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To: district3@uscellular.blackberry.com<district3@uscellular.blackberry.com>

Subject: Grandview Planning changes

I'll write this to you but you can pass on to the City Planning Staff/Committee that will be considering the changes you outlined in your e-mail.

Lauren:

I am in favor of a large box development at the Grandview site and/or Doric Lodge. There used to be a small coffee shop in the retail building that is there now, (which houses Great Dane Brew Pub), and the gentleman and his wife lost a lot of money trying to make a go of it in small retail at North Star and Cottage Grove Road. The fact of the matter is that while we all romanticize small retail and Mom & Pop stores they only are viable if there is an anchor store to be a driver of traffic to the location. I have no doubt that once an anchor store, (in this case it seems a grocery store), locates at the site on Cottage Grove Road, it will drive further small retail development. Look at the small stores by the Sentry on Cottage Grove; Papa Murphy's, Dairy Queen, a bakery, Misty Mountain for the kids, Cost Cutters....once the anchor is in place, further small retail will follow.