

April 14, 2026

City of Mankato Planning Commission
Attn: Molly Westman
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Dear Members of the City Planning Commission,

I am writing on behalf of River Hills Mall, the directly adjacent property owner and operator, regarding the proposed construction and site modifications on Lots 2 and 3, Block 1, River Hills Mall Addition No. 3. Our property shares common areas, access infrastructure, and drive aisles with the subject lots, and any changes to access, circulation, or intensity of use on those parcels directly affect our operations, our tenants, and their customers.

We understand that a curb cut and access modifications are being considered as part of this development. The proposed curb cut appears to be located in close proximity to our primary entrance. Given existing traffic patterns, this raises significant concerns regarding potential congestion and safety issues, similar to those we are already experiencing on the east side of the property. We request that the City carefully evaluate the traffic and safety implications before approving any new access point in this location.

We also have concerns regarding the adequacy of the proposed parking. The site plan as currently presented appears to show five separate businesses, including a restaurant use, supported by approximately 47 parking spaces. Based on standard parking ratios for restaurant and retail uses, we believe the proposed parking supply may be insufficient to support the intensity and mix of uses contemplated. Inadequate on-site parking would likely result in overflow into the mall's parking areas, negatively impacting our existing tenants and customers. Given the proximity to JCPenney, any such impact may also require coordination with and approval from additional stakeholders.

Specifically, we request the opportunity to review the following:

- Civil and site plans showing the exact location and dimensions of the proposed curb cuts
- Traffic circulation plans, including ingress/egress patterns and any supporting traffic studies
- Parking analysis or demand study supporting the proposed number of spaces, including applicable code requirements
- Details on how the proposed access point will integrate with existing entrances and shared drive aisles
- Any anticipated impacts to shared access, safety, traffic flow, and adjacent parking areas

We note that reciprocal easement agreements and related covenants are in place governing the relationship between the mall property and the subject lots, including obligations related to

common area maintenance, access, and use. We intend to ensure that any proposed modifications are consistent with those agreements and that our rights thereunder are preserved.

Our intent is to work collaboratively to ensure that any improvements are properly coordinated and do not negatively impact access, safety, or the overall functionality of the property. We respectfully request the opportunity to review and discuss these plans prior to any final decisions or commencement of construction.

Please let us know a convenient time to connect, or feel free to forward the requested materials for our review. Thank you in advance for your cooperation.

Sincerely,

Robin Hanson

General Manager

River Hills Mall

1850 Adams Street, Suite 1

Mankato, MN 56001