



DATE: March 26, 2017
TO: Alex Ugorets
FROM: John and Linda Freivalds
RE: Proposed Freshwater Apartments

Thank you for your recent letter about the proposed project. We shared your letter with Linda's brother-in-law, Steve Gray, who is the son of Dick Gray, founder of the Freshwater Foundation. Steve served on the board of the Freshwater Foundation for many years.

In response to your letter, Steve noted that many of the building recommendations you are making were rejected by the city in 1972 at the time of construction. Enclosed is the response we received from Steve.

Our Issues

Your project will be neutral to us at best. We will derive no benefit and it will most likely result in a lower property value for our home and land as well as for our neighbors.

We have some questions:

1. Will the building be condos or apartments? What will the price range be? How many units? How much indoor vs. outdoor parking? The answers will affect nearby property values.
2. How do you propose to protect the wetlands during construction and beyond? Has there been or will there be an environmental impact study of the effects of the building and parking on the wetlands? Please recognize that your project will infringe on the existing "nature preserve" where deer, foxes, turkeys, quail and many species of birds dwell and prosper.

3. We are concerned about privacy and, regardless of your tree buffer, residents can easily end up trespassing on our land to walk their dogs or to take a shortcut through our property to Old Beach Road. To get our support, we want a privacy fence built across your property line from Rte. 19 to the edge of the marsh. We contacted Sterling Fence, the company that has installed all the fencing on our property, for an estimate for the boundary fence and it is enclosed. Additionally will there be a fence and/or tree buffer to block the view of the parking lot from Rte. 19?

4. Neighbors have also expressed concern about the visual aspects of the building including height, size, and finish materials as well as the size and placement of the surface parking lot.

We have a concerned community on Old Beach Road. After an accident involving a driver hitting a school bus on Old Beach Road a few years ago, the residents successfully requested that the City of Orono close the access from Rte. 19. The street had been used by many drivers as a shortcut between Rtes. 15 and 19. Even with the "DEAD END" sign at the entrance to Old Beach Road many people still attempt to cut through. In the end, the City of Orono put boulders across the closed portion of the road to prevent automobile access. This is why the fence is needed. We simply don't trust people to do the "right thing" and respect private property.

The real estate law firm of DeWitt Ross & Stevens is consulting with us regarding this development and how best to preserve our neighborhood interests.

We are sending a copying of this letter to the City of Orono to make them aware of our neighborhood concerns.

Sincerely,



John Freivalds



Linda Kelley Freivalds

cc: Jeremy Barnhardt, Community Development Director ✓
Roger Peitso, Building Official
Anna Carlson, City Clerk (for distribution)

An apartment so big in such a small
space — on a marsh? Why is he
proposing things that Orono denied Freshwater?

Gmail - OMG

2/26/2017

Linda Freivalds <lindafor kelley@gmail.com>



OMG

Sun, Feb 26, 2017 at 2:23 PM

Linda Freivalds <lindafor kelley@gmail.com>
Draft To: Linda Kelley Freivalds <Lindafor kelley@gmail.com>

----- Forwarded message -----

From: **Carol Burton Gray**
Date: Wed, Feb 22, 2017 at 4:07 PM
Subject: OMG
To: John Freivalds <john@jfamarketing.com>, Linda Freivalds <lindafor kelley@gmail.com>

Steve's comments -

Point #1: The Freshwater couldn't have 3 stories on their property when they built in 1972.

Point #2: They couldn't expand because of the marsh, and now they're expanding.

Point #3: The Freshwater wanted to build more than 52,000 square feet but weren't allowed.

Point #4: The Freshwater was a non-profit so few taxes paid - now they want taxes, but they'll ruin the wetland and create traffic and hard-cover on that land that will create run-off on your property - as you well know.

Point #5: Love the parking lots and the landscaping around the proposed building - NOT!

Point #6: Build a wall!

Carol and Steve



WEST PERSPECTIVE



EAST PERSPECTIVE



AERIAL



SOUTHWEST PERSPECTIVE : VIEW FROM ROAD

WILKUS
W&A

UGORETS
8098, LLC

FRESHWATER APARTMENTS
2520 SHADYWOOD ROAD, ORONO, MN 55331
A1.0 SITE PLAN
2017-01-12

Dear Neighbor,

I want to inform you of a project that I'm proposing south of our renovated Freshwater Building. In conjunction with our current improvements we are planning a market rate condominium/apartment building to the south of the building. The building is three stories with penthouse units along the back in the northeast corner. It will match the heights of the Freshwater building and then step down toward the south where it will transition toward the wetland and woods. A 75-foot wetland buffer and trees will separate the site from the neighborhood. The building will be placed back into the site and away from CR 19 with underground parking and surface parking to the north. (Site plan and concept drawings attached)

We are reaching out to you as adjacent property owners so you are aware of our intent. We have met with city staff, Hennepin County and the Watershed and are complying to their comments. Although a public notice is not required at this time we wanted you to know before rumors or misinformation start to spread. If you have any questions please contact me or Tom Goodrum at Westwood Engineering, our development consultants at the numbers below.

Thanks

Alex Ugorets
612-363-3321

Tom Goodrum, Senior Planner
Westwood Engineering, 952-906-7425