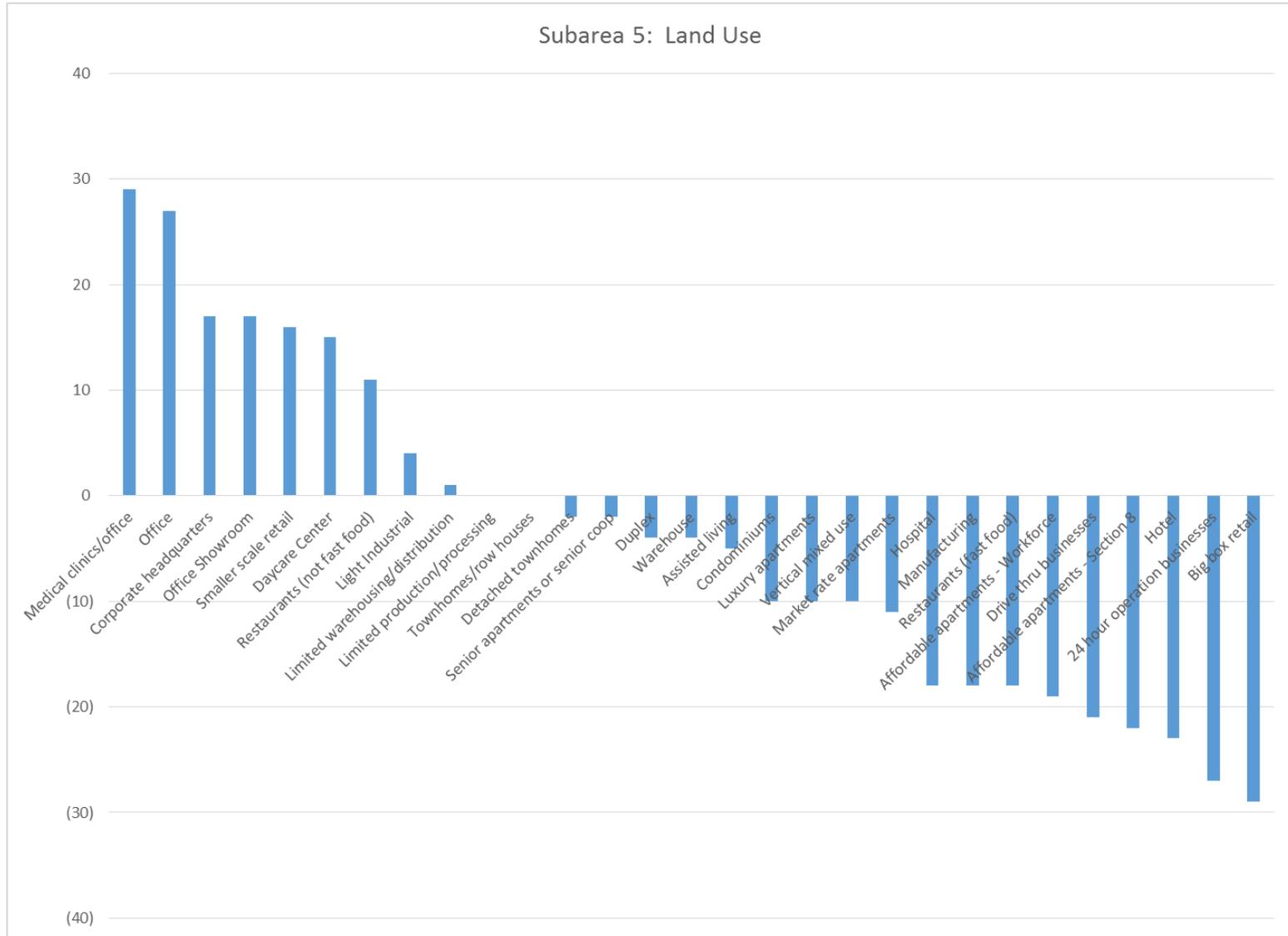
Land Use Preferences – Subarea 3



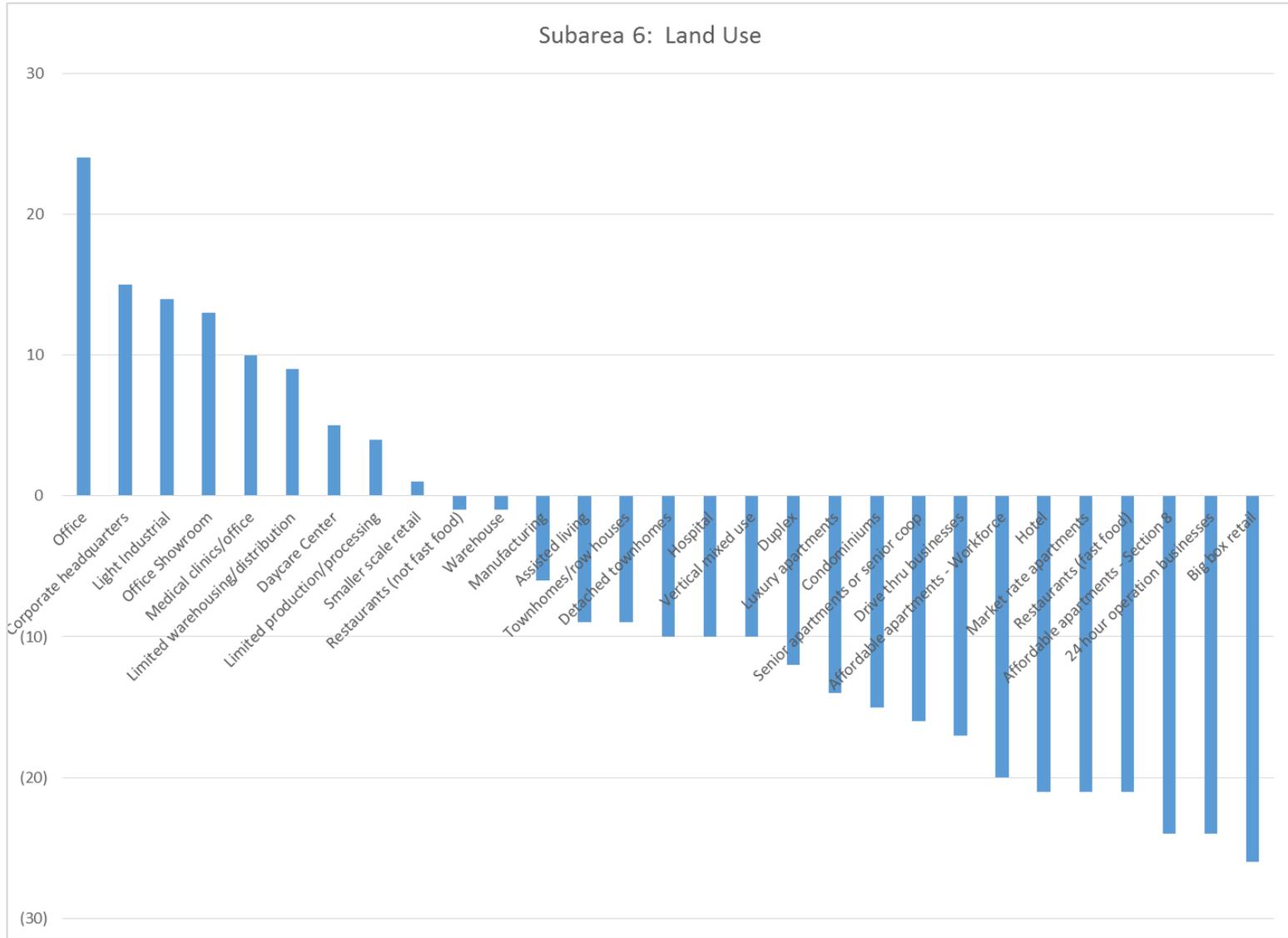
Land Use Preferences – Subarea 4



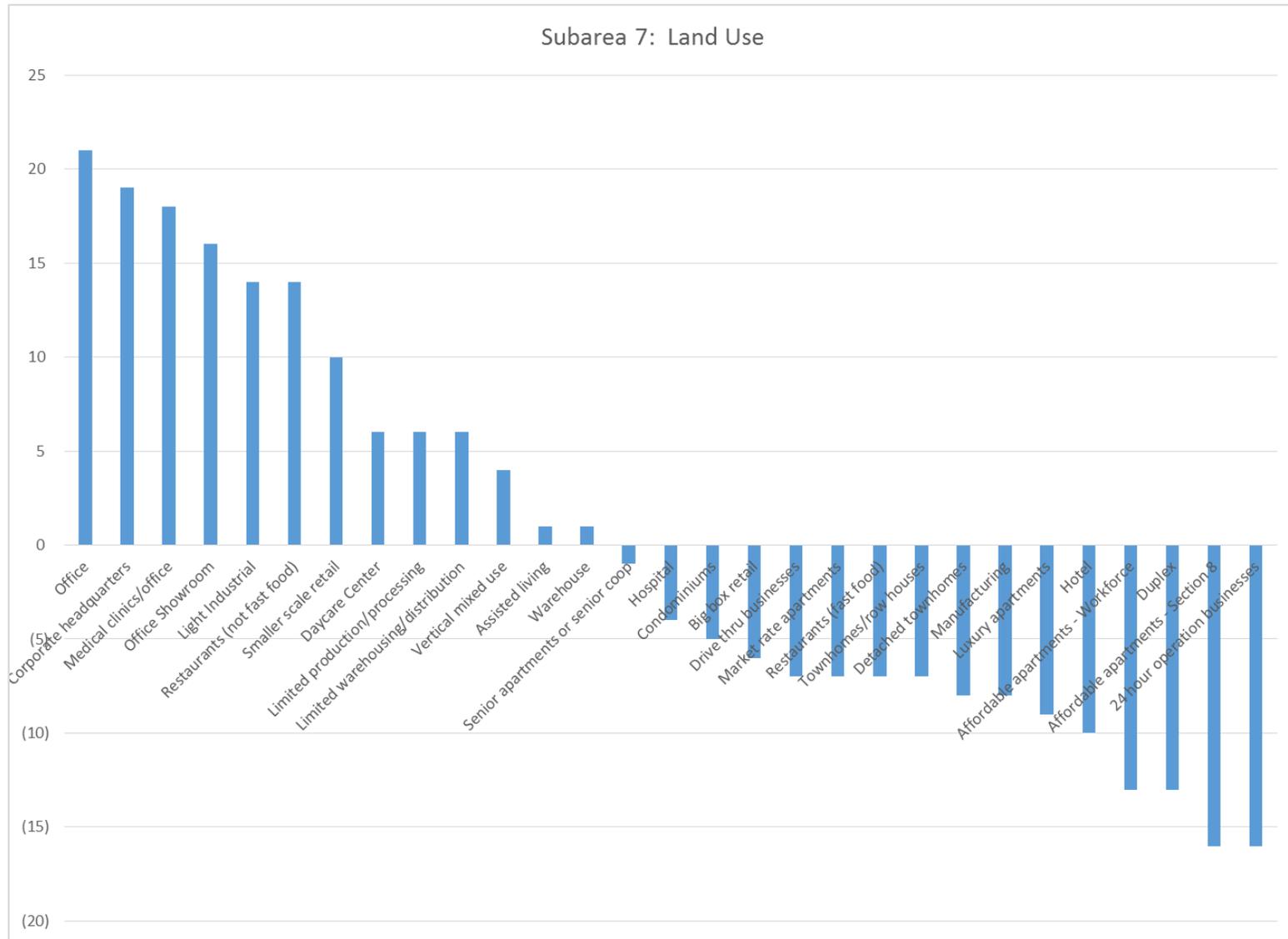
Land Use Preferences – Subarea 5



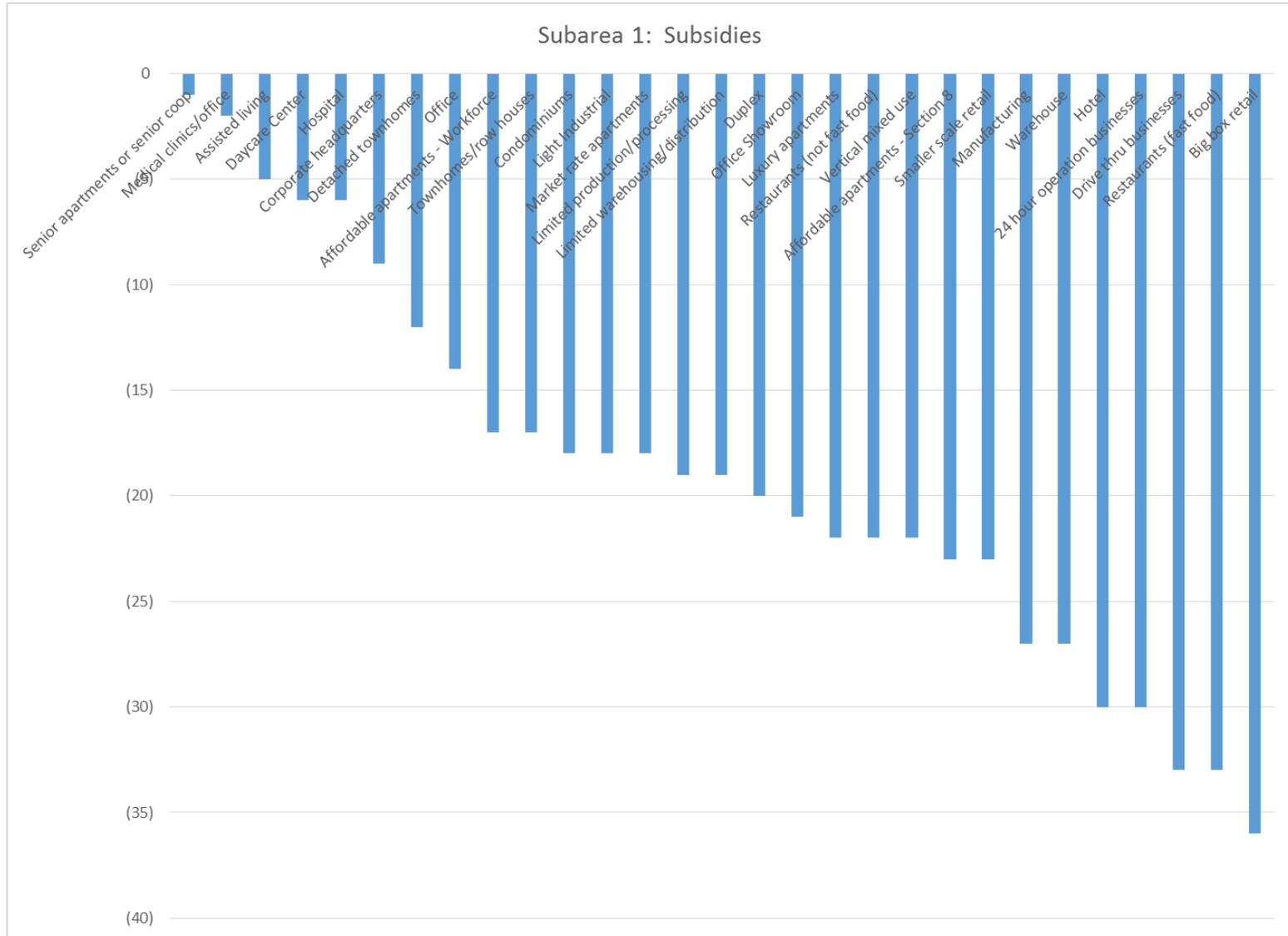
