

## **Robinson, Patricia**

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**From:** S Kopf <shannon.a.kopf@gmail.com>  
**Sent:** Friday, September 3, 2021 11:44 AM  
**To:** Hovland, Wes; Robinson, Patricia  
**Cc:** Paul, Richard; Massoglia, Chris  
**Subject:** Applewood Pointe

Dear Council members:

I am writing to you concerning the Applewood Pointe development plan and its placement on the Sept 8th Council meeting agenda. On Aug 16th, myself and many others in the Lakes of Radisson development attended the meeting in force, so much as to need the overflow room to hold all of us. I personally spoke on this matter during the open forum, and another citizen presented the petition which had been submitted demonstrating an overwhelming opposition to the development on the order of over 100 signatures against a handful in favor. The developer spoke, obviously for it, as did one resident. But aside from those two in support, the rest of the attendees were opposed. The resolution failed with only 4 affirmative votes.

The item is up for voting again on the Sept 8th agenda.

The issues that are causing the opposition are the size (partial 4 stories, we want 3 all the way) and the traffic (right in/out only from Radisson, we want full access to limit the increased traffic through the Lakes). While the majority of the citizens would prefer that the land be developed as townhouses to blend in with the Lakes development, we are not entirely opposed to the development being a senior living development, but with the aforementioned issues resolved.

This would be a win-win for everyone. It is not everyone's ideal, it would be a giant complex and not townhomes, and the reduced number of residents would lower the profit for the developer, but compromise the essence of democracy.

It is my hope that I can count on your opposition to this agenda item to bring the developer back to the table to address the concerns of the citizens most impacted by the development.

Thank you for your time  
Shannon Kopf  
2401 121st Cir NE Unit F  
Blaine MN 55449  
(319)360-3647

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**To:** Thorvig, Erik  
**Subject:** RE: Applewood Pointe

**From:** Barbara Boyce <[boycebarbara70@yahoo.com](mailto:boycebarbara70@yahoo.com)>  
**Date:** September 3, 2021 at 1:42:24 PM CDT  
**To:** "Thorvig, Erik" <[ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)>  
**Subject:** **Applewood Pointe**  
**Reply-To:** Barbara Boyce <[boycebarbara70@yahoo.com](mailto:boycebarbara70@yahoo.com)>

Hello, Erik.

I live in the Lakes of Radisson and have been paying close attention to this project.

If the City Counsel is hesitant about this, so am I.

Although the decision was made to downsize this, I have concerns that senior citizens like myself can not afford over \$400,000 for a unit at this site. If not, then the apartments would stand empty, and project would fail. I can only hope that this concern was vetted and taken into consideration.

If I am late in expressing my concerns, I apologize. Because I was unable to attend the Planning Committee meeting, I think this is my only avenue to let someone know my concerns.

Thank you for your consideration in this matter.

Regards,

**Barbara J. Boyce**  
[boycebarbara70@yahoo.com](mailto:boycebarbara70@yahoo.com)  
**C: 612-817-3132@**

## Robinson, Patricia

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**From:** Krysta Reuter <kreuter@umn.edu>  
**Sent:** Tuesday, September 7, 2021 12:35 PM  
**To:** Robinson, Patricia  
**Cc:** Thorvig, Erik  
**Subject:** Public comments for 9/8 council meeting

Hello,

Since we are not allowed to speak at this week's meeting, I direct you to the comments made at the last meeting. Go to the Open Forum section (approx 15min mark):

[http://blaine.granicus.com/player/clip/1113?view\\_id=2&redirect=true](http://blaine.granicus.com/player/clip/1113?view_id=2&redirect=true)

Why haven't minutes been posted yet? Why can't we speak again since there is a vote agin?

You will notice over **100** signatures against this build (of any size) have been submitted. The county doesn't support the road, 121st Ave NE going through as was initially proposed, and the current residences don't want that street to go through at all. I live in the last unit of the building 2401, unit A... My driveway will be directly impacted by the roadway as will my sightline with the build, not to mention just listening to construction in general. I do not support any construction attaching to the Lakes but not paying into the Master HOA. Let's also discuss the inappropriate financing of these exorbitantly priced units. \$400K-\$600K and financed with a 40yr mortgage... but the occupant must be over 62?? So they will be over 102 if they pay it at 40yrs?? Does that seem right?? And there is no constraint for guests in the unit, and Applewood has stated many "winter" in Florida, etc. meaning anyone could stay in the units, from their kids, to grandkids, as long as the "owners" are the 62 and older for 1 person. Don't sell us on false pretenses... that these will be immaculate places with quiet residences.

Put up single family homes that fit the style and profile of the area, or more townhomes. I would prefer other residents who would contribute to the area and lifestyle that currently exists, than an oversized building that doesn't and won't contribute to the payment and upkeep of the area.

Build the senior development in another area closer retail or other senior communities already developed in Blaine where it won't be so out of place with the height and scale. This allows the current trees, wetland and natural berm to stay in place. Building out the road at anytime will impede the floodplain and protection in place currently. Unless the new through street goes over the berm or you plan to develop around the floodplain, you expose the 1 level townhomes across the street from mine by cutting away at that berm. Come view it for yourself if you are unfamiliar with the area. I'm happy to show you the other side of this picture you are being painted. As a National Certified Floodplain Manager since 2004, please show me the new drainage plans, berms, easements and how this won't affect homes in the area since the homeowners already had to point out drainage issues and concerns the builders should have been aware of.

Let's also not have the Mayor threatening the residents of the community for voicing their concerns and preferences. The entire point of the democratic process... definitely won't get my vote again!

And finally, let's not print a notice in Aug 30, mail on Aug 31 to arrive in mailboxes during a holiday weekend to allow people to only email their concerns with little to no time prior to Wednesday's meeting. Seems sketchy...

More than just a concerned citizen,

Krysta Reuter

## **Robinson, Patricia**

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**From:** kevin@colbertengraving.com  
**Sent:** Tuesday, September 7, 2021 1:50 PM  
**To:** Robinson, Patricia  
**Subject:** 11967 & 11985 Development

Hello,

I would like to voice our support for this project.

I would also like point out two inconsistencies in the petition signed by 110 people.

1) 23 of the signatures do not match the person listed as the owner of the home for the address provided by the signee. Names and ownership were cross referenced with Anoka County records.

2) 20 of the signatures are outside of the affected area.

Thank You,  
Michele & Kevin Colbert  
11985 Radisson Road NE  
Blaine, MN 55449