

SAY 'NO' TO THE MISTAKE ON THE LAKE

A 6-story, 268-unit apartment and other housing is proposed by Tycon Companies for the former Union Gospel Mission site on Snail Lake at Hwy. 96 and Dale St. The first proposal submitted to the City of Shoreview revealed a host of issues related to traffic, overuse of the lake, loss of wetland, pollution, wildlife habitat disturbed, lack of affordable housing units and clear-cutting landmark trees. **That proposal is shown here.**

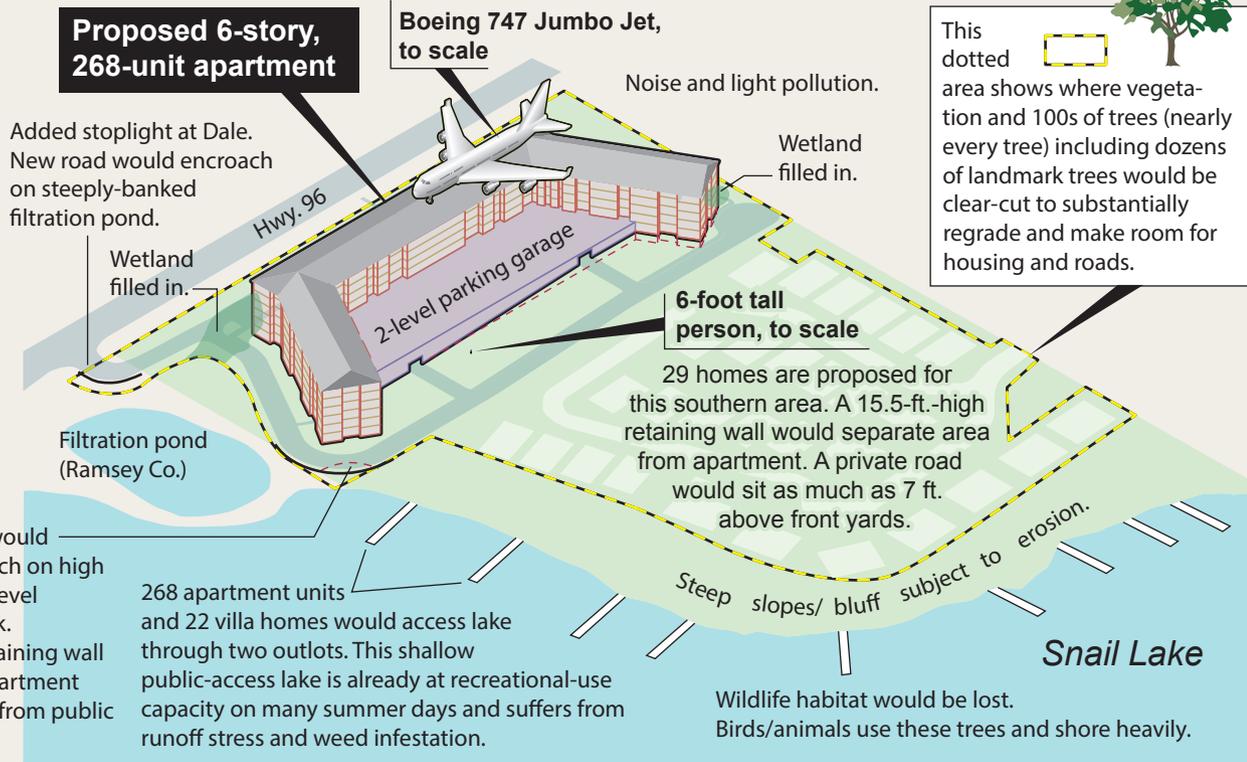
The city asked Tycon for revisions. The first opportunity for public comment may come as early as February. There will be a public hearing (announced in the Shoreview Press) before the city considers approving the project. Please join a growing group of residents in asking the city to vote **"NO" to rezoning** to allow a high-density development on small, public-access Snail Lake.

Please visit our website at ShoreviewLakesPreservation.com to learn more, get updates, find contact information for city officials, sign our petition, request a yard sign or donate.



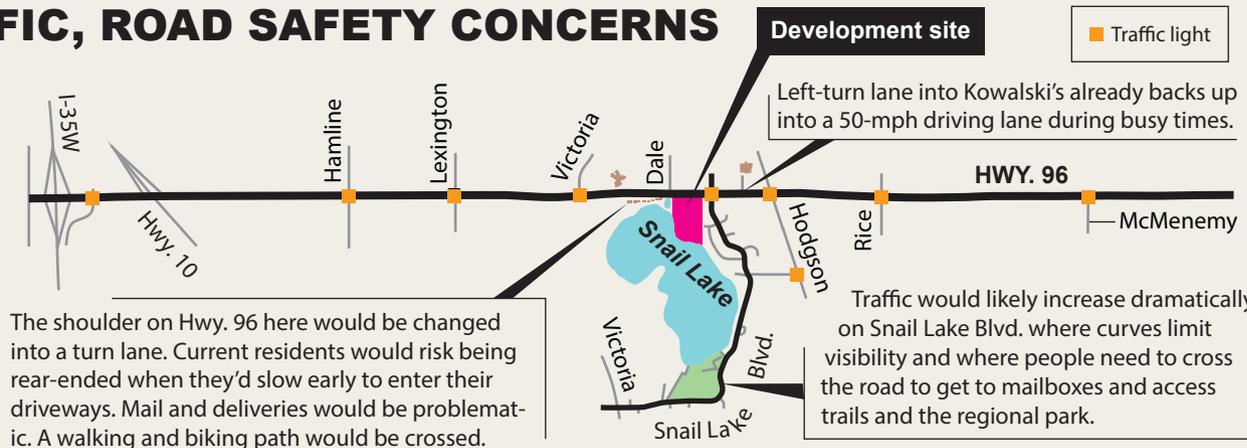
Shoreview Lakes Preservation

ShoreviewLakesPreservation.com



HEAVIER TRAFFIC, ROAD SAFETY CONCERNS

Because of the size of the proposed development, the only allowable entrance is at Dale St. and a **traffic light would need to be added**. MnDot studies show that in order to reduce accidents, traffic signals ideally should be evenly spaced and not be placed less than 1/4 mile from each other on minor arterial roads. Dale St. is only 1/5 mile from Snail Lake Blvd./Mackubin.



The shoulder on Hwy. 96 here would be changed into a turn lane. Current residents would risk being rear-ended when they'd slow early to enter their driveways. Mail and deliveries would be problematic. A walking and biking path would be crossed.

There is almost no public transportation available for commuters. The development as proposed could add as many as 594 resident- and visitor cars plus delivery and moving vans to area streets, based on city code that calls for two parking stalls per unit for large developments. The Tycon project proposes 440 parking stalls.