Land Use Preferences – Subarea 6



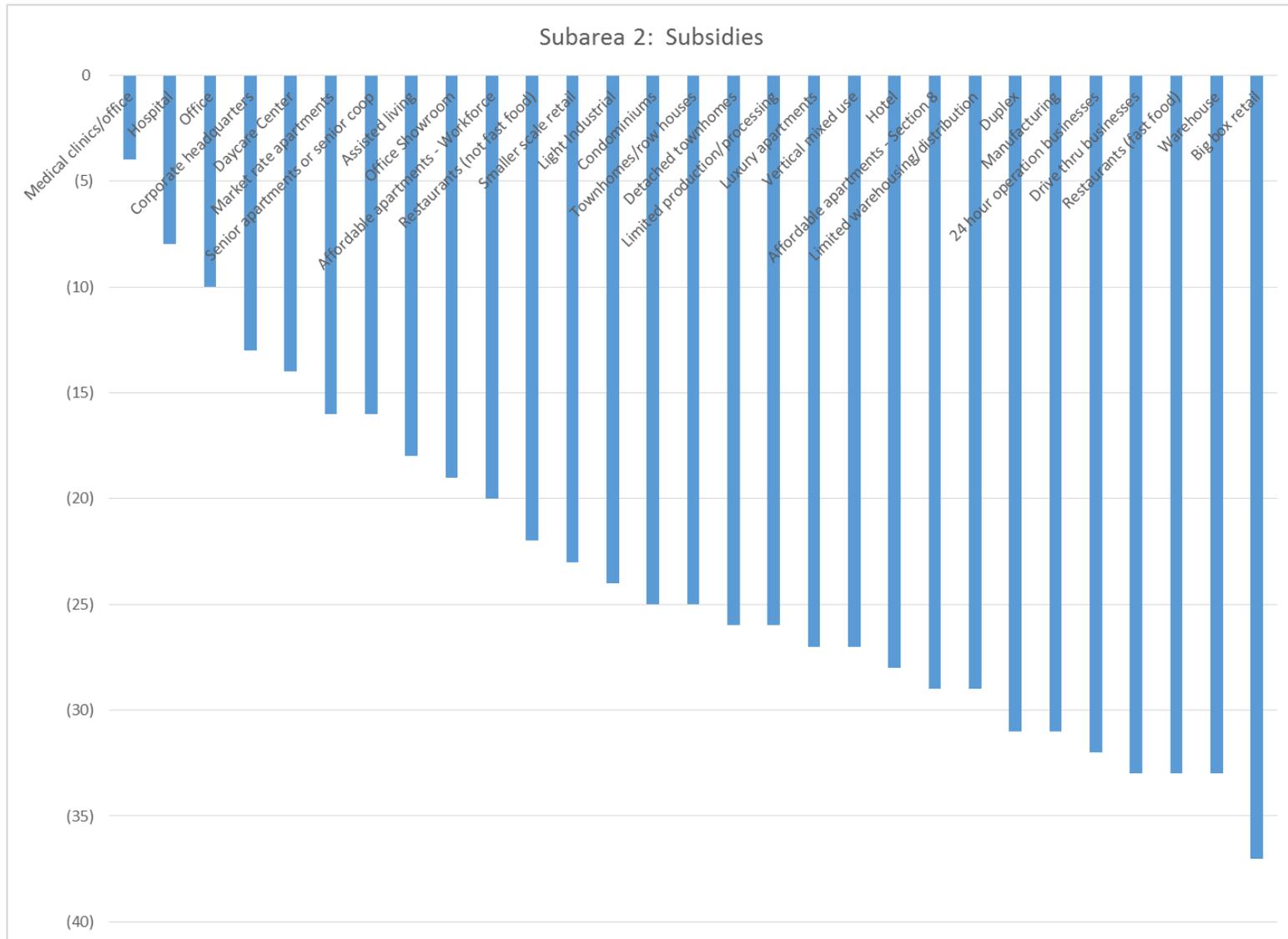
Land Use Preferences – Subarea 7



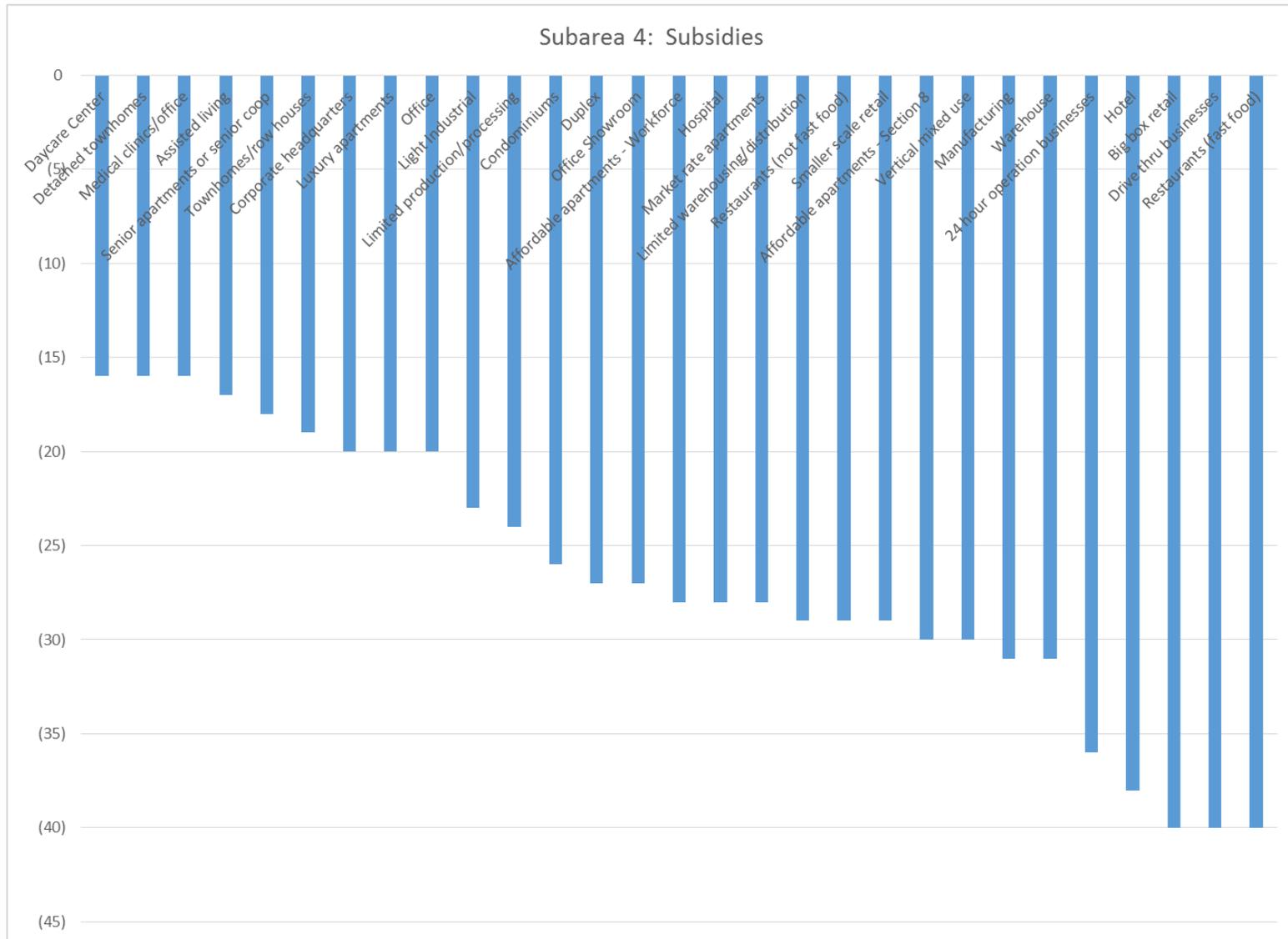
Subsidies – Subarea 1



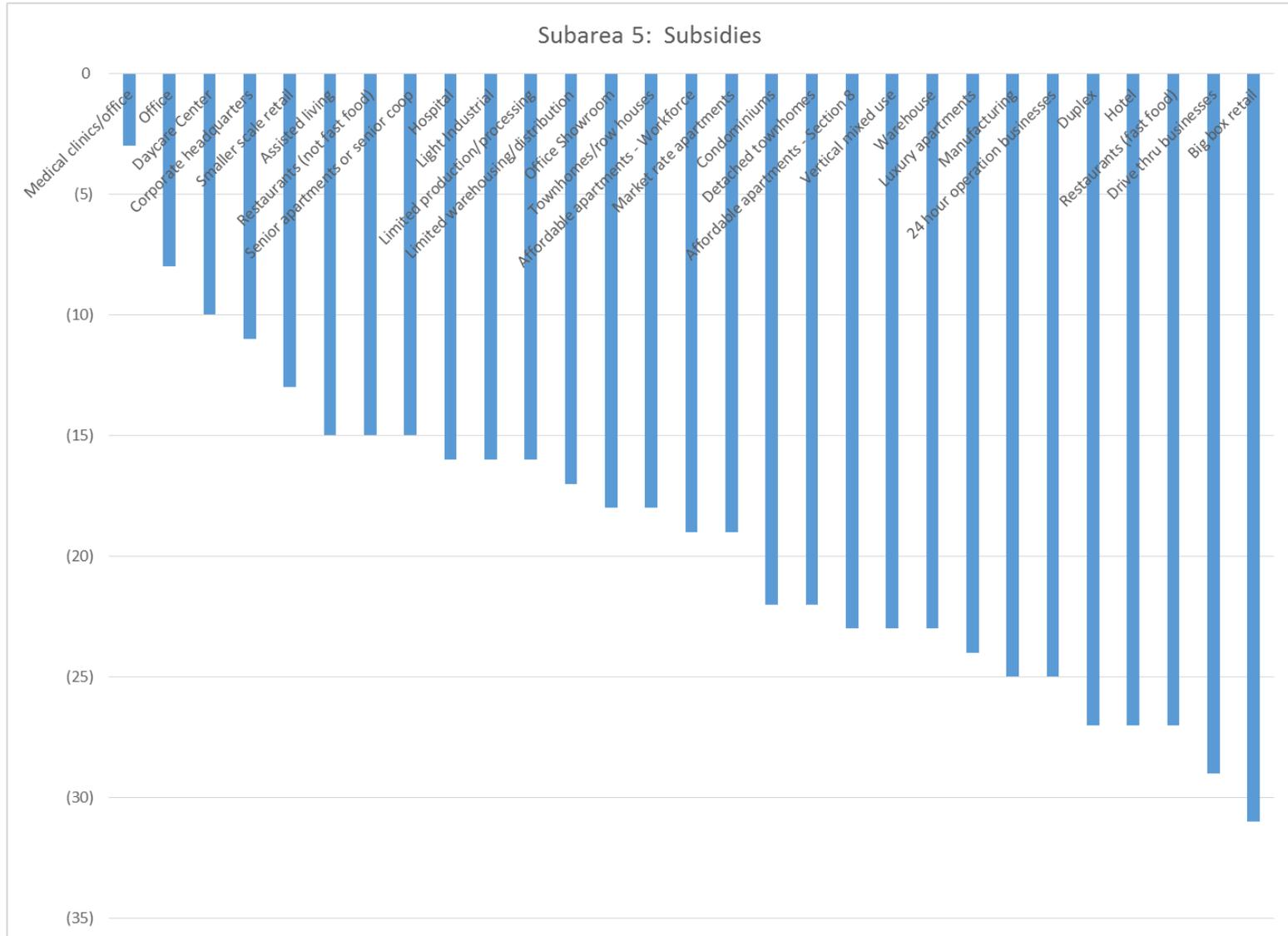
Subsidies – Subarea 2



