

From: Lindsey Lee [<mailto:groundzerocoffee@yahoo.com>]
Sent: Wednesday, December 18, 2013 12:33 PM
To: Martin, Al
Subject: 722 Williamson St. project-response to MG&E

Hi Al,

Could you please include the below message I sent to the MNA listserv last month as part of the UDC public record?

Thank you,

Lindsey Lee

I opened Ground Zero Coffee at 744 Williamson Street in 1998. At that time MG&E's coal yard had just a screened chain linked fence around it. Coal dust from the yard coated my windows and the cars in the parking lot. I appreciated that as businesses like mine and Eldorado moved near the Blount Street power plant, MG&E made the capital investments necessary to be a good neighbor, allowing the revitalization of the blocks around their campus.

MG&E's letter concerning future development of this site states that they would like to see any future building on this site limited to five stories.

Lets be clear, limiting the building height to five stories on this site is to support no project occurring on this land and for it to remain as surface parking into the foreseeable future. The first two stories of any project on the 722 Williamson Street parcel will be dedicated to replacing existing surface parking. That leaves three stories of rent-able space, minus the required structured parking needed for those new users. Obviously, such a project would be wildly financially unreachable.

MG&E is a great neighbor and a model corporate leader. I have full faith that they can make any needed improvements to their facilities as infill developments occur around their campus as they did in 1998. I also believe any users of these new buildings added in the corridor will recognize that they are living and working in a busy urban corridor that includes trains and power plants among other challenges.

Lindsey Lee