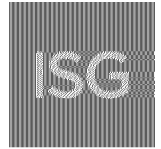


JANUARY 27, 2021

PL202100017

Nick M. Johnson
Planner
Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431
nmjohnson@bloomingtonmn.gov



RE: DEVELOPMENT REVIEW COMMITTEE SUBMITTAL NARRATIVE
U-HAUL - 8845 LYNDALE AVE SOUTH & 516 HALSEY LANE
PID #1002724230014 & #1002724230005)

Nick,

On behalf of U-Haul, ISG is submitting the attached materials in support of an upcoming Development Review Committee meeting to discuss redevelopment of U-Haul property on the north side of Halsey Lane. The proposed project will involve construction of a new 12,000 SF warehouse building to store U-Boxes as well as a parking area for U-Haul's truck and trailer rental.

As part of this project, U-Haul plans to replat both parcels on the north side of Halsey Lane to combine them into one new parcel. In addition, an amended conditional use permit will also be needed to facilitate development of the current easterly parcel area for the truck and trailer rental use within the existing I-3 zoning.

The new warehouse building will be a one-story structure constructed of pre-cast. A loading dock area will be provided on the north end of the building to facilitate loading and unloading of U-Boxes. The overall interior floor plan of the warehouse building will be open. No racking systems are proposed within the warehouse as the U-Box system allows U-Boxes to simply stack on top of each other. Both empty and utilized U-Box containers are housed inside the warehouse building, and only U-Haul staff have access to the warehouse to place and retrieve U-Boxes. No customers are allowed access to the warehouse.

As part of the U-Box service model, U-Haul transports U-Box containers to customer locations via flatbed trucks. The customer then packs their own container and calls U-Haul for pick-up and transport back to the warehouse. When the customer is ready for delivery, U-Haul will conveniently schedule transport of the U-Box container to the customer's location.

Water service is proposed to be extended across Halsey Lane from the southerly U-Haul parcel to serve the new warehouse building. Two potential options are available for extending sanitary sewer to the new facility. Option one ties in to the sanitary located in Halsey Lane. Option two ties into the existing sanitary in Lyndale Avenue South.

With the understanding that stormwater has historically been an issue in this area, U-Haul is proposing to address the issue with a storm trap system installed under all areas of the site with the exception of the new warehouse building. This system would appropriately address stormwater to effectively mitigate flooding concerns within this property and adjacent properties.

New sidewalks are proposed to extend along the west side of the site parallel to Lyndale Avenue South to match the sidewalk connection to the south. To best accommodate fire access, existing site accesses on Lyndale Avenue South and Halsey Lane are proposed to remain, and all parking and building setbacks are proposed to be code compliant.

U-Haul plans to move forward with applications for the required platting and CUP upon completion of the DRC process. Subsequently, Nine Mile Creek Watershed permits as well as site plans and building construction plans will be submitted for review and permit. U-Haul intends to put forth a code compliant project to best serve its customers and the overall community.



In addition to this narrative, the following items are attached to illustrate the intent of the proposed project:

- Site Concept Plan
- Exterior Elevations
- ALTA Survey

Thank you for your consideration of the U-Haul project. We welcome your feedback. Please contact me at 952.426.0699 or via email at Stephanie.Merdan@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Merdan". The signature is written in a cursive, flowing style.

Stephanie Merdan
Senior Project Coordinator
Stephanie.Merdan@ISGInc.com