

## **Mississippi Market Cooperative Up-dated Proposal**

Mississippi Market (MM) is proposing to acquire the Hospital Linen parcel located at 740 (a portion thereof) East 7<sup>th</sup> Street to build a free standing building (retail) natural foods store on the corner of Maple and East 7<sup>th</sup>. The new store would have a footprint of approximately 15,600 square feet and would anchor the corner of Maple and East 7<sup>th</sup>. Similar to two other stores, MM would have 2 entrances. One would be on the corner as a "face" to East 7<sup>th</sup> with the other on the parking lot side. Parking would be behind the store.

This would be a full service store, with room to grow in future years. The focus would be on natural, local and organic foods, however I envision us experimenting with a wider selection of conventional produce items. We would expect that the product mix of the store would be modified as we learned how best to serve the neighborhood.

Both of our existing locations take into account appropriate urban design standards, and we would follow the same best practices in designing this store. Our buildings are positioned to front the street with lots of windows, creating a "face" on the main commercial corridors and helping to make them more pedestrian friendly.

We do an award winning job with our landscaping and incorporate green design principles into our building. Should we move forward and pursue this opportunity, I can assure you that we have a commitment to working with the community and the City to ensure that what we do reflects the concerns and desires of the neighborhood. We would build to LEED gold standards, although we might not pursue certification

# East 7th Str. and Bates Ave. Development | St. Paul, MN

BD'S	FLOOR				TOTAL
	1	2	3	4	
STUDIO	2	2	0	0	4
1 BD	8	16	18	18	60
2 BD	4	10	10	10	34

UNIT TOTAL	98
SPECIAL SURFACE PARKING	99

