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

May 5, 2020

Dear St. Paul City Council and City Staff,

Thank you for your review and interest in our proposed subdivision development at 104 Mississippi River Boulevard North. We're excited for this opportunity and hopeful to move forward with respect for considerable effort, investment and collaboration with the City of St. Paul development team over the past 18 months. We are proud of the result and grateful for the collaboration to date.

We recognize it's not every day a parcel like this becomes available and we will continue to work hard and thoughtfully to make it as special as the opportunity itself. We believe our approach as the developer of the subdivision and an architectural builder will lead to a higher quality product and experience with a consistent single source of contact.

In addition, we have inquired, listened and responded to neighbors' questions and concerns during the process while keeping them up to date with the subdivision pursuit; the neighbors and our development team shared similar concerns (i.e. number of lots, sidewalks request, and access) and we worked with the City Staff to identify solutions to concerns (i.e. Parkland Dedication, inclusion of sidewalks, Access Restriction, etc.) that work best for all involved, now and in the future. Again, we are proud of the current development proposed and grateful for the opportunity to integrate up to (6) custom homes into a strong existing neighborhood fabric of homes and families.

Needless to say, we have not been able to accommodate each individual request and/or concern but we will continue to be thoughtful about each step we take moving forward; for example, prior to submitting our offer to purchase the property we met with the interested neighbors to confirm their support for us to pursue (6) indivisible parcels vs. the potential (9) parcels allowed per Zoning Code.

In preparation, we've investigated site conditions during our development and addressed the items below.

- **Geo-Technical / Soil Test Pit(s) Executed** and no notable concerns related to soil type or water table were uncovered; the soil engineer will be consulted on each individual project.
- **Tree Review and Treatment** for legacy tree on Lot 2 was executed by a licensed arborist; In addition, tree protection measures identified for during construction.
- **Civil Engineering: Grading and Stormwater Study(s)** have been executed and coordinated with City Staff and watershed district.
- **Structural Engineer Consulted** per maintaining existing retaining wall at Otis Avenue.

We thank you for your review and we look forward to taking the next step in this process with the City of Saint Paul and the future homeowners and neighborhood.

Kind Regards,

Joe Crowley  
Business Development Director

Nate Wissink  
Vice President