

From: Pamela Pommer [REDACTED]

Sent: Friday, April 30, 2021 12:46 PM

To: Verbrugge, Jamie <jverbrugge@BloomingtonMN.gov>; Busse, Tim <tbusse@BloomingtonMN.gov>; Coulter, Nathan <ncoulter@BloomingtonMN.gov>; Carter, Jenna <jcarter@BloomingtonMN.gov>; Baloga, Jack <jbaloga@BloomingtonMN.gov>; Martin, Patrick <pmartin@BloomingtonMN.gov>; Lowman, Dwayne <dlowman@BloomingtonMN.gov>; Nelson, Shawn <snelson@BloomingtonMN.gov>

Cc: Markegard, Glen <gmarkegard@BloomingtonMN.gov>

Subject: Self-storage units

I have been told by TWO council members that new developments are cutting back on storage units for occupants because developers are CLAIMING that they are going unused. However, it is to their advantage for the developers to claim this, because if they cut back on parking and storage, they appear to get more tax credits for "affordable housing".

In addition, I find it baffling that those units are going unused while storage facilities in the city continue to be developments supported by many on the Planning Commission.

I am glad that city staff is asking for tougher regulations but wonder why the Planning Commission is so eager to push for more "flexibility", like allowing facilities within 250 feet of residential areas vs 500 and not showing as much concern for lighting as residents have. Like with the noise level concerns for the Verizon expansion, the commission, staff and council supported development over concerns of residents.

It is also very troubling that Bloomington is providing this "amenity" to residents in surrounding areas. That just bring more traffic into our city and not for good paying jobs.

AND, like how the city went overboard on allowing an endless stream of hotels to be built in our city, the same is happening with this. Remember the old saying about not putting all your eggs in one basket?!?!!!

Whether one is investing in the market or in city development, diversity is crucial and often ignored by our city staff, council and commission members. Just like we have become far too dependent on MOA and keep pouring more money into that sinking ship.

I hope the council votes for OPTION #3 with an outright prohibition. If not that, at least several of the other items listed in Option #3.

Thank you.

Pam Pommer

METRO STORAGE LLC

April 30, 2021

City Council of Bloomington
&
Mr. Shawn James, AICP, Planner
City of Bloomington
1800 W Old Shakopee Rd.
Bloomington MN 55431

Re: Proposed Council Action Regarding Self-Storage Facilities

Dear Council,

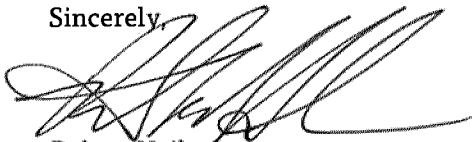
I received Mr. James' notice of proposed action by the Council regarding the storage use in your city and find the proposed actions somewhat alarming.

As an existing self-storage operator, Metro desires to manage our property to best suit the needs of our customers. Over time that process might include modifying the facility in ways to improve product offering types (replacing rental parking with rental buildings, etc.). With whatever actions the Council ultimately decides Metro kindly requests to maintain the ability to modify/renovate/rebuild after calamity the existing facility.

I fully understand the City's actions in pausing development of facilities to better comprehend the Self-Storage Use and proliferation of facilities fueled by customer driven demand. The industry has been in a period of renewal (Generation 5) for some time and is experiencing a great need for updated, technology driven facilities like the one Metro recently opened in Coon Rapids MN. The demand for the product is real and Metro can provide data should you wish to research further.

Metro kindly requests the Council to please consider, thoroughly, the ramifications to existing storage operators through the implementation of the proposed ordinances.

Sincerely,



Robert Heilman

Vice President, Development
Registered Architect