



Date: Wednesday, September 11, 2019
To: Nick Johnson, City of Bloomington, Minnesota
From: Ian Halker, Oppidan Investment Company
Subject: 611 West 98th Street, Bloomington, MN 55420 –Project Description

Purpose

Oppidan Investment Company is proposing to redevelop the existing building located at 611 West 98th Street in Bloomington, Minnesota 55420 into a single-tenant free standing building with a drive-through for a bank.

The existing building is approximately 5,000 square feet and was formerly a sit-down restaurant. The proposed development includes a 4,250 square foot building with a drive-through.

Site Plan

The property's buildable area is limited to where the existing building pad is located on the parcel due to a cross access and parking easement that was put into place in 1985 by the Housing and Redevelopment Authority of Bloomington. Exhibit B shows the access and parking easement in greater detail and outlines its impact on the site's buildable area. There is approximately 15,250.8 square feet (.35 acres) of buildable square footage, which is further reduced by the existing sidewalk area to approximately 12,413.8 square feet of true buildable area.

The proposed layout's objective is to maintain the circulation and parking onsite by positioning the building on the current building pad. The new building's drive-through will reuse the current drive-through onsite but will wrap along the south side of the building to achieve the required car stacking per Section 21.301.05 – Drive Through Facilities standards within the municipal zoning code. Given the new building's slightly smaller footprint the site also incorporates a front door parking along the north edge of the building with enhanced green space onsite as well.

Zoning

The property is zoned B-4; Neighborhood Commercial Center. A bank or financial institution is a permitted use and our understanding is that a drive-through will require a conditional use permit.

Phasing and Construction Timeline

The proposed project would be phased in the following phases.

1. Phase I- Demolition anticipated to start Q1 2020.

2. Phase II- General sitework will begin in Q2 2020.
3. Phase III- Building Construction to start Q2 2020 and will take approximately 6 months to complete. *Construction is anticipated to be completed by December of 2020.*

Exhibits

- **Exhibit A - Concept Site Plan**
- **Exhibit B - Buildable Area/ Access Easement**

Please let us know if you have any questions or initial comments upon review of the information provided.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian Halker". The signature is fluid and cursive, with the first name "Ian" and last name "Halker" clearly distinguishable.

Ian Halker
Developer