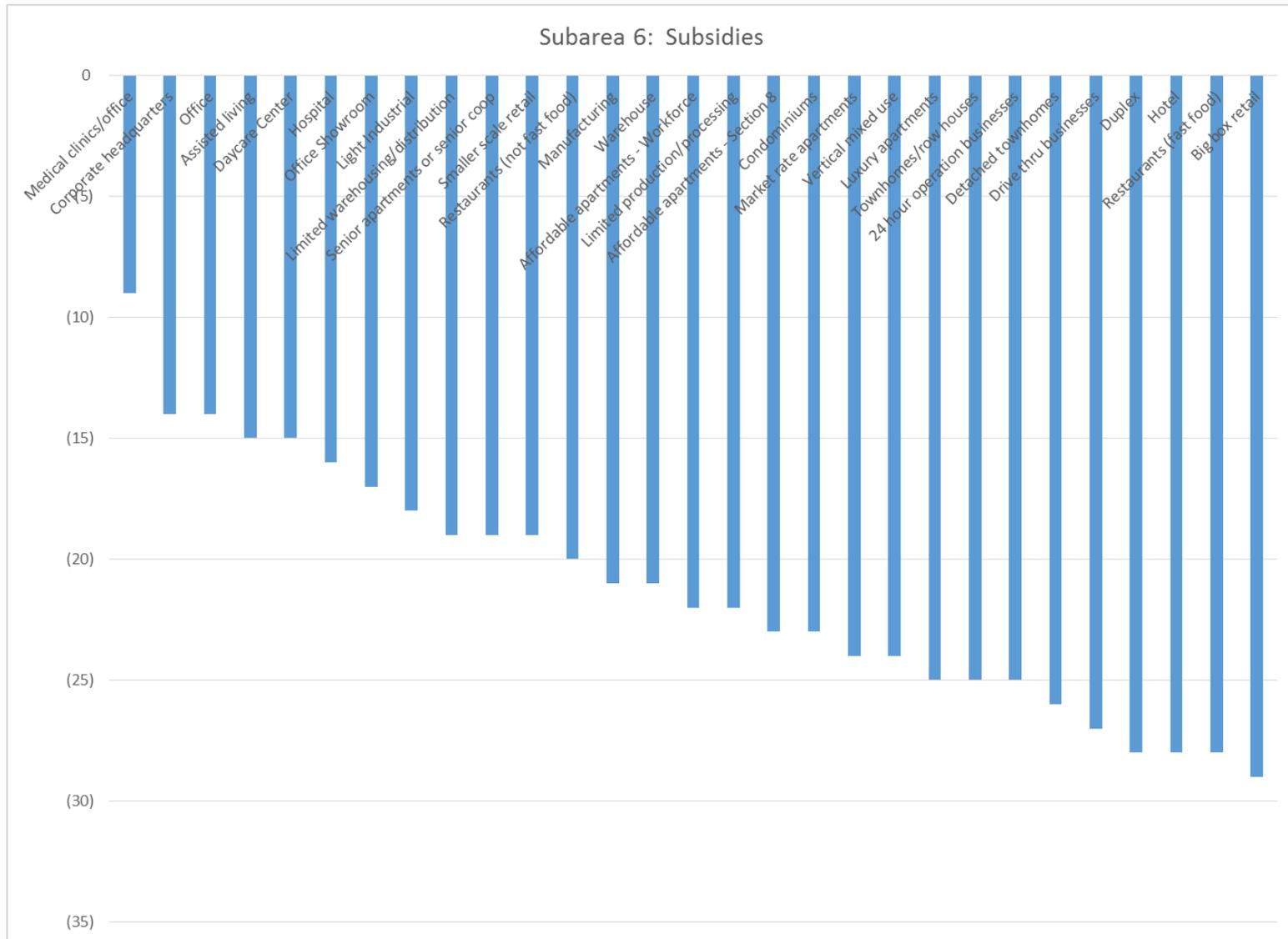
Subsidies – Subarea 4



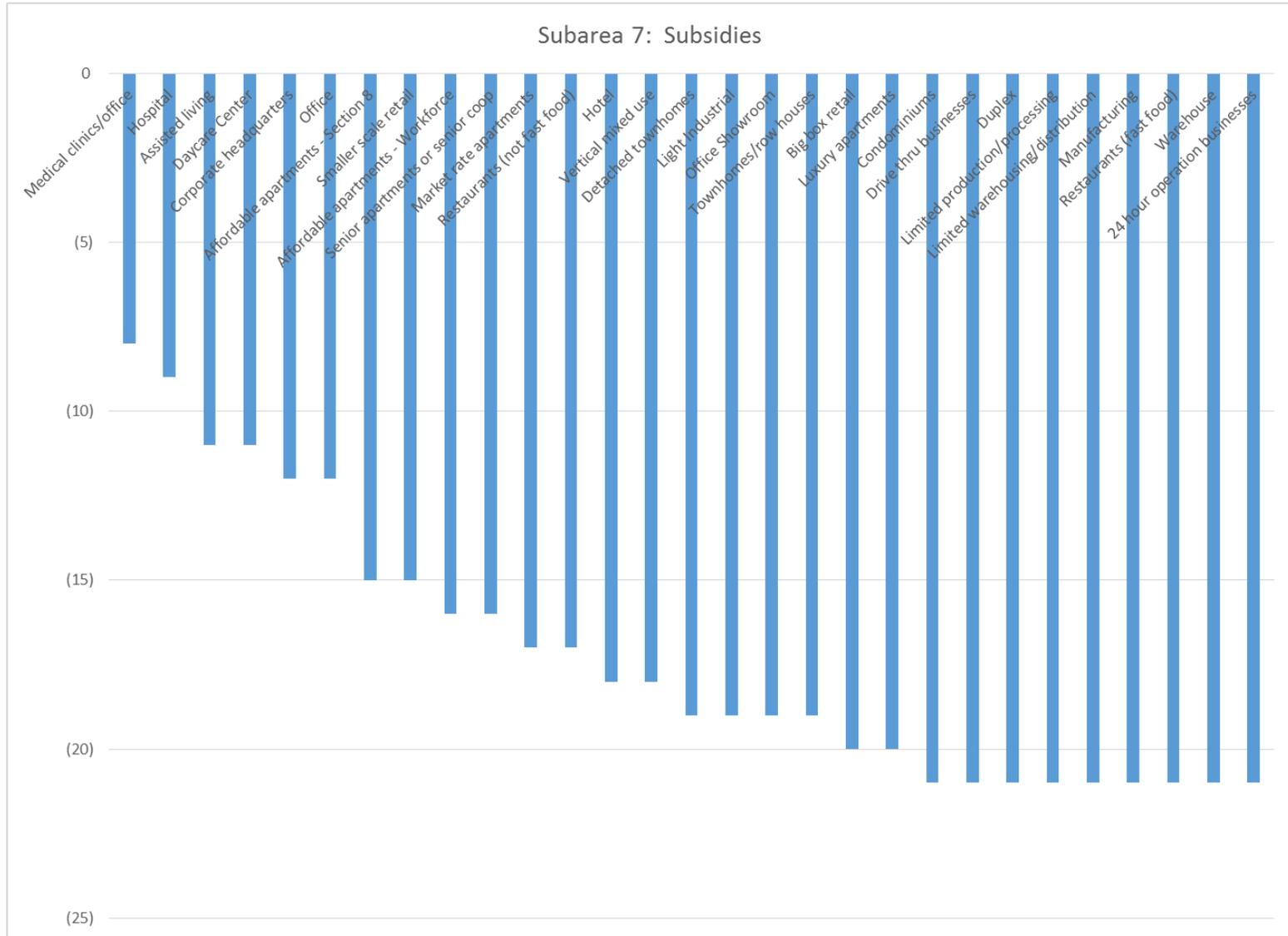
Subsidies – Subarea 5



Subsidies – Subarea 6



Subsidies – Subarea 7



What are three positive aspects that you would most like to see preserved or expanded?

