



March 7, 2018

Mayor Carter
St. Paul City Council Members
15 W Kellogg Blvd #310
City Hall
Saint Paul, MN 55102

RE: Riverview Corridor Locally Preferred Alternative Plan—Streetcar for West 7th Street

Dear Mayor Carter and St. Paul Council Members,

Stuart Companies (StuartCo) is excited to see that Riverview Corridor Study is moving forward with a transit option along West 7th Street.

StuartCo is the owner and developer to a majority of the rental housing in the area. We manage seven properties with 800 units of affordable, market rate and senior living homes. We have over 1,200 residents and we employ 179 staff persons. Per our count there is an additional 1,352 households in this area, when multiplying 2.5 people per household (3,380), it constitutes a total of over 4,500 residents.

Our residents can benefit greatly from a new transit corridor. However, the stations identified on the preferred plan are out of the recommended ¼-mile walking radius for not only our residents and employees but for our many neighbors, as well. A station stop at South Madison Street will provide the necessary ¼-mile coverage for the surrounding residents and along the corridor.

We understand that the stations have not been officially selected, but having them shown on the preferred plan concerns us as they appear to be the preferred stations. We ask that you consider a station on or near South Madison Street as part of future studies for the following reasons:

- Madison Street was considered as a potential stop on other alternative plans (arterial BRT, Rail W-7th, Rail W-7th CP Spur, BRT W-7th CP Spur Hwy 5/Fort Snelling, Rail W-7th CP Spur Hwy 5/Fort Snelling).
- There are over 4,500 residents who will be Opening Day riders within a ¼-mile walking distance from the transit stop. **See enclosed maps.**

**Corporate
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- There are several existing care facilities at this location that will benefit from the stop, especially the Highland Chateau Health Care Center which is a senior care center with 64 beds and 80+ employees working 24/7. Plus, our own Alton Memory Care facility is within 700 feet (1/8-mile) from the stop.
- The businesses at this intersection already support transit riders' daily needs and are desired for transit locations (Coffee Shop, Restaurant, Banking and Laundry).
- There is an existing bus stop at this intersection (route 54).
- The existing stop is adjacent a large green area that allows for the expansion of the transit stop and for potential development opportunities.
- There are development opportunity sites near the Madison Street station stop.
- The stop will provide 1/4-mile walking distances along the entire corridor, filling the gap created by the listed stations.
- The Davern Street and East Maynard sites are only 1,000 feet apart and serve the same 1/4-mile walkshed

We are supportive of a transit corridor along West 7th and encourage that a station stop be provided at or near the intersection of West 7th and Madison. Stuart Companies is dedicated to our residents and employees and wish to be involved in the upcoming studies and committees in order to support their needs.

Sincerely,

Stuart Companies

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Enclosures: Current Proposed River View Corridor Map, Proposed River View Corridor Map with Madison Street Station



This map was created using Loucks Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Tom Loucks, Inc. is not responsible for any inaccuracies contained herein.



Legend

● Station Sites

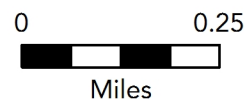
★ Stuart Company Sites

--- 2/10-Mile ---



1/4 Mile Radius

Distance Between Stations



River View Corridor

St. Paul, MN

Station Sites Including
Madison Street Stop



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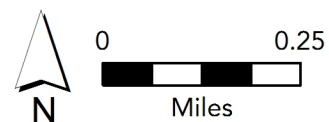
Legend

● Station Sites

★ Stuart Company Sites

○ 1/4 Mile Radius

--- 2 1/10-Mile --- Distance Between Stations



River View Corridor

St. Paul, MN

Station Sites on Preferred Alternative Plan