



May 5, 2020

City of St. Paul City Council Members

Council Chair Amy Bredmoen
Councilmember Mitra Jalali
Councilmember Rebecca Noecker
Councilmember Chris Tolbert
Councilmember Nelsi Yang
Councilmember Dai Thao
Councilmember Jane Prince

Senior Planner Kady Dadlez

Re: Mississippi River Vista
File Number: 19-084-032
Location: 104 North Mississippi River Blvd.

Dear Council Members, Senior Planner Kady Dadlez and City Staff.

On behalf of the applicant 104 MRB, LLC ("Applicant") I write to respectfully request the Council's support and approval of the above-referenced project, as recommended after an extensive review by the City staff. On May 5, 2020 we received comments from some neighbors. We always welcome these types of comments. All of the questions raised have been fully reviewed and addressed by City staff and the developer. However, we hope that some background will be helpful.

104 MRB, LLC is an affiliate of Streeter Homes. Streeter Homes is a Minnesota based developer and contractor with extensive experience in building exceptional homes in the Twin Cities Metropolitan area including the City of St. Paul and Mississippi River Boulevard not far from this project. The Applicant has worked in a very transparent and deliberate process with City Staff, Various City Departments and other units of government including:

- Department of Safety & Inspections - Site Plan
- Department of Safety & Inspections - Zoning
- Department of Safety & Inspections - Water Resources
- Department of Safety & Inspections - Fire Safety
- Public Works - Traffic Planning + Engineering
- Public Works - Sidewalks
- Public Works - Sewers
- Water Utility
- Real Estate Division (per initial discussions of Parkland Diversion)
- Parks and Recreation - General (per Parkland Dedication)
- Parks and Recreation - Forestry
- Planning and Economic Development
- Capital Region Watershed



S T R E E T E R

C U S T O M B U I L D E R

The goal of this process was to ensure a development that would be both respectful of the unique nature of the property along Mississippi River Blvd and also consistent with the neighborhood. For example, at the request of the City's parks department, the development contemplates the dedication of certain land along the boulevard for public use.

At the same time, working with the City attorneys' office and public works, the development restricts access to the Boulevard in a single location to ensure that both natural areas are preserved, and access is manageable.

We have engaged in a very transparent public outreach project. We had multiple meetings with the neighbors and dozens of less formal discussions in order to take into consideration all comments and requests to a reasonable extent.

Ultimately, the City Staff Report is the culmination of both public participation and an extensive vetting of the project. The Staff Report is well written and detailed. However, to highlight some important findings:

1. All of the applicable provisions of the Legislative Code are complied with.
2. The proposed subdivision will not be detrimental to the present and potential surrounding land uses.
3. The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed submission.
4. The subdivision is in conformance with the comprehensive plan.
5. The subdivision preserves and incorporates the site's important existing natural features whenever possible.
6. All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high-water table, severe soil conditions or other menace.
7. The subdivision can be economically served with public facilities and services.

Conclusion

Thank you very much for your consideration of this matter and we particularly appreciate the hard work of Ms. Dadlez and the rest of the City Staff. We look forward to a successful project.

Thank you for your attention to this matter.

Kind Regards,

Joe Crowley
Director/Business Development
Streeter Custom Builder
952.346.2495