Subarea 1

- Expand park and green space
- Keep traffic routed onto Cleveland
- Keep traffic routed on Cleveland Ave
- Keep it 1 story light industrial
- Langton Lake walking path - wider
- Minimal traffic impact
- Preserve wildlife areas
- Improve/expand access to park
- High priority for adjacent natural areas - lake/wetlands
- Preserve the park area on west shore of Langton Lake
- Proximity of Langton Lake is a prime development site for housing, market rate or higher end
- Living wage jobs
- The quietude of the west side of Langton Lake. The existing facilities are relatively quiet.
- No govt subsidies except for Medical or Senior Care
- Preserve and clean up natural area
- Industrial zoning
- Wetlands
- Well established use; know what to expect
- lower height buildings/quiet industry
- Wooded buffer along edge of Langton Lake and drainage pond
- The preservation of the park and athletic fields
- Langton Lake
- Preserve wooded area around park
- Access to the Lake (walking path) for all residents
- Greater protection of the adjacent park, lake and wetlands.
- Quiet close to the lake
- Note: private financing of any housing development would be desirable but it's likely Roseville would need to help with land prep.
- the undeveloped park areas around lake (pond)
- More park land
- Protect waters
- Expand park around lake
- Good greenspace around water
- Some commercial use is appropriate
- Trails and pedestrian walkways
- Clean up and preserve pond on Cty Rd C2/Cleveland
- Expansion of the park southward a little
- Increased tax base
- Warehouse

- Wooded areas
- Good quiet tenant
- low traffic as is adjacent to single family homes and LLake Park
- I do not think development subsidies are appropriate, except for acquisition of land to extend park/green space
- 4 lane on Cleveland
- Keep development aaway from lake
- No 24/7 activity such as trucks going in at night
- Increase amount of greenspace.

- access and cul-de-sac to paths around the lake
- No traffic thru or near park, quiet businesses, weekdays only
- Bridge for footpath only on C2 (wonderful, please keep)
- Commercial enterprises with low impact on bordering residential areas and natural habitat.
- Proximity to freeway
- Manufacturing
- Well leased
- Preserve current pond
- Park areas (keep the same)

Subarea 2

- SA 2: What are three positive aspects of this subarea that you would most like to see preserved or expanded?
- Already poor
- Keep traffic on Cleveland Ave
- Keep traffic routed on Cleveland Ave
- The one story quality buildings
- Lake trails and wooded areas
- Low density buildings around parkland
- There is very little I like about this area
- Access to transportation
- Not much positive in this area - best characteristic is that what businesses that are functioning (except Walmart) are not having a major negative impact

- The ducks, geese, and chickens once housed there have been removed.
- Access to the freeway and hotels to the west
- Preserve the separation from Fairview Ave
- Office
- No subsidized except for Medical!
- Access to 35W
- Good freeway access
- No more Big Box
- Access to 35W
- Very little is positive here
- Keep low density building as is
- No housing on that corner

- It's in a good position to incorporate uses that would benefit the existing, surrounding uses
- Planned uses should be compatible with housing I suggested for Area #1
- Park property - especially around the south end
- Keep Twin Lakes parkway as is, no expansion
- Quiet around parkland
- Existing infrastructure and utilities
- Preserve the natural area on the east side of Mount Ridge Road. Control the spread of big-box retail and more hotels!
- The park and ride is located close to the freeway, if anyone wants to use it
- Jobs

- Park and Ride
- Keeping Twin Lakes Parkway in this area - Do not extend
- It's close to 3 bodies of water of varying sizes, in the midst of tarmac - would be nice to expand on the greenspace.
- Ensure sidewalks are part of future development
- It's a place for walkers from homes and businesses
- Big box near Cty C
- Non-residential seems best use here
- The office buildings just north of the park and ride is nice looking
- Flexibility
- Back access (behind Walmart) to Prior

Subarea 3

- 3 areas already done near Arthur
- Park and trails should be preserved
- Parkland and trails should be preserved
- Consider expanding the park area
- Added area to Langton Lake Park
- Nice business park - multi unit
- Expand parkland on south part of Langton Lake
- It's not overdeveloped (yet)
- Preserve or expand wildlife area

- Some form of residential use, or corporate office use, along lake/parks
- Natural areas that abut should be preserved (south end of Langton Lake and east side of Mount Ridge)
- The area on the west side of Langton Lake is natural
- The northern end of this area's proximity to Langton Lake should be reserved for residential and/or park preservation and expansion
- Trees around Langton Lake

- No subsidy except Medical
- Expand Park
- There is ample parking available at the businesses there.
- Retain quiet & natural area around lake
- Like to see areas adjacent to park
- Business on Cand housing north toward lake
- Wooded area by Langton Lake
- Expand wooded areas of park
- Langton Lake Park & Trails
- Love access to water + park - tie this into a plan for a destination living experience
- Undeveloped, open areas
- Keep small park area (by parking lot) Open land by lake on west side
- Protect greenspace to north of parcel
- Great opportunity to add quality housing options for a variety of age groups
- Preserve as much green space as possible
- Expand park around lake to west and south
- Low density

Subarea 4

- Expand park area and wildlife area
- Protect the park/pond
- Parkland needs to be preserved

- Good access to Cty Rd C
- Keep County Rd C & Cleveland Ave as main traffic corridors through this area.
- Continue with businesses that are currently operating
- Do not extend Twin Lakes Parkway
- Have additional buffer (green space)
- Area by Arthur well maintained
- Keep Twin Lakes Parkway as is, with access to Cty C at Prior
- Current 1st story office buildings
- Keep access around the lake for walkers, no businesses, houses, etc. right on the lake
- Protect adjacent park/lake
- Cleanup the Pik terminal site and use site for housing in a way compatible with Langton Lake park
- Quiet near park to protect wildlife
- No development near lake
- Keep lake clean (runoff from businesses into lake)
- Existing office/warehouse uses are okay.

- Borders park land and trails that should be protected
- Wildlife
- Current commercial use/businesses

- The park need to preserve and add to it
- Current height - not visible from Oasis Park and neighborhood on other side of Oasis
- Residential single family homes
- Neighborhood look and feel (low buildings 1-2 stories next to homes - 2 - 3 stories next level out toward Cty C)
- This borders a residential area so should fit into that feel
- Lake
- Housing in keeping with existing residential neighborhood
- The natural area on the east and south side of Langton Lake
- Could be developed as a buffer between the established neighborhoods to the north
- Family neighborhood
- Residential owner occupied
- Little traffic generated
- Family neighborhood
- Industrial
- Traffic on Terrace is light enough to avoid 4 lanes or stoplights
- It is easy to drive through this area most times.
- Retain quiet & natural area around lakes
- Quiet buffer to residential SF homes
- Known uses
- Quiet

- No lights on Fairview
- Minimal activity buildings near lakes
- The small warehouses are fine by me
- Adjacent/close to parks/lakes
- Low building height needs to be kept
- Current use is okay; an acceptable buffer between residential and zones 5 & 6
- The light manufacturing/warehouses create less traffic than some of the other proposed uses.
- Lower density housing
- Parks
- Traffic level of roadways
- Stop signs,not stop lights
- Park
- The bldg @ 2830 always looked great - grass & trees
- Pathways
- Pedestrian - friendly atmosphere
- Access to the lakes and parkland on both ends. Access should be emphasized and capitalized on when new development occurs.
- Residential senior/senior care
- Disirable single family housing
- Manufacturing
- The area is very quiet - living very near it, this is great
- The businesses there are quiet.
- Easy access to Snelling/I-35W

- Well-maintained
- Quiet, low traffic businesses
- Not a lot of traffic coming and going onto Fairview
- Expanded greenspace
- Not too high - tall
- Environment
- business parks and manufacturing
- Non-congested traffic in Fairview
- Quiet in neighborhood weekdays & weekends even traffic light on weekends. No shortcut access to 35W except south to Cty C
- Single Family Homes
- Park land (Oasis Park) and community gardens

- Restaurants
- good neighbor office/warehouse
- Warehousing
- I respect what Bridging does. Businesses like this are good for the area.
- Jobs
- Blends with neighborhood to north
- Single story buildings
- Quiet from my street - not sure about C-2 residents
- Adjacent to single-family homes - could add housing options for aging residents while minimizing adverse environmental impacts. Current level of traffic on Terrace preserved to the extent possible, not enhanced.

