



February 24th, 2026

Mark Konz
Director of Community Development
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Front Street Plaza Development – SITE LOGISTICS PLAN

Mr. Konz,

The information below is provided to offer additional context to the Construction Site Logistics Plan dated 2/24/26. It is the development team's intent to minimize disruption to local traffic, pedestrians and businesses. However, the construction of this multi-story project will demand some temporary closures of parking area and traffic routes. We look forward to working with all City departments on putting forward the most effective, safe and efficient construction plan for this project.

Due to the uncertainty of the start date of this project, we are only including anticipated durations of our shutdown requests. As the process moves forward and the project start date is better defined, we can update you with more accurate dates for these requested closures.

PHASE ONE

Subsequent to the site demolition process, we will begin the construction of the office building at the corner of Warren Street and South Riverfront Drive and the commercial and multi-family building along South Front Street. The parking ramp will be constructed in Phase Two.

1) SOUTH RIVERFRONT DRIVE

We will need space on the NW side of the office building for lifts and / or scaffolding to assist in the installation of the exterior façade. We expect the duration of this temporary one-lane closure (shown in **PINK** on the logistics plan) to be approximately three months.

This would be similar to the process used during the construction of the Profinium building across the street.

2) WARREN STREET

Similar to the temporary closure on South Riverfront, the closure request on Warren Street (shown in **PINK** on the logistics plan) will be for approximately three months. We also have a utility connection (shown in **ORANGE** on the logistics plan) that will take place on this street, and we expect this construction effort to last around three weeks. Our main construction entrance will be accessed off of Warren Street as well.

3) SOUTH FRONT STREET

We are requesting the diagonal parking stall area along the project side of South Front Street (shown in **GREEN** on the logistics plan) for most of the duration of the construction project. We will open this area up for parking as soon as we can, after we are completed with the exterior finishes on the multi-family building, approximately 18 months after project commencement. There is a large area of utility reconstruction (shown in **ORANGE** on the logistics plan) that will take approximately 4 weeks to complete.

4) WEST LIBERTY STREET

We are requesting the parallel parking stall area along the project side of West Liberty Street (shown in **GREEN** on the logistics plan) for the duration of the construction project. Our second construction site entrance will also be located on Liberty near South Riverfront Drive.

5) CONSTRUCTION LAYDOWN AREA

The contractor will have a material storage / laydown area between the two first-phase buildings. This area can be seen in **YELLOW** on page one of the construction logistics plan. All materials, equipment and site offices will be staged in this area.

PHASE TWO

Phase Two will include the construction of the pre-cast concrete parking ramp in the middle of the site. This will commence when we have most of the exterior finishes in place on the office and commercial / multi-family building.

1) SOUTH RIVERFRONT DRIVE

Long duration lane closures will not be required on Phase Two of this project.

2) WARREN STREET

Long duration lane closures will not be required on Phase Two of this project.

3) SOUTH FRONT STREET

We are requesting the diagonal parking stall area along the project side of South Front Street (shown in **GREEN** on the logistics plan) for most of the duration of the construction project. We will open this area up for parking as soon as we can, after we are completed with the exterior finishes on the multi-family building, approximately 18 months after project commencement.

4) WEST LIBERTY STREET

We are requesting the parallel parking stall area along the project side of West Liberty Street (shown in **GREEN** on the logistics plan) for the duration of the construction project. Our second construction site entrance will also be located on Liberty near South Riverfront Drive.

5) CONSTRUCTION LAYDOWN AREA

The contractor will have a material storage / laydown area along South Riverfront during the construction of the parking ramp. This area can be seen in **YELLOW** on page two of the construction logistics plan. All materials, equipment supporting the installation of the parking ramp will be staged in this area.

