

Dear Councilmember Tolbert:

Sorry I missed talking to you at the Ford Traffic site meeting on Wednesday night. Great turnout and good discussions.

As the co-developer of the Trader Joe's project at Randolph and Lexington Ave. in Highland Park I write to ask you for your support of the proposed mixed-use development at 1475 Davern Street. This is a critically important project that would benefit Saint Paul. This project is an example of the kind of investment that we want in Saint Paul. It is a mixed-use development that offers new housing amenities, increased commercial opportunities, and will expand Saint Paul's tax base.

While I understand the project needs variances from height restrictions in the zoning code, I believe the proposed height is consistent with the city's comprehensive plan and similarly situated neighboring structures. I also believe that the new building will have minimal visual impact on the river valley and will not have a significant visual impact on scenic viewpoints or from adjacent structures. It is also important to keep in mind that the Minnesota DNR is in the process of creating new rules that will soon permit buildings similar in height to the one proposed in this location. Accordingly, I ask that you reject Friends of Mississippi River's appeal and allow this important project to move forward.

Your decision For or Against this project sends a message to the investment and development community. A No vote will send the wrong message for future investment and development.

I encourage ALL council members to be independent thinkers on all votes and put an end to council member/ward deference.

Please continue to make St. Paul a good and prosperous place to live and do business.

Sincerely,

Stuart R. Simek
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