Subarea 5

- Medical/McGough
- Medical Building
- Medical Building
- The medical Center
- Add right turn lanes on Fairview to CR C (S to W)
- Businesses here now quiet - don't add traffic to FV
- The Tile Store & Fireplace Store Designs are Attractive
- Low impact commercial properties/business
- This area has been a quiet area in which to live

- Proximity to I-35E
- Medical subsidies only
- sidewalks
- Industrial
- The current tenants of the area do not draw a lot of traffic north of the Tile Shop or the Clinics
- Even though this is a business area, it's quiet
- Easy access to 35W and Snelling
- Some of these properties are well-maintained & a good

fit for their location (Clinic, McGough, Tile Shop)

- This is a good area for small scale office development to create a transition to residential neighborhoods
- This area is not nice looking
- Current medical facilities
- Fairly low traffic (for trucking) coming onto Fairview
- Consistent height of commercial along Fairview, 2 stories @ CR C then 1 story to the north
- Let's decide (plan for) what mix would best serve the interests of existing uses ie. parks, residential, incl. planned apartments, existing permanent businesses, colleges, etc.
- Keep business areas
- Smaller spaces/terrace south
- McGough
- McGough
- Add right turn lane from CR C to Fairview (W - N)
- Low height of businesses esp on Terrace Dr in proportion to neighborhood
- The Medical Bldg (#1835) is very nice
- Walkability, pedestrian friendly
- Close to two parks and community gardens
- Has some developable space
- No residences
- keep traffic low
- Manufacturing

- Sidewalks are nice & wide and safe for running/biking
- Jobs
- Quiet, for the most part
- Single story businesses
- Few 24/7 businesses with noise
- Less density when compared to Cleveland
- Let's develop these areas to fulfill the needs of Roseville and the greater NE Region to enhance quality of life and, yes, enhance our tax base as appropriate.
- Tile Shop
- Tile Shop
- Keep companies and attract more like Hearth & Home and Tile Shop
- No through access between Snelling & Fairview or from Fairview to 35 W - need to go south on FV to Cty C
- For the most part, traffic on Terrace Drive and Fairview Ave is not heavy and not unusually noisy.
- The medical clinic and office at CR C and Fairview - the building architecture and landscaping
- No schools
- no Twin Lakes Parkway extension
- Warehousing
- Flexibility of planning
- Convenience - I use many of the resources here
- Access to Fairview is only from Terrace Drive
- Not real rundown looking - could use a little help though

- Increase appropriate plantings along Fairview, improve

Subarea 6

- Small companies/services
- Nice traffic flow on Terrace
- quiet
- Current use appears appropriate for this area
- I have no comment other than I have no problems with the businesses that are located in this parcel.
- Upgraded building exteriors
- The area seems out of the way and the building appear relatively new
- No subsidies
- Limited traffic
- Terrace Drive buildings function well eg: Foreign Service, medical services brew pub
- Industrial
- This area is far enough away from residences that I think it is the best place for industrial, warehouses, etc.
- Quiet - I've lived here 8 years and had to think about what these buildings are
- I appreciate the small businesses already located here - car repair and Bent Brewstillery
- This area is fairly ugly
- Great location for small employers

streetscape - keep buildings back from street

- Single story buildings
- Traffic exits to Terrace Dr & not Fairview
- Keep traffic impact to a minimum on Terrace
- Let's decide (plan for) what mix would best serve the interests of existing uses ie. parks, residential, incl. planned apartments, existing permanent businesses, colleges, etc.
- Businesses are good neighbors
- Add sidewalks on Terrace to get down to shopping
- low level of density
- quiet businesses
- Manufacturing
- Decently maintained
- Create pedestrian facilities/infrastructure
- Parking lots away from Terrace Drive
- Not many 24/7 businesses with a lot of noise
- Improve pedestrian accessibility
- Let's develop these areas to fulfill the needs of Roseville and the greater NE Region to enhance quality of life and, yes, enhance our tax base as appropriate.
- not much traffic & what's there goes South on Fairview out of neighborhood

- Warehousing

Subarea 7

- Nothing there now
- Any big box borders on Cty C
- It could be a good little industrial mixed use area
- Transit access and retail could support high-density residential use
- Acces to the area comes off County Rd C
- Development potential of this underdeveloped area
- No subsidies
- low effect on neighborhood to the north
- Create greenspace/facilities for pedestrians
- Limited traffic - producing businesses

- Low traffic

- Traffic exits to County C and not directly to Fairview
- Let's decide (plan for) what mix would best serve the interests of existing uses ie. parks, residential, incl. planned apartments, existing permanent businesses, colleges, etc.
- low density - low traffic & noise levels
- Let's develop these areas to fulfill the needs of Roseville and the greater NE Region to enhance quality of life and, yes, enhance our tax base as appropriate.
- low height of bldgs

What are three negative aspects that you would most like to see eliminated or reduced?

Subarea 1

- Too much impervious
- Get rid of parked trailers
- Noise, traffic, high density that disturbs wildlife
- looks messy
- Industrial/warehouse use adjacent to park/lake
- Keep commercial development along Cleveland and away from the lake and park trails
- Exteriors of businesses - should be upgraded
- Warehouses that attract semis many of whom drive down Fairview or other residential areas
- Warehouse
- Commercial buildings
- Occasionally trash blows in from overfilled garbage cans
- Seems to be ok as is - maybe update outsides of buildings
- No negatives - I like as is
- Rather rundown warehouse area
- Reduce amount of impermeable surface
- N/A
- Trash from businesses blowing into Langton Lake & Park
- accessibility to parking for ballfields is poor.
- Too close to water
- Floods easily in heavy rain
- Open water at C-2 and Cleveland appears impacted
- Reduce traffic hazard for pedestrians/crosswalks are needed
- I35 E access with this area is clumsy and sometimes attracts traffic into the adjoining neighborhoods
- Light manufacturing
- Clearing of trees/parks
- Would be nice to have less buildings overall
- Potential risk of contamination/pollution
- No holding pond for parking lot runoff into Langton Lake
- Not enough trees/open space
- No more hotels in this area! Protect natural areas.
- Showroom
- No further impact to (encroachment on) the park.

Subarea 2

- Walmart
- Walmart
- Trailer storage
- Trailer storage is an eyesore
- Walmart !!!
- Remove area of parked semi trucks
- Walmart
- Big box retail
- Walmart
- Noise carries across lake
- Existing truck terminal use
- American semi is an eye sore - get rid of it!!
- American Freight should clean up their area (or move out).
- the semi-truck parking lots
- Trucking area
- Many from businesses that are eyesores
- The Walmart is an eyesore. The parking lot is trashed every time I've been there.
- Remove Walmart
- 2 nice hotels plus Walmart/Aldi
- Commercial building
- Under used with just truck storage
- Keep high density housing on C or Cleveland for access
- Walmart (I know, I know)
- No big box Walmart
- Walmart
- Big box (Walmart)
- Walmart
- It happens to have little to no greenspace.
- Get rid of the truck trailer boneyard
- Cement! Causing runoff into the lake.
- Truck bodies
- No more hotells
- Walmart, especially parking lot traffic, is terrible with its limited entrance and exit.
- Walmart is not a safe area
- Mount Ridge Road seems either underutilized or maybe an option for vacating
- Too much traffic off 35W to Big Box
- I avoid driving in this area specifically because of the roundabouts on Twin Lakes Parkway.
- Support concepts that will lead to diversity in jobs and shopping options
- traffic
- Keep heights near single family home - 2 stories & 1000 ft from homes
- Visually unattractive
- There is no green space - eliminate concrete
- Too much traffic

- No more retail
- The possibility of more big box stores
- Crime has increased in this area and adjoining residential.
- Many police calls to Big Box
- A low rent reputation

Subarea 3

- Contamination
- Limit height of new construction to 3 stories or less
- Clear away empty warehouse and expand Langton Lake Park!
- No access through to Fairview
- It's a lot of vacant industrial space so industrial may not be a bad fit
- Soil contamination
- No more warehouses, trucking terminals or big box stores
- Something needs to be done with the foundations left there
- Negative impact of Walmart on adjoining development parcels
- Old unused industrial buildings
- Former tenants left a very ugly landscape
- Run down warehouses

- Too much asphalt
- Park and Ride is ghastly
- Trash from businesses blowing into park
- Low income apartments with several families living in one apartment thus lack of parking or more parking lots to meet their needs.

- low use
- Do not extend Twin Lakes Parkway beyond current location - end at traffic circle and connection to C at Prior
- The ugly possibly abandoned buildings by Langton Lake
- Too much concrete!
- Like as is
- Run down buildings
- Large expanse of impermeable surface
- No retail in this area please!
- Cement
- Barren scrub
- Road off Cleveland to circle and exit on Arthur
- Businesses may encroach on the Lake and cause pollution
- Do not extend Twin Lakes Parkway beyond Arthur Street

- Old parking lot areas are full of weeds
- Possible threat to Langton Lake
- Dirty and unclean parking lots
- Mega building
- Plan to extend Twin Lakes Parkway thru here

Subarea 4

- Ok as is
- External appearance of existing buildings is poor
- Exterior appearances of existing buildings is poor
- Traffic
- Empty/vacant facilities
- Not compatible with existing housing
- There is a terrible odor that comes from that area some days. Depending on the wind, it makes its way to Millwood. It can be intolerable in the park. We would love to see this problem resolved.
- Increased traffic
- bldgs higher than 2 stories next to neighborhood
- Too much concrete. We need more greenspace.
- Traffic
- No transition to/from adjacent residential
- Eliminate high-density zoning designation and rezone as mid-density residential!
- Empty buildings that have been occupied by various

- Traffic must be directed west or south to CR – C
- Quiet near park to protect wildlife
- Apt near bus depot and Cty C only
- Keep roundabout to a minimum

businesses.

- Sea of asphalt parking lots
- Traffic congestion and speed
- Trucking areas
- Light industry
- Empty buildings
- dilapidated buildings
- It is certainly not attractive to the eye. Warehouses and trucking centers usually aren't.
- Empty Buildings
- Doesn't meet community needs - I don't go to businesses here
- Create better transition to residential neighborhood with office/small business
- Keep the lights off of Fairview
- Like as is
- Not so much trucking (but this is preferable to 190 unit apartments)

- Reduce or eliminate 24 truck traffic
- No to Sherman apartment project
- Eliminate truck traffic on Fairview Ave
- Eliminate semi-truck traffic on Fairview Ave
- No more Walmarts!!!
- Environmental concerns
- Decrease trucking
- Any building that would add traffic on Fairview
- Commercial use adjacent to park land
- Keep traffic congestion to a minimum
- Reliance upon vehicular access is too dependent on Fairview Ave
- Warehouse
- high traffic levels during rush hours

- Zoning as HD Residential
- Not too tall
- Access of trucks onto Fairview (route back to Cleveland if possible)
- Lack of appropriate landscaping/screening between uses and adjacent residential area.
- No to extending Twin Lakes Parkway so close to Langton Lake
- Trucking Companies
- Homes & Single Family Residences Specifically
- Speed on Fairview should be 30 mph not 40
- Do not build the Parkway to Nowhere
- Other commercial projects

Subarea 5

- Trucking
- Trucking terminals
- Trucking terminals
- Trucking
- Possibility of access to 35W with cut off through subarea 4
- The truck park (#2720) should be redeveloped into something else

- Increasing traffic congestion
- Some buildings need refaced exteriors
- Parking off street in front of buildings rather than the building framing the street
- Traffic congestion & speed
- Traffic on Fairview with higher density housing
- Empty/unused buildings
- The warehouses and trucking terminals (or whatever

they are) on the west side of Fairview are not all that attractive to the eye.

