



Mississippi Market
Natural Foods Co-op

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Jake Reilly
City Planner/Project Manager
Saint Paul Planning and Economic Development
25 W 4th Street
Saint Paul, MN 55102

Cc: Council President Lantry

February 12, 2015

Dear Mr. Reilly,

I would like to express Mississippi Market's support for upholding the Conditional Use Permit that has been granted to Dominion for development of the senior apartments on East 7th and Bates. I understand that some members of the community have filed an objection to the granting of the permit. I am unable to attend the public hearing in February as I will be out of town.

As you know, Mississippi Market is building our new store on the adjacent parcel at Maple and East 7th. We began meeting with PED and Dominion in January 2013 to discuss how the site might be developed in a collaborative fashion, and have worked with them closely over the past two years in coming to agreement about how our projects can work together and indeed complement each other.

Ultimately our project is dependent upon the development of the adjacent parcel. We worked very hard to negotiate easements that would allow what we feel is the best outcome for parcel. An important piece is an easement allowing for the shared use and maintenance of a drive lane behind the buildings that will allow truck traffic to come in on Bates. That drive lane won't be constructed until the adjacent site is developed, and until then, our truck traffic will be coming in off of Maple. We know this does not meet the wishes of the community and we believe the sooner the housing can go up, the better for all concerned. Also, we have arrangements for shared parking, and for developing an attractive patio area between our buildings which we feel will help create an inviting streetscape. Between us we will be replacing all of the sidewalk along East 7th which further enhances the pedestrian friendliness of the street.

Our projections for store sales assume that the senior housing will be open within a reasonable time frame of our store opening. If the project gets significantly delayed, not only will it delay our ability to divert truck traffic from Maple, but it affects the viability of the project.

I know that development brings concerns to any community—there are always pluses and minuses. I have seen Dominion work very hard to modify their plans to meet the concerns of the community, and have personally found them very good to work with.

I sincerely hope that the staff of PED and the Council Members will uphold the Conditional Use Permit that has been granted, and do everything possible to keep this project on schedule.

Sincerely,

Gail Graham
General Manager
Mississippi Market