

Twin Cities CHIROPRACTIC & Rehabilitation, P.C.

506 North Lexington Pkwy
St. Paul, MN 55104

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January 11th, 2021

City of St. Paul Planning and Zoning Commission
St. Paul, MN

RE: Alatus, LLC – 411-417 Lexington Parkway N. – Wilder Foundation Site

To Whom it May Concern:

I am writing to you on behalf of Twin Cities Chiropractic and Rehabilitation, P.C., located at 506 Lexington Parkway North, St. Paul, MN (half block from project site) regarding Alatus, LLC's redevelopment project proposed for 411-417 Lexington Parkway N, St. Paul, MN.

Twin Cities Chiropractic and Rehabilitation, P.C., has been located at the above address for nearly 20 years.

Chris Osmundson from Alatus has presented the preliminary concept plan and we fully support and are eager to see the project move forward and be completed.

It is our understanding that Alatus, LLC is proposing a 288-unit multifamily development located on what is currently the vacant lot owned by Amherst H. Wilder Foundation.

We also understand this may bring 350 customers within walking distance of our business. We can appreciate this use of this vacant land. It is our understanding that this site has been vacant for 10+ years with at least two failed prior development proposals. We can verify that over those years, in the winter, the site has been used to deposit large amounts of snow, which in the spring becomes an eyesore for months as snow is melting away.

To summarize, we are in full support of this project and believe that it is a great use of the vacant land.

Sincerely,



Scot Sorum, D.C.

Scot Sorum

Name

Owner

Owner/operator

Title