- underutilized
- Semi-truck traffic from the area by Terrace & Fairview
- Do not extend Twin Lakes Parkway to connect to Fairview
- This area is not nice looking
- Like as is
- One parking lot (by car repair) is sometimes filled with old trailers from semis in the past. Not sure this could happen again. Looks junky.
- Traffic issues
- The truck/warehouse areas
- Semi Trailer Storage

Subarea 6

- Distribution/large trucks
- Exterior appearance of buildings is poor
- Exterior appearance of buildings is poor
- Any added traffic funneled out to Cty C or Terrace to Lincoln Dr
- Improved access (Twin Lakes Drive?)
- Heavy commercial and industrial uses which attract traffic will continue to negatively impact the area to the north

- semi - trailer storage at H & W
 - Noisy business
 - Truck terminals and warehouses
 - Little street landscaping, especially on east side of Fairview
 - Potential impact on Langton Lake Park area. This has been a major gem for Roseville.
 - Empty retail space on East side of Fairview near Terrace
 - Some buildings could be spruced up a bit
 - Looks piecemeal, unkept in areas
 - apartments on Terrace - no bus route - increases traffic on FV
 - Proposed multi-story apartment complex
-
- Few changes here!
 - empty businesses
 - vacant warehouses
 - Reduce asphalt
 - Too much concrete
 - No negatives
 - Currently sidewalks are not uniform or consistent on a particular side of the street.
 - Too much semi truck traffic

- Too much semi truck traffic
- Apts that would need bus service
- Warehousing/Trucking operations west of I-35W
- no green
- loud traffic
- Improve architecture

- Clear height too low for effective business operations
- Enforce maintenance of streetscape/plantings
- Anybody that would stick up out of surrounding buildings - 2 office towers in RV that stick out like sore thumbs. Out of sync with all surrounding bldgs.
- semis exceeding posted speed

Subarea 7

- Better use of land
- The entire subarea is an eyesore
- The entire parcel is an eyesore
- No road access to Fairview
- Looks messy from Cty Rd C
- Warehousing/trucking should be west of I-35E?
- Increasing traffic on CR C
- Current use is adequate but big box would work well
- unused bldgs
- Ugly - this area is visually unattractive
- Reduce asphalt, truck parking

- Like it as it currently is
- Seems to be a lot of traffic going in and out
- Noise
- The amount of land wasted by parking lots and storage
- no green
- Does not take advantage of proximity to County C
- Industrial uses
- Rather run down looking in spots
- Lack of any softening landscape, especially the mid-block that I believe houses bus parking

What other comments would you like to make that have not been previously addressed on this form?

Subarea 1

1. No roads next to park land. Cities are too free with tax subsidies, taxpayers lose out - How long to repay?
2. This area borders park land and residential neighborhoods. Clinics or an urgent care facility would be appropriate, especially along the northern border, since it is adjacent to Applewood and Cherrywood cooperative housing. A day care facility on the north would fit with the refurbished playground at Langton Lake Park. Day care would have limited hours of operation - low impact on nearby residents. If the present businesses along the park are ever changed/relocated, condos or detached townhouses would be a better fit along the northwest side of Langton Lake. Also a nice neighborhood, sit down restaurant along Cleveland would be great - residents could walk to a nice restaurant - but not a late night bar/grille place. People would flock to an Original Pancake House type establishment!
3. Make it residential to allow a western closure of Langton Park etc.
4. Already has large apt buildings just north - Applewood Pt
5. It would be nice to have housing near Langton Lake. For the rest of the area, I think any of the uses I've noted on the preceding page would be ok.
6. None. I have very little interest in this area except on how any changes will impact the traffic on Fairview north of Lydia and south of Cty Rd D. Also, your next meeting is scheduled to be on Ash Wednesday.
7. Not a fan of that many warehouses but I have had no issues with this area for 20+ years. Works. No 3+ story buildings on the east side overlooking the lake/swamp. No privacy on Mildred if a tall building goes in directly west from the neighborhood. Anything over 2 stories is just too high next to (close to) the lake.
8. Close to 35, I think this would be potentially suitable for hospital/health care (multi-specialty) health campus. There is a row of hotels, corporate headquarters from which travelers could access health care in addition to serving neighborhood residents (Apple/Cherrywood)(Pres. Homes). A project of this scale could include landscaping/interfaces with adjacent park that could benefit the staff/visitors/patients; as well as providing a gentler impact on the lake/park. Also close to transportation - freeway, park & ride making it accessible for employees. Fosters jobs (higher paying) in the City.

9. Set back on East side next to park should probably be increased to preserve the public pathway from possible

Subarea 2

1. Keep height of buildings no higher than what is nearby (near Cty C-2)
2. This is more of an industrial area with higher crime now that Walmart is in. Residential units are a poor mix. Keep this business related. Businesses should be able to pay their own way. No subsidies for businesses.
3. I don't believe Walmart was a good choice for this area
4. A development like the proposed Sherman project should be built on C2 and Cleveland. Such a project would clean up a truly blighted area (American semi). It would also be near other building of similar height (Symantec) and would be convenient access to the park & ride, 35W, and Walmart. Walmart is not an asset to Roseville. Crime has increased dramatically (5 to 6 times more police calls than similar retail, i.e. Target) both on site and in adjoining neighborhoods. The store itself is not a pleasant experience. It's a new store, b it looks trashed - poor layout, dirty, merchandise on floors, etc. Friends from other communities who have visited the Roseville store tell me that they would never return. Clinics, medical centers, office parks and sit-down restaurants would be compatible with Centre Point to the west.
5. No more retail No more big box! Limit crime
6. Sectors 1, 2, and 3 might support light industrial, office, other businesses away from residential areas.

noise.

7. Next store will be a dollar store
8. Do not connect Terrace Drive. Dislike Walmart parking lot size
9. I think it is key to bring higher end desirable development. Otherwise, I'm worried that blight could take root, and it could look like the bad parts of St. Paul Midway.
10. The Walmart devalues the entire redevelopment area and limits options for future uses that benefit the neighborhood, including housing and non-retail living wage businesses.
11. I have very little interest in this area except on how any changes will impact the traffic on Fairview north of Lydia and south of County Rd D. Also your next meeting is scheduled on Ash Wednesday. I was disappointed to see Walmart's development - I often see the police cars there.
12. The whole neighborhood was against building big box retail in this Twin Lakes development but certain City Council members went against the wishes of their constituency.
13. Walmart was forced upon us in this area. Please don't do that to us again in secret.
14. If subsidized housing is a necessary element in developing Twin Lakes, this is the area I would prefer seeing it occur.

Subarea 3

1. Protect the park - more natural area
2. Limit the height of new construction to 3 floors
3. No more big box retail
4. Careful of density near parkland and height. Keep traffic away from Fairview - feeds a single family neighborhood. Reduce traffic on Fairview - cars use as alternative to Hwy 35W - already hard to exit neighborhood in morning and late afternoon. Use evergreens for screening - no need to add leaves to storm sewers. No stoplights in residential neighborhood north of Cty C
5. I would like to have the strip of land on the east side of Mount Ridge designated as park land - added to Langton Lake Park. We need to protect our natural wetlands (as has been done at Central Park). Langton Lake is an important aspect of our quality of life in Twin Lakes. Just walk around the lake on a nice day and see how many people utilize this area. Detached townhomes, row houses, or duplexes would make a nice transition into residential areas around the lake and would be more protective of the environment than large developments or commercial facilities. Ending Twin Lakes Parkway at Arthur Street would open up the interior parcels for development without creating major traffic increases through Twin Lakes along Fairview. This parking maybe somebody's desired legacy, but it may be a very negative legacy with voters. Another Roseville bottleneck!
6. The area could be a quiet area for some single family housing, daycare (close to nature trail and playground on the east shore at Cty Rd C2), hospital or medical offices. Extend Twin Lakes Parkway to Arthur Street to allow traffic to get to businesses in that area from the west. Do not encourage traffic to continue east to Fairview.
7. Opposed to roadway extending Twin Lakes Pkwy to Terrace Drive on Fairview
8. Would be good to have residential to the north and business/medical to south of zone.
9. More green space
10. Northern part different - townhomes; southern traffic problems if too much residential
11. Difficult to do the Y, N, U ranking for this section - those properties directly on Cty Rd C have a different purpose than the properties adjacent to the Langton Lake Park - nearly any use would be acceptable for directly on C.
12. I would really like to see residential use in the area by Langton.
13. None. I have very little interest in this area except on how any changes will impact the traffic on Fairview north of Lydia and south of Cty Rd D. In this area a traffic flow connecting Iona to Fairview might encourage the traffic flow away from going north on Fairview. Traffic flow patterns need to move traffic especially the semi traffic, toward Cleveland and Cty Rd C - roads that area better suited for high volume traffic and there are not residential homes directly on the road like Fairview north of Lydia.

14. Bordering Walmart needs to be considered so no more big box...but perhaps residential that could ? access to the store/stores. Water the trees and valuable assets and should be incorporated in its use Leverage the Oak Grove as widely as possible.
15. Do not extend Twin Lake Parkway into subarea 3 (or 4)
16. Keep any industrial/warehouse close to County C than to the lake.
17. Would support extension of TL Parkway to Arthur but unsure about extending it further. Due to large, irregular shape of parcel, I can appreciate it will be difficult to develop (potentially) - could see benefit for subdivision & possible roadway extending north from Prior to further open up the large interior section by developer. I see this as a transitional parcel with potential for both mid-higher density uses that lessons on the north & east sides. Close to park-n-ride, this area would be more conducive to higher density apartments

Subarea 4

1. Limit the height of new construction to 3 floors. Development choices should not increase northbound traffic on Fairview Ave through residential area. Townhomes and duplexes would be a nice transition to existing neighborhood and both parks
2. Limit height of new construction to 3 stories or less. Development choices should not increase northbound traffic on Fairview Ave through residential area. Townhomes and duplexes fit well with existing adjacent residential areas and both parks.
3. You should respect the people who have lived in the

with % of affordable housing if indicated, and medium density housing to potentially serve as starter homes for young families or single level townhomes for seniors.

18. Twin Lakes Parkway should be extended only to Arthur so traffic would be sent back to CR - C
19. Re area 3, we have a once in a lifetime opportunity to achieve a compatible mix of housing, office and office warehouse uses in this area. The amenities already present are many: Langton Lake Park & lake & walking trails, public transit & proximity to both downtowns, shopping options (existing) close by and access to at least two major colleges to name a few. Let's develop this area in a comprehensive, quality manner that we can be proud of...not just quickly and haphazard.
20. This is a buffer between retail and commercial use in the existing residential. Apartments are not the only use for this buffering zone.

area for years and not take away the safe neighborhoods, wildlife, trees and parks that will be damaged by all the people coming to the area with apts bldg, companies, etc.

4. City Council processes and neighborhood groups could be more aware of the positive impact businesses bring to the area. Home owners purchased property next businesses and there should be no dissatisfaction when business/manufacturing continues. Without the tax income business enterprise can bring the entire area will continue to decrease in safety and profitability for

all. Current vacant spaces invite vandalism, theft, and degrading of area. Allowing small businesses such as Vogel Sheetmetal, Inc. to enter the area may decrease these negative activities, positively benefiting all.

5. No more big box retail
6. Do not expand Fairview to 4 lanes
7. Speed and amount of traffic on FV - business speed 35 mph; neighborhood speed 40 mph - how foolish is this! # of cars using FV instead of 35W esp late afternoon. Test is low level of cars on weekends - only neighborhood residents. Lack of speed enforcement on Lydia between Snelling & Fairview. No stoplights in residential neighborhood north of Cty C bldg apartments (esp low income is foolish as there is no bus service - move any apartments to subareas 2 & 3 along Cty C, Cleveland & Arthur Traffic on Lydia from college has increased significantly in last 2 years Sunday traffic in AM from Snelling onto Lydia is crazy - need to wait 3 lights to make turn into my neighborhood. Need better traffic management. Reduce speed to 30 mph on FV
8. The traffic in this area and the surrounding areas (neighborhood) is already bad at certain times of the day and is quickly getting worse. Please do not redevelop this area or reroute any traffic that would add to this problem. It is already a concern for human safety on the side streets in the neighborhood. As I noted, I don't think Walmart was the best choice, but now that we can do nothing about that please stop the Twin Lakes Parkway connection to Fairview. we do not need that additional traffic.
9. Taxes. What ever the outcome of Twin Lakes

redevelopment we know taxes will go up, if too much of an increase it will force many to leave as we are retired on fixed income. That brings me to point out Section 8 apartments are not in our best interest, if however it a done deal then Cleveland Ave would be best suited location, would fit in with the hotels etc. Also being near the bus terminal would no doubt be a great boon to those who have to walk, especially during winter months. All houses in the area are either 1 or 2 stories, building anything higher would be a detriment to this part of beautiful Roseville.

