

PL201700268
PL2017-268

Type II Preliminary and Final Plat Application Narrative

DATE: December 6, 2017
PROJECT NAME: American Blvd. Storage
ADDRESS: 101 American Blvd. W., Bloomington, MN
APPLICANT: Cascade