



421 Wabasha Street N.
Suite 200
St. Paul, MN 55102
tele 651.222.8970
fax 651.222.8973
terracegroupllc.com

May 10, 2021

City of St. Paul City Council
15 Kellogg Blvd. W.
310 City Hall
St. Paul, MN 55102
Via U.S. Mail and email Contact-Council@ci.stpaul.mn.us

Dear Councilmembers:

As the contracted Management Company for the property located at 30 10th Street E.-19 E. Exchange Street, owned by Mortenson Properties and home to the History Theatre and Upper Mississippi Academy, on behalf of our tenants and the property owner, we are writing to express our opposition to construction of a Capital City Bikeway on Wabasha Street.

Wabasha is a main thoroughfare going North through downtown and traffic volume is higher than the other routes that were considered. Placing the bikeways on Wabasha will create a greater safety hazard to patrons and students coming to the property.

This property operates on a high volume of people during the day and evening hours. The property has a 587-seat theatre, a 290-seat auditorium, theatre offices and 75,000 square feet dedicated to a public charter school for students grades 6-12.

The property is bordered by Cedar Street on the east, with the light rail restricting use of Cedar for any parking, loading, or drop off, of patrons and students. Tenth Street on the north was reconstructed fall of 2020 extending the Capital City Bikeway past the property, eliminating street parking, and a drop off location for patrons needing the accessible entrance on Cedar. Exchange Street has had curb cuts added that eliminated parking and the street is so narrow that bus loading/unloading and drop off, of patrons or students is unsafe.

Although placing the bikeways on the west side of Wabasha will leave the properties Wabasha curb unchanged, we think that this route will have a negative impact on the property just as the school and theater hope to resume full operation in 2022. Placing additional strain on an already congested street will make it difficult for senior citizens, the main demographic of the History Theatre patrons to navigate safely to the theatre. The added congestion will also create an unsafe environment for students being dropped off by buses and parents to attend the school.

It seems that this route has not been considered on a practical basis or that you have taken into consideration the Capital City Bikeway Interim Design Study. Just looking at the Technical Evaluation Matrix, the amount and cost to make the changes that would be needed, in addition to the loss of parking for already struggling businesses, and negative impact to many businesses would indicate that the location should be placed on a route that would not impact so many businesses that are already

struggling. Attracting new businesses is one of your Pro's in placing the route on Wabasha, but we think this would only discourage development due to the lack of parking and ease of access that will be eliminated due to the Bikeway on Wabasha.

We hope that you will take our comments into consideration and either place the bikeway on a different route or eliminate the cost of the bikeway entirely and look for more constructive ways to help revitalize St. Paul's downtown.

Sincerely,

A handwritten signature in cursive script, appearing to read "Allison Klis".

Allison Klis
Asset Manager

Cc: Councilmember Rebecca Noecker (Rebecca.Noecker@ci.stpaul.mn.us)
Randy Newton (Randy.Newton@ci.stpaul.mn.us)