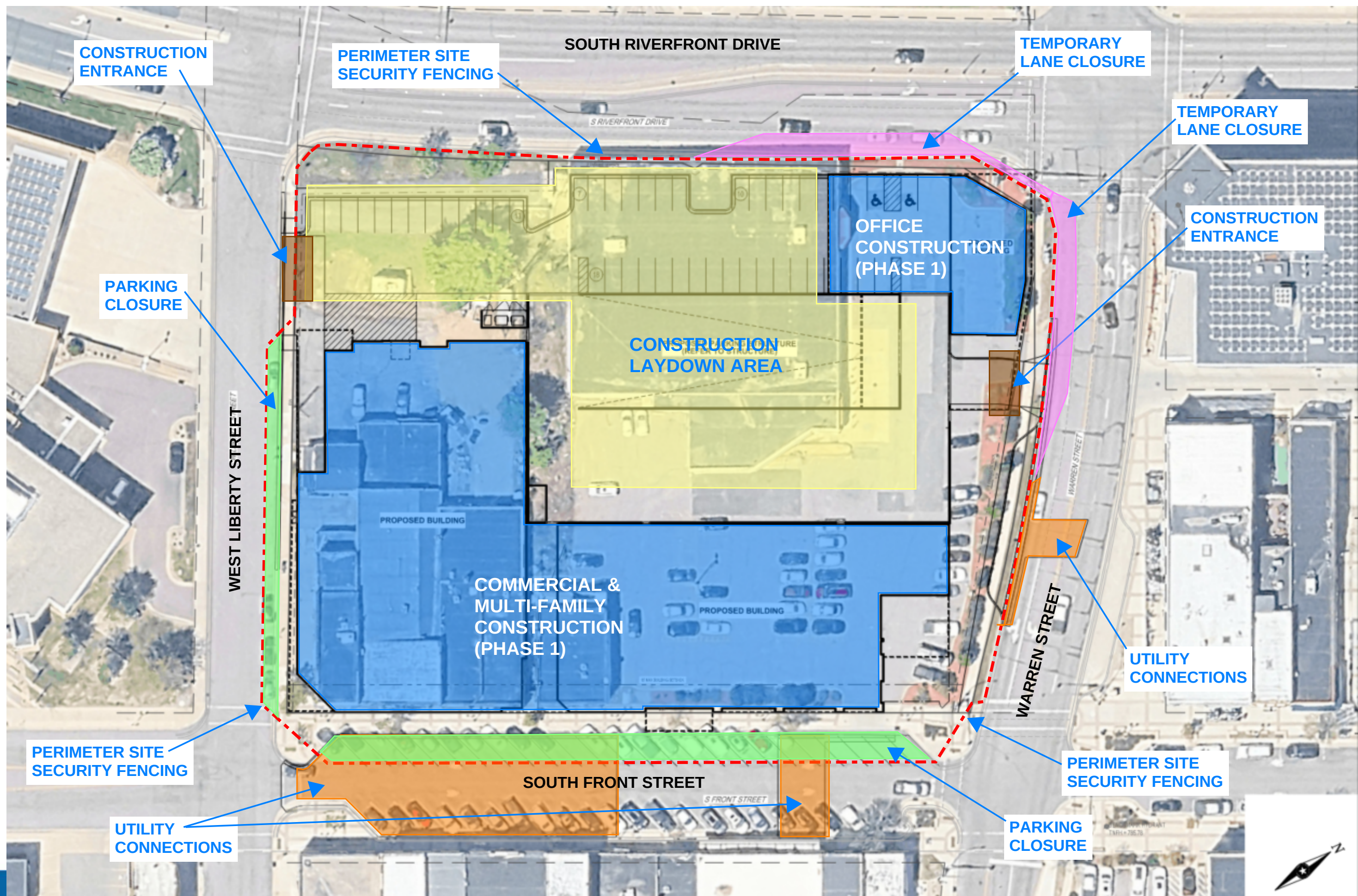
We look forward to working with the City of Mankato on refinements to the plan that we lay out above. We will also be developing a traffic signage plan that communicates the pedestrian and traffic route changes during this project.

Please let us know if you have any questions or concerns about the information provided.

Sincerely,



Shawn R. Meschke, P.E.
Senior Project Manager



FRONT STREET PLAZA