10. Consider park expansion as part of new residential or mixed use development
11. Townhouse, twinhomes, or rowhouses would enhance our residential community and protect property values for all residents. Mid-density housing has been constructed in other areas of Roseville - especially in areas adjacent to residential property. I would like to see appropriate mid-density homes built on both sides of Fairview in the parcels that directly abut single-family homes. Twin Lakes Parkway should not be extended to Fairview and across to current Terrace Drive. We who live in the area have tried to communicate how ineffective this road will be at funneling traffic through the area. People who leave 35W are generally seeking a quick route to travel NORTH through the neighborhood. Putting up traffic lights at Terrace, Lydia and Cty Rd D will just create backups. The Lincoln Drive/C2 intersection is a frustrating bottleneck.
12. I envision this area without the Parkway running by/through it.

13. Keep residential and to keep community a safe and quiet place to live
14. No high density housing
15. Minimize the increase of traffic on Fairview
16. I live nearest this subarea. My wife and I bought the home in 2013. We live right on the corner of C2 and Fairview. Having the house on Fairview was a concern when we bought the property. Traffic is steady and sometimes noisy. I would view anything that increases traffic on Fairview, north of Terrace to be a very bad thing, and strongly oppose anything of the sort.
17. Medium density housing; nothing more than 3-4 stories
18. I think it is important to continue to provide an area for jobs, diversify the tax base, and provide flexibility. SF homes here do not make sense.
19. Would like a better transition from residential to light industrial. Current light industrial use is ok but if this subarea is developed, care should be taken to not increase density or bring in high volume businesses.
20. I am ok with the subarea as is now, but I would prefer if it moved to a medium density residential use.
21. Safety on Fairview is #1 priority. Currently, the traffic is crazy. I can't even take my kids from our home at XXXX Fairview on their bikes or walking because of all the 50 mph cars and semi trucks. If anything, please add a designated walking and/or bike path on Fairview north of Lydia.
22. Do not want Twin Lakes Parkway extended to Fairview
23. According to the current Comp Plan/zoning, this area is targeted for residential use as it is currently high density residential. A petition specifically addressing this area was signed by neighborhood residents adjacent to and in close proximity. Submitted to City Council on 1/5/15.
24. Keep Twin Lakes Parkway away from Langton Lake and don't allow any buildings in this area over two stories.
25. This (Terrace Drive) does not create a direct route from Snelling to Fairview. I drive this all the time (twice a day is not uncommon). It is not designed to handle semi trucks! Small businesses that don't require a lot of parking - smaller restaurants possibly. so much cement to runoff in these areas. No wonder Oasis & Langton Lakes are filling in & the ditch can't handle the runoff. Roseville is known for its parks, especially for a first tier suburb. Why not create more greenways? for bikers & runners & walkers. This applies to all these areas. What an opportunity you have here to attract young working families and seniors alike. Right now this is a sought after suburb - location is so good for access to both downtowns. Condos, townhomes, apartments are reasonable addition if the design includes green areas & not just parking lots. Where is that master plan from the eighties? When the economy went under, I think it was put on hold and now the City is going at this without any master plan - just piece by piece and no real goal or VISION!
26. I would suggest leaving the area setup just as it is.

Subarea 5

1. Limit height of new construction to 3 floors. Twin Lake Parkway should not be extended to Fairview Ave. It would greatly increase northbound traffic on Fairview Ave through residential neighborhood. Traffic should be routed south to County Rd C.
2. Limit height of construction to 3 stories or less. Twin Lakes Parkway should not be extended to Fairview Ave because it would greatly increase north bound traffic on Fairview Ave through residential neighborhood. Traffic should be routed south to County Rd. C which already connects Cleveland Ave to Snelling Ave.
3. No more big box retail
4. No stoplights in subareas 4 or 5 north of Cty C. Make sure development is scaled to neighborhood! Higher density buildings toward Cty C. Tree plantings evergreens - no need to add leaves to storm sewers and better screening. Reduce speed on FV to 30 mph
5. Placing a 190 - unit apartment complex on a street with growing traffic congestion will create multiple problems. It will also have negative effects on property values for long-term residents who are also long-standing tax payers. We are also concerned about new and proposed retail outlets such as Walmart or Aldi. These businesses seem to be all at a discount level aimed at lower - income communities - something that has not been a characteristic of our neighborhood. Rather than an Aldi, I would like to see a Whole Foods, Fresh 'N Natural, or Trader Joe's outlet. The lasts concern is an increase in crime. Our neighborhood has experienced growing mail theft, missing deliveries (Fed Ex/UPS), car break-ins, etc. Attention is being focused on our community and that has negative consequences, as well as positive.
6. Minimize the increase of traffic on Fairview
7. I will echo my comments from Subarea 4. Keeping traffic north of Terrace on Fairview to a minimum is very important to me. At the same time, some newer, or better maintained properties, along Fairview, north of the clinics and Tile Shop would be nice.
8. Concerned about transition from subarea 4 to here to Cty Rd C. Towards C can be heavier use (restaurants for example) but further away from C could be vertical mixed use or offices similar to current use.
9. I think it is hard to make comments on this subarea, because what is appropriate on the corner of Fairview and Cty Rd C is not appropriate (in my mind) on Terrace and Fairview. In general, I am in favor of most business uses in the Cty rd C area, but I would support only housing or other low-impact uses as you move north towards Terrace.
10. Please see my comments regarding the traffic flow on Fairview
11. Do not want Twin Lakes Parkway extended to Fairview. Retain Langton Lake holding pond southeast of lake.
12. This area has been warehouses, distributing (small businesses like the Brewery) for as long as I can remember. If left like this - I am fine with it. Prefer what is there to retail, heavy industrial, restaurants and 24/7

businesses. Also like that most of the traffic exits onto Terrace Dr (from the warehouses) & not Fairview only.

13. Neighborhood petition was submitted to City Council on 1/5/15. Traffic issues related to the area are significant. Avoid extension of the TL Parkway to Fairview. The northern area of this subarea is critical to the nearby neighborhood as it is the primary entrance into the neighborhood. According to the 2014 Community, people feel the most connection to their neighborhood & indicated the following features were important to them: safety, community, schools, quiet & peaceful. 48% said they wanted improved connections between

Subarea 6

1. No more big box retail
2. I would really like to have some thoughtful development - not just the next retailer who wants to come in. Perhaps a home improvement store would blend in with other businesses like The Tile Shop or Fireplace Store. What I don't want is for our community to become a continuation of Rosedale (even though that is what Mr. Sherman thinks). I also don't want to look like the Bloomington strip or the area around Maplewood Mall.
3. No high density housing. No high rises
4. I echo my comments from Subareas 4 & 5 (keeping

neighborhoods and parks. In contrast, only 22% suggested improved connections to shopping or retail. Taxes were also cited as a major issue - it would be prudent to reconsider the full cost of extending the parkway & subsequent mitigation efforts necessary to attempt the negative impact on the current problematic traffic. Big box - trucking site on east connects to Subarea 7 - perhaps some type of home related retail/showroom.

14. Any and all buildings over 2 - 3 stories should be on CR – C

traffic away from Fairview north of Terrace)

5. There is none current zoning is great!
6. Please see my comments regarding traffic flow on Fairview. Thank you!
7. With a church being a building owner...what is the vision for these properties?
8. Difficult section to respond to - unlikely to redevelop for some time so dependent on what occurs around it.
9. No city money for any project.
10. The businesses don't cause much traffic concerns on Fairview

Subarea 7

1. The positive upgrades to Cty Rd C median are not appreciated due to diminished appearance of subareas 7, 3 and 2.
2. The positive upgrades to the appearance of CR C, ie trees, gardens, lights are greatly diminished by the type of businesses in this area that store boats, buses, trucks, trailers.
3. No more big box retail
4. Highest density or high traffic all enter and exit from Cty C
5. Not appropriate for what's currently there - uses that would reduce traffic
6. Anything here is probably ok except maybe a hospital! The concept of vertical mixed use would be interesting here.
7. This area seems like a good place for business or corporate uses. I chose no for the housing options because I don't think housing built there would be attractive to people.
8. For Subarea 5, 6 and 7 that are on the east side of Terrace Drive and north of County C - current use is okay with me as it is preferable to drive thrus, heavy manufacturing (noise), large apartment complexes & big boxes (also hotels). If it stays the way (mix) that is there - I can live with it.
9. Most conducive to larger development, higher density use - perhaps that whole corner could be focused around home improvement. There is already the Tile Shop and Fireside in place. Perhaps development could be coordinated so as to have these adjacent parcels appear to complement each other. I also see the potential for the trucking terminal to coordinate with this area in redevelopment - would ask that primary ingress/egress occur on CR C.
10. No city money for any projects

Overall: Please provide any additional comments about anything related to Twin Lakes overall that you have not previously been able to express and would like to. Possible ideas include overall vision for the area, suggestions for future improvement, concerns and general feedback?

1. The park area should be preserved and even expanded around Langton Lake. Businesses that create a great deal more traffic should be restricted. Walmart was the worst decision Roseville ever made. The Parkway would be a bigger mistake.
2. More area around lake, ponds, park expanded, Parkway stopped at Arthur Street. Small community services. Good office. No large manufacturing. Walkable space. No big box. Mostly office/business - less traffic. Little to no housing. Green around buildings
3. The City of Roseville should not be so desperate for new development in the Twin Lakes area that any proposal will be accepted without really considering and examining the impact on existing parks and residential neighborhoods. Developments that increase traffic through neighborhoods and close to existing parks will drastically decrease property values and increase safety concerns. Extending Twin Lakes Parkway is unnecessary and would make it easier for rush hour traffic to speed through residential areas to get to the surrounding highways. Fairview Ave north of County C2 should be just like it is south of CR B, single land with a speed limit of 30 - 35 mph which is appropriate for residential areas.
4. Do not want Twin Lakes Parkway to go through to Fairview. It should end at Arthur St and wind back to Cty Rd C. Want to see one and two story office buildings instead of any apartments. Also, residential single family owned structures that would be comparable to existing single family owned homes. These would keep the current quality of neighborhood intact. No apartments or retail (many buildings sitting empty!)
5. The pollution left over from Advanced Circuit. It is buried underground behind Oasis Park. Has the City ever done any testing on the groundwater?
6. Cleveland is very bad with its trucking (abandoned trucks) usage - am ashamed to give my visitors directions to drive to my home on such an unsightly street.
7. For heavens sake, do not foist on us homeowners the \$1 million plus cost of the proposed parkway that will benefit only Walmart Corp and their customers and spill all kinds of traffic on to Fairview and side streets.
8. We need high quality development such as corporate headquarters to increase our tax base. Our tax base is negative with so much retail and low quality housing. We also have a lot of untaxed properties such as NW University and nursing homes.
9. Why didn't you mail all this with a map with zones on it - this could be done at home. Traffic studies in Fairview should have been ongoing this past year. City seems to make up its mind before they inform the affected neighbors. Our neighborhood is placed w/apt development doesn't seem very sensitive to the single family homes - 4 - 5 story buildings are not sensitive. Talk of stoplights on Fairview and widening the road is so anti-single family homes I can't believe you'd even think about it. Quit catering to the Walmart group! The City of Roseville is going to be known as 2nd class, lower class - shame! shame!

