

June 18, 2014

Mr. Michael Centinario
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Lyndale Shoppes
8722 Lyndale Avenue So.
Bloomington, MN

Dear Mr. Centinario:

Attached please find our application for the Development Review at 8722 Lyndale Avenue South. We are proposing a 5,500 sf retail building with three tenants. Two of the tenants will be Owners of the property. The building will face Lyndale Avenue with 3 tenant entrances, materials will consist of decorative concrete masonry piers, brick, EIFS sign areas, prefinished metal awnings, anodized aluminum storefront glazing and cornice work at the Northeast and Southeast corners.

The Sitework will include the demolition and removal of existing buildings, grade site to new elevations, provide new utility services to the new building including 8" water service with a fire hydrant along the North parking line, 6" sanitary sewer service and storm sewer throughout the parking lot. The parking area includes 31 spaces with 2 handicap parking stalls, curb and gutter and asphalt paving graded to storm sewer drains. There will be proposed retaining walls along the North property line and along the South rear parking area. Storm water will be contained on site below grade for pretreatment and released to storm sewer in Lyndale Avenue.

In regards to the Development Review Committee approved minutes of June 10, 2014. I offer the following response:

- We have the property under purchase agreement and are in the due diligence phase. The intent is to develop a 5,500 sf retail building.
- Existing wells on site will be sealed during the demolition process by a licensed well contractor. The Popcorn tenant will have plans reviewed by Environmental Health, please note the popcorn uses air popping not oil.
- Code review, energy code and SAC info will be managed during the architectural drawing progression.
- We have shown an access off of Lyndale with a 24' drive aisle, the building is set along the South Property line; we are attaching the template for the fire truck turning radius which is provided. We have provided for a hydrant on the property along the North parking line.
- The site plan will have the parking area labeled along with aisle dimensions.
- A uniform sign design and standard will be developed for the property.
- The existing sidewalk is relocated within the easement

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- We will forward plans for SAC review and determination as soon as we have a floor plan available. We will coordinate with the Met Council Staff to determine existing credits.
- We have provided for a new hydrant on site. Existing water services will be disconnected in Lyndale Avenue.
- We will coordinate with the MPCA and Department of Health as required for any tenant review.
- We will monitor the need for a grease trap with the potential tenants.
- Standard notes will be added to the plans.
- Landscaping shall meet City standards
- The access to Aldrich has been removed with the achieved turning radius for the fire department as required.
- The trash will be internally stored and all tenant spaces will have access from within the principal building.
- All food service uses will meet City of Bloomington code requirements.
- It is the intent of the applicant to meet all covenants to proceed to planning commission.

We look forward to answering additional questions regarding this project at the next available DRC meeting. Please do not hesitate to contact me with any additional questions or comments you may have. Thank you.

Sincerely,



Mike Whalen

Enc.