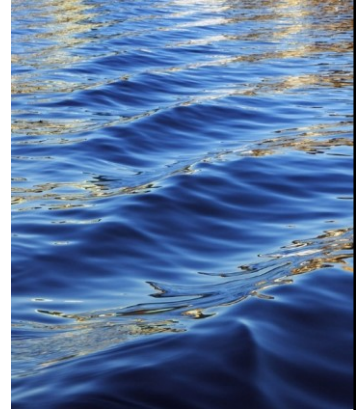


Bike/Walking Path and Kenzie Terrace Park

Neighborhood Proposal to SAV Parks
and Environmental Commission
6.7.21

Neighbors - Tom Deegan, Susan Guthrie, Jesse Piktorna, Cary & Gary
Zahrbock, Dave Colling, John Kufus, Mike & Beth Wandell, Paul
McHugh, Barbara Gottfried, Dave Hess



Suggestions for Bike/Walking Path and Kenzie Terrace Park

- Population of South St Anthony (SOSA)
 - Single family homes
 - High density Senior Living
- Bike/Walking in SOSA
- Park locations in St Anthony
- 2030 Comprehensive Plan for park in Triangle Lot
- Location of the Triangle Lot
- Resident recommendations

South St Anthony (SOSA)

- “SOSA” description – West –Stinson; North – St Anthony Blvd; South & East – Kenzie Terrace
- Current Population
 - 90+ Children under 16 (not including residents of Urban Grove)
 - Senior Living
 - The Kensington - 150 units – 55 + - condominiums
 - Walker Residence – 24 units – 62 and older – independent federally subsidized senior living community
 - Autumn Woods – ? units – all ages including 55+ area – rental – Owned by Lang Nelson
 - The Legacy - 73 Units – Senior assisted living and enhanced care – Owned by Lang Nelson
 - Growing Population
 - Urban Grove expansion – all ages
 - Development 65 – 83 independent living units, 28 assisted living units

Bike/Walking paths in SOSA

- Sidewalks
 - Kenzie Terrace
 - St. Anthony Boulevard
 - Stinson
- Bike Paths
 - None

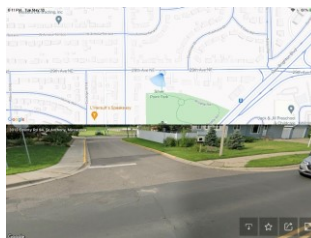
Parks in St Anthony Village

- [Streetmap_a.pdf\(savmn.com\)](#)

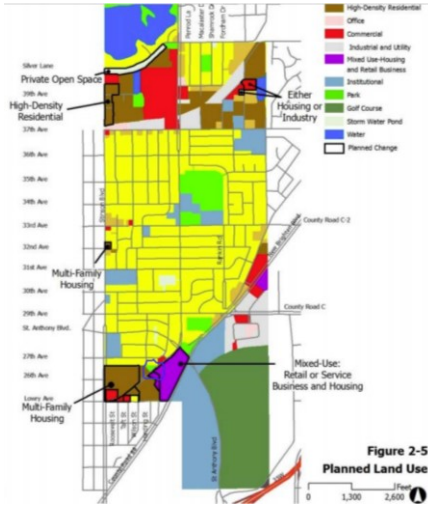


Parks in SOSA

- None
- Closest Parks
 - Trillium Park – surrounded by busy streets and highway – no amenities
 - Silver Point Park – best reached by car – County Rd C sidewalk



Neighbors learned of the 2030 Comprehensive Plan



Location of Triangle Lot

Interactive Maps

Type an address or a property ID (FID):

Tools Legend Print Share Help

Property (2021)	
Market Value:	\$294,000
Total Tax:	\$11,161.70
Property Type:	Commercial-Preferred
Homesstead:	Non-Homesstead
Year Built:	2000
Tax Data (Assessed 2021, Payable 2022)	
Market Value:	\$300,000
Property Type:	Commercial
Homesstead:	Non-homesstead
Year Built:	2000
Sales	
Sale Code:	Excluded From Ratio Studies
Sale Price:	\$19,000
Sale Date:	01/19/05

Go to:

Map layers

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Pictures of Triangle Lot



Conditional Use Permit Request

- Blvd Autoworks applied for Conditional Use Permit
- Requested CUP for Car Wash
- Planning commission approved with some conditions
- Neighbors expressed concerns to City Council
 - Noise
 - Car Wash machinery
 - Vacuums
 - Idling cars
 - Reduction in property values
 - Impact of air pollution
- City Council requested impact studies
- Impact studies showed noise would exceed MN Noise Pollution standards
- City Council denied CUP

Neighborhood recommendations

- Develop bike/walking path along alley south of 27th Ave NE between Stinson and Kenzie Terrace
 - Provide safe access for bicycles between Stinson and access to Grand Rounds
 - Provide safe walking access for Development 65 and Urban Grove residents
 - Provide walking access for SOSA residents
- Implement 2030 Comprehensive Plan for Park at 2701 Kenzie Terrace
 - Provide “destination” connected to Grand Rounds
 - Provide green space to use as a community gathering space
 - Provide safe walking paths for seniors and other community members
 - Provide playground space for SOSA children and child visitors of seniors
 - Engage residents for additional specific suggestions
 - Suggest thinking about fencing to provide sound barrier and support safety due to proximity to busy Kenzie Terrace

In Conclusion, these recommendations:

- Support St. Anthony’s Mission to be a progressive and welcoming village that is walkable, sustainable and safe
- Support Park and Environmental Commission’s priorities of walking and bike paths
- Support goal of connections to Grand Rounds
- Support quality of life for residents

- Thank you for your time and consideration