10. I don't see the City pushing for more greenspace. If you approve apartments and other residential uses, greenspace must be part of that. No greenspace, the go industrial or office. Keep building heights low. This is not Downtown St. Paul. I don't want traffic on Fairview or Lydia to increase. There's too much on Lydia as it is now.
11. There are two things that I believe most of us that have lived in Roseville for a long time do not want to see. First is a high rise density apartment building on Fairview. Traffic is bad enough without adding to that what has been a nice area to live in for many years. I feel it is not a good choice at all. Cleveland would be a better choice by far. it would be walking distance to the transportation building for residents to get to work and also has easy access to 35 in both directions. The second item of concern is the road being considered from 35 to transit and on to Snelling. That is a real concern to most of us as well. We do not want a traffic condition like the state fair has to deal for about ten days each year. I am sure it will only lower the value of our homes and make them harder to sell when the time comes that we must move to assisted living. We have lived in Roseville since we had a house built for us in 1959. In 1967 I accepted a job out of state. In 1971 we moved back to Roseville as we had very fond memories of our time here. The schools were very good and the police and fire departments were well above average in our minds. Please consider that we have a nice area and not overload us with traffic congestion and massive apartments and high rise buildings. I also worry about what our tax base will be when you figure in all that you are planning.
12. Would like to know more about why some recent proposed developments did not proceed (e.g. cost, competition elsewhere \$\$ support from city, etc.)
13. This has been a very long, and sometimes tedious process -

especially sorting through all the development codes for 7 subareas. I hope there will be an opportunity for direct verbal questions and comments. One big question that is still unkonwn or unanswered is who will be expected to pay for much of this - i.e. Twin Lakes Pkwy, traffic lights, etc.? Will there be an assessment of benefit for taxpayers (close residents) above and beyond public tax monies (TIF funds)? Last, what or who is really driving the Twin Lakes Parkway & Sherman projects? It seems that the Met Council has greater influence than the resident taxpayers.

14. Comments

- a. Steps should be taken to keep the area around Langton Lake safe for people who like to walk
- b. Now that the Buckthorn is gone, we need to make sure it doesn't grow back (a project for volunteers?)
- c. Apartment buildings with more than two stories should be built along Cleveland Av. where taller buildings already exist.
- d. Encourage the Original Pancake House to move to this area where they would have room to expand.
- e. I was impressed with the look of the apartment we saw down at Larpenteur/Snelling. However, I feel even a single person would want more space than that provided.
- f. I don't see the sense behind the idea of putting in the parkway. It only opens up for more traffic to the neighborhoods. Fairview would need to be widened, traffic lights would stall traffic flow. Neither Fairview or Snelling lead to anywhere. Is the Met Council making the decision regarding the Parkway? What benefits will the Parkway bring to us? We've heard there are some benefits for our area, but have not heard what they are. Has any thought been given (or discussion about) to using the money that would pay

for the parkway to add lanes to I-35W and/or Highway 36? If the goal is to move traffic through the areas, then why not expand the highways that already exist?

15. Suggest that the subarea maps be notated with landmark buildings, such as Byerlys, the Tile Shop, the boat manufacturer, and other to aid in recognition.

16. Comments

- a. I want to see higher value development such as office and research & development type, that was envisioned when Twin Lakes was rezoned for business park, not the low value buildings such as the big box retail (which are just low value warehouses) that are generating too many low wage jobs which we already have too many of, or low income housing that we already have more than enough of. Light manufacturing and assembly of high value products, such as medical devices, that create good paying jobs will be welcome.
- b. Office and research & development type developments will generate more tax revenue and create living wage jobs, two things Roseville desperately needs. We have to stop promoting and subsidizing low value development that lowers the quality of the city making it less attractive as a place to live or to start a business.
- c. Any housing development in this area would cost a great deal more in contamination cleanup costs than office and business development will, due to the legal requirement to clean it to a higher standard. We've already spent approximately \$10 million in taxpayer funds for cleanup for what little tax base we have to show for it. We taxpayers always seem to get stuck with the costs of cleanup and, whether it's

city, county or state funding, it's not free money.

- d. Twin Lakes Parkway should go no further east than Arthur Street. Any further only wastes 98,000 s.f. of valuable land, requires replacing wetland, and limits potential configurations of future development project along Fairview Avenue. Approximately 68,000 s.f. of this land that can be developed and put back on the tax rolls. Every parcel of land in Twin Lakes will have access to at least one public road, without the need to extend the Parkway to Fairview. This would save us over \$1.5 million in construction costs, along with ongoing maintenance costs, and allow us to sell the right of way land we own but will not need (estimate \$700,000). And, very importantly, it will keep additional traffic from Walmart and 35W from using our residential neighborhood as their back door escape route, and worsening an already congested area.

17. Hi! we live on CR C2W and our back yard would face the proposed Sherman apartments. I think 110 units (+65-80 in Phase 2) is not a good idea. I think a buffer of low density (not high) housing, and not a 4 story building, would be more appropriate next to our existing residential neighborhood. Higher density housing seems more appropriate to enter/exit from Cleveland. If Twin Lakes Parkway does eventually go through to Fairview, I hope there are turnabouts and things that deter rush hour commuters from coming down our neighborhood streets. The two 4 way stops already slow traffic down to stop and go. I like the idea of senior housing around Langton Lake. Langton place and the new senior buildings near the park have been a good fit with our quiet residential neighborhood. Thank you!

18. No affordable housing

19. Keep Langton Lake Park intact. Redevelop unused

- trucking/industrial areas adjoining Langton Lake Park.
20. I live just to the North of the subareas as defined but the impact of some proposed projects could be significant on traffic. I understand the report is still in progress so will reserve comments until complete.
 21. No high rise subsidized apartments on Fairview please.
 22. Please do not extend Twin Lakes Parkway. We do not need our neighborhood to be used as a cut through. Do not expand Fairview. It is already too busy through the residential area. No high density housing. Prefer office/business to retail or hotels. Thank you!
 23. Minimize the increase of traffic on Fairview
 24. Comments
 - a. Possibility of community solar gardens and solar on commercial properties.
 - b. City needs to develop incentives for developers
 - c. How do the different areas interface with each other?
 - d. What is walkable?
 - e. What services needs of developing community?
 - f. Where is the development of multi-generational housing with walkable amenities - small shops, childcare, adult day care, etc.
 25. I am concerned about the plans to build a lot of apartments in this area. I am also concerned about the general safety of the community now that Walmart is operating and bringing so many people into the neighborhood. If the development continues as planned, I see crime rates rising. In my neighborhood, we already see shoes hanging from power lines and didn't hear anything at all from the city or police after what ended up being a murder happened at Autumn Grove Park. I am starting to be genuinely afraid to let my kids go out to play. We were excited to welcome Walmart to the area, but because of the way the parking lot was designed

and how Twin Lakes Pkwy flows, it's a pain to drive over there - so we don't.

26. Comments
 - a. Everyone should have had a map of subareas and the definitions
 - b. Too much detail wanted - would have been easier with more general conditions
 - c. Having the info on webpage is a good/great/wonderful idea.
27. Years ago they dredged Langton Lake to preserve wildlife a little more, lakes are shallow and no oxygen for fish or other aqua species.
28. Please share the results of the traffic study. Obviously, concerns about more traffic north into Fairview residential but also concerns of Terrace turning into a higher speed connector road for 35W and Snelling. Will historical input of Cty Rd C2 be considered in the traffic study? Prior to turning into bike path, semis would race thru at greater than 50 mph.
29. I love living in Roseville. I am excited about development in Twin Lakes. I really hope that the city will make a plan that integrates housing, retail, corporate, restaurants and medical uses into the existing infrastructure. I would like to be able to walk to small retail, restaurants and community centers from my house. I really appreciate the park land and would like to see it preserved and viewed as an asset to develop conscientiously around. Thank you for asking for community input.
30. Thank you for soliciting such detailed input. I would like to see a vision that build/preserves on the natural assets of Langton Lake Park. Reduce asphalt. Move away from traffic, car culture, big retail.
31. This exercise is not that helpful for making Roseville a better place for all the residents. Please please please protect the residents and consider safety. Please keep the traffic from

going north on Fairview - encourage traffic flow to Cleveland and County Rd C. Thank you!

32. The building of the Walmart store was an extreme disappointment. Big box retail was not wanted in the area & Walmart is a real drain on the taxpayers (add'l police service needed, minimum wage jobs, no benefits offered, & unfair employment practices (many class action lawsuits against the company). I don't want Twin Lakes Parkway extended to Fairview Ave. It should put traffic on Cty Road C so that the parkway doesn't become a shortcut through the neighborhood. Langton Lake Park and the lake itself are precious resources which need to be preserved. The city should develop a comprehensive strategic plan for this area and then solicit the businesses that will fit this plan.
33. Stop Terrace Drive at Arthur. Do not connect to Fairview - connecting will direct a lot more traffic to Fairview and then into a pure residential area. Fairview from Terrace Drive North to County D & Lydia up to Snelling Ave are packed during rush hour. Do not increase traffic enough to have all stoplights on Fairview. Our taxes are high enough. Having to pay for the Parkway extension, added road upkeep due to increased use, TIF uses & new stoplight is too much. Let developers pay for all of the Parkway and upkeep. The residents do not need nor want the Parkway. No TIF funding. P.S. Do not understand why this area is not being looked at as 1 block of land and come up with a planned development for it. Instead the city is doing it piecemeal - stuff doesn't work as a whole.
34. Difficult to complete in isolation to the rest of the City and without assumptions for upcoming transit developments, etc. Overall vision would include trying to develop in a way that utilize some cohesion or similarity of uses in particular areas, i.e. subareas 7 & part of 5 - SE corner. Restricted height limit along Fairview. 0 24 hour operations. Keep higher

density uses to Cleveland & C. Increase green space / streetscaping.

35. Please keep the lines of communication open to the neighborhood for future development. Also, keep in mind what TL Parkway will do to Fairview Ave. If it runs all the way thru, only allow right turns onto Fairview, forcing traffic back to CR - C.
36. I couldn't get to the January 14th meeting so I am compelled to add a couple of feelings. First of all - It is my strong feelings that you nor any Council members live anywhere close to CR - C and Fairview. I have lived at Rose Place and Charlotte since 1956. We didn't have any thievery until Rosedale was built. We didn't have water in our basements until the west side of Fairview was developed. They drained the ponds. Traffic which was never supposed to be a hardship - try making a north or south turn onto Fairview - except Sunday morning. I guess we all in Roseville know why our water and sewer rates rose so shamefully high. New lines being built. We pay. The truck companies were never a hardship to our neighborhood. BUT! a 190 unit apartment building in the area of Fairview and CR - C. Holy Cow! Every day - more than 200 more cars to contend with - have pity - No apartment buildings. Build it in your own neighborhood. Let alone more Section 8. No apartment buildings and that includes Snelling and CR - C. We sure wish Mr. Sand was still alive. Does all the land have to have buildings on it? Scared for us.