

Sarah Zorn
City of St. Paul
25 West Fourth Street
Saint Paul, MN 55102

Re: Re-zoning of property at 649 Pelham Blvd

Date: Friday, March 25, 2011

Ms. Zorn,

Thank you for discussing the re-zoning of our property at 649 Pelham Blvd with me on Wednesday. We have been running buses out of this location for about a year and a half and we have been very happy with the location. We currently employ 45 bus drivers, mechanics, and managers at this site that was previously used as a retail truck repair facility. The convenience this terminal provides has been very strategic for us as we run school routes and extracurricular trips out of this location which is centrally located with many of our customers. As you told me on Wednesday, we understand that we are able to keep doing what we are doing on the site whether the zoning is changed or not, but we would like to strongly request that the zoning of our building stay at the I-1 level. We feel this way due to the following reasons:

1. Our current use of the building fits very nicely into the area as an I-1 property. Just as the Overnight Express building across the street to the east of us, which has gained the right to stay zoned I-1, we feel as though our property's zoning should remain intact at I-1.
2. The location of our property as compared to surrounding properties is tucked off into a corner isolating the property from the rest of the University Avenue and Central Corridor light rail transit area. We understand and appreciate the visions and hope for an increase in walking and biking throughout this area, however, we feel as though we are quite separate from this area for many reasons. To the north, the railroad which runs across our property line separates us from the flow of walking and biking traffic that might someday occur. To the east, we have an I-1 property previously discussed and to the south and west we are isolated by I-94 and Highway 280. Another issue is the easement the City of St. Paul has on the west side of our property to access the storm sewer for any needed maintenance in the area. I have enclosed a map depicting these major obstacles and safety issues for pedestrians. As one can see, our property is somewhat far removed from the University Avenue walking traffic that could occur one day, but rather, we feel our usage is much more similar to the building to the east as an I-1 property.
3. Our business has always been run with expansion and growth in mind. We have been lucky to be able to expand and grow the last couple years to 10 locations across the state and we are always looking towards the future at each site we purchase with these two thoughts in mind. When purchasing this site in June of 2009, we were under the impression that we would be able to re-build, add on, or tear down a portion of the building if necessary in order to better our

business. We would like to avoid the worry and potential struggle to be able to do this sometime in the future by keeping the property at I-1.

4. With our experience in the real estate business, we understand that our current use of the property may someday change. We may someday like to re-develop the property into a mixed use office and retail site as we have done in Hastings, MN at Schoolhouse Square, but we would also like to retain the ability to potentially sell or redevelop our property for an industrial use which we currently see as the most productive and effective use of the site.

We understand the potential of the University Avenue and light rail transit area and we hope it flourishes as planned. However, please consider the aforementioned points and help us to retain the ability to use our property to its fullest potential by keeping it zoned I-1. Thank you.

Sincerely,

Garrett O. Regan
Owner/Member
Camegaran, LLC