

## **Food Conspiracy Co-op East Entrance Project Talking Points & FAQ's**

### **The East Entrance Will:**

- Open an entrance to the rear of our store
- Third Avenue access to our campus
- Add 33 parking spots
- Extend retail space by over 2,000 sq. ft.
- Include automatic doors
- Increase flow and ease of finding what you need, learning about new options, and experiencing an enjoyable shopping experience
- Increase accessibility for all people including those using cars, using bikes (bike parking!), using mobility aids, shopping with children...
- Prioritize green spaces:
  - Plant 17 trees
  - Educational gardens throughout
  - Have a permeable paving structure for water retention and minimal asphalt
- Parking lot will include EV charging stations
- Include a covered courtyard for community engagements
- The roof of the courtyard will hold new solar panels for the store
- Increase effective and efficient work spaces for Staff
- Stimulate our Co-op's growth
- Create job opportunities for 4<sup>th</sup> and Downtown communities

### **FAQ'S**

#### **Will the Co-op be closed during construction?**

We will remain open for shopping throughout! Conspiracy Curbside will be in full effect as an additional option.

#### **When will construction begin?**

We are planning for August to break ground with a Grand Opening in January 2022.

#### **Will we lose the trees and gardens?**

We will be planting 17 trees, and garden and green space will be integrated throughout the design.

#### **What kinds of plants and trees will be included?**

We will be consulting with local specialists for the best choices for native plantings, shade, and food trees.

#### **Will there be handicap parking spaces and accessibility?**

There will be parking spots designated for handicap parking. The campus will be leveled considerably with ramps brought up to code for those using mobility aids.

**How will the parking and store be more accessible to those with mobility concerns or who use mobility aids?**

Inclines in the parking lot and within the store will be ADA compliant, doors will be automatic, there will be handicap designated parking spaces.

**How will the crossing on Hoff be safe for pedestrians?**

Hoff will be clearly marked and signed to increase safety for pedestrians to and from the store.

**Have you looked into grants from TEP for the EV charging stations?**

We will be pursuing grants for our EV charging stations.

**How many Customer restrooms will there be?**

With so much to fit in we opted for a single Customer bathroom. But it will be located and designed differently for a vastly improved experience.

**Will you be expanding the products you carry?**

We will expand our Produce department significantly as well as some of our refrigerated and frozen offerings. Our focus for our center store grocery department will be to increase flow and ease of shopability rather than expanding our product selection dramatically.

**How many cash registers will you have?**

We will have a total of 6 registers: 2 at the front entrance, 2 at the rear entrance, and 2 for designed for “grab and go” purchases

**How will the new design impact Staff?**

The new design will vastly improve Staff experiences by reimagining work spaces to increase flow, increase the ways we can support Customers, maintain the current number of Staff, and potentially increase wage possibilities based on the pro forma for the next 10 years post-East Entrance Project.

**How will you pay for this?!**

A combination of cash reserves, bank loan, and a Preferred Shares program.

**How do we know that this is a good idea?!**

Over the past two years we have been working with financial experts, local architects, and consultants. We had two pro formas drawn up: one considering an East Entrance Project and one proceeding forward with no East Entrance. While we would be fine either way, the pro forma for the no East Entrance Project results in an experience of stagnation, whereas following through with the project shines clearly as a tolerant level of risk, with a clear experience of potential growth.

**How can I help?**

As an Owner you are eligible to invest in the Preferred Shares Program.

For more information:

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We also need all Owners at the Annual General Meeting on April 10<sup>th</sup>, held on Zoom, to vote on the Capital Campaign and share the excitement of the East Entrance Project!