

**Pease, Londell**

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**From:** Downs, Randy <RDowns@hy-vee.com>  
**Sent:** Friday, October 20, 2017 2:49 PM  
**To:** Pease, Londell  
**Cc:** Hoey, Phil  
**Subject:** RE: Site Development adjacent to REI/Bauer  
**Attachments:** 171017 Concept.pdf

Please find attached our current sketch plan for the parcel at the northwest corner of American Boulevard & Lyndall Avenue South for review/input. My understanding is that the concept needs some early review/approval prior to starting a traffic study for the proposed driveway on Lyndale.

The building footprint shown is representative of our new HealthMarket store format. This format would typically include retail sales area with products focused toward healthy lifestyle trends (organic/natural food items & supplements), typical medical/drug/pharmacy items including a pharmacy drive-thru window, express/quick medical clinic (2 or 3 examination rooms), and a fitness center.

The approximate breakdown of the building shown includes:

10,560 SF retail area  
2,850 SF fitness center  
650 SF clinic

We have placed the service side of the building toward the Bauer/REI parking field to minimize views from public streets. The right-in/right-out (RIRO) driveway on Lyndale becomes critical to the circulation/movement of our delivery trucks. Equipment shown in the service area include an exterior truck scissor-lift & trash compactor. We would provide heavy landscaping & fencing at each end of the service area for screening as much as possible.

Let us know if you have any questions during your review. Thx.

**Randy W. Downs, Site Planner**

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