To the members of the NP&DC,

As a seven-year-resident of the River Market neighborhood, a five-year business owner in the City Market, and a board member of the River Market Community Improvement District, I am writing to express my concerns regarding the process steps and project details regarding the City Harvest project.

1) This project was denied approval by the City Planning Commission on Tuesday, February 7, yet both the City Planning Commission and the Director of City Planning & Development are listed as sponsors for this agenda item.
Agenda Item Title: Sponsor: Director of City Planning and Development Department
Rezoning an area of about 0.98 acres generally located at 400 Main street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), and approving a development plan that also serves as a preliminary plat. (CD-CPC-2022-00174)
Agenda Item Sponsors: Director of City Planning & Development, City Plan Commission

Why would the City Planning Commission sponsor an agenda item for a project that was denied approval?

2) This agenda item (I assert) intentionally does not disclose the project name "City Harvest." For neighborhood residents and business owners, this serves to obfuscate this opportunity for public comment.

I see no way for this agenda item to be legitimately discussed or voted on at this meeting by the NP&DC without City Harvest reapplying and including the "City Harvest" project name in the agenda item.

3) As a business owner with a retail shop in the City Market, employee parking is often at capacity and shared with our customers. It has already been established that this project SHOULD include appropriate parking to maintain the current needs. Who is standing up for the small businesses that make River Market so vibrant and that make the City Harvest project backers interested in building here? This project will ADD parking demand at the expense of small business needs for employee parking.

Will our elected officials on the NP&DC, have the courage to back our local small businesses over the interests of this mega apartment project? A project that originally included the appropriate parking?

4) We waited to build the airport until the public was on board and looked at what we got. It is beautiful, full of local and uncompromising.

Why are we steamrolling the City Market tenants rather than opening a dialog and bringing them along - getting them on board. The City Market small businesses are not on board. One of the local businesses in River Market circulated a petition against the project. The time I

spent signing the petition took about 2 minutes. That is more than the time spent by City Harvest in communicating with me. They are interested in building the project BECAUSE of City Market and the vendors inside. Why are they not getting us on board? It is possible to get us on board.

5) The streetcar and other public transportation options are continuing to improve, but the majority of our customers are still driving to our store. All of my employees must drive (from places like the Northland) in order to be at work on time and to cover shifts that can occasionally start at peak market hours. There is quite a bit of nuance to the parking needs of our small businesses and the majority of anti-automobile rhetoric is not coming from boots-on-the-ground small business owners who talk to customers (from all over the metro) on a daily basis.

There is nuance to the parking issues and needs. We (City Market small business tenants) are not at the table.

Thank you,
Dave Lindahl

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