

**TIMOTHY J. DWYER**  
**ATTORNEY AND COUNSELLOR AT LAW**

408 SAINT PETER STREET  
SUITE 425 HAMM BUILDING  
SAINT PAUL, MINNESOTA 55102-1187

TELEPHONE (651) 222-7463  
FACSIMILE (651) 222-3652  
EMAIL: [timdwyer@visi.com](mailto:timdwyer@visi.com)

James E. Kelley 1895-1989  
James J. O'Neill 1929-2009

RECEIVED

Thursday 14 July 2017

JUL 18 2017

COUNCILMEMBER  
DAI THAO

St. Paul City Council  
Rebecca Noecker  
15 Kellogg Blvd. West  
310 City Hall  
St. Paul, Minnesota 55102

RE: Bikeway Plan/St. Peter Street

Councilmember Rebecca Noecker:

I am writing to record important issues relative to the proposed bikeway on St. Peter Street:

- the apparent failure of the City to respect due process in connection with this matter
- the need for comprehensive service planning for this important neighborhood

**Due process in connection with this matter**

It has recently come to our attention that the St. Paul Bikeways Plan (St. Peter Street section) is coming up as an agenda item for the July 19th, 2017, City Council Meeting. This plan has been a conceptual design topic for several years. The Markham Company (Owner/Manager of the Hamm Building) has expressed much concern since 2014, regarding the interruption and potential loss of our only building loading zone, which, is indicated on one of the proposed design options. Markham is also concerned for our nine retail tenants fronting St. Peter Street that are likely to suffer catastrophic loss of business if the street is closed for any extended period of time and major components of the parking and patio seating are eliminated or significantly altered.

Our office has not received any notification from the City that the Bikeway Plan effort is again underway. The last communication on the Bikeway Plan was with Kathy Lantry in October of 2016. Our retail tenants were told at that time that there was no funding for this extension of the Bikeway Plan and it was not even in the City's 5-year plan.

The Markham Company and our retail tenants would expect that there would be a Public Hearing to discuss business impacts, construction schedules, alternatives for deliveries and loading zones, etc. if indeed the Bikeway Plan is up for ongoing consideration on St. Peter Street. Our office has also left a detailed message with your office requesting your response and input on this matter. We need assurances that there will be no City Council vote without further neighborhood assessment and a public hearing.

**Service planning for this neighborhood**

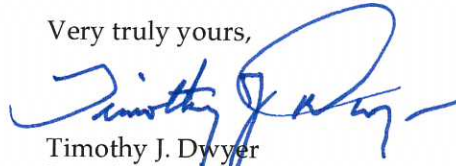
As you may know, the Hamm Building is bounded on the north by the "public" Plaza on the north, a vacant lot (rendered in this condition by action of the City) on the east, and the Sixth Street MTC bus lane on the south. Thus, no perpendicular street access for loading or deliveries.

As a consequence of these conditions, services to the block and into the Hamm Building are severely constricted. For example, the only place that routine deliveries can be made is from St. Peter Street. When utility actions (garbage pickup, etc.) must occur, they take place in the interior alley and are accessed through the Plaza. This brings pedestrians into direct conflict with service vehicles. Also, the 7<sup>th</sup> Place Pedestrian Mall is dramatically deteriorating due to the garbage trucks alone that must traverse the alley to the east of the Hamm building. The Pedestrian Mall and the alley will not support additional loading and unloading, there is not enough turn radius for large trucks to navigate in this pedestrian mall.

I believe the City has a duty to more comprehensively plan for vehicular services that support this block. This will become increasingly important when the vacant parking lot to our east is redeveloped. It seems apparent that the proposed St Peter Street Bikeway Plan makes services even more difficult and dangerous. The comprehensive plan must also address: Loss of Parking, Valet Services, Loading and Deliveries, Building Drop-off, Restaurant Patios, etc.

These are critical issues and we are certain that you understand and share our concern for the ongoing vitality of the most prominent and successful retail street in the CBD. Thank you for your attention in this matter and we look forward to discussing this forthwith, if the July 19<sup>th</sup>, City Council is including the Bikeway Plan on their Agenda.

Very truly yours,



Timothy J. Dwyer  
President and General Counsel

Cc: Mayor Chris Coleman

**Councilmembers:**

Dai Thao

Chris Tolbert

Jane Prince

Dan Bostrom

Amy Brendmoen

Council President, Russ Stark

Hamm Building Retail Tenants:

Great Waters Brewing Co.

Meritage

Park Square Theatre

Vieux Carre

Sonnen's Pet's

Sophist-a-Gift

Landmark Jewelers

Heime's Haberdashery

Anthony Scornavacco Interiors

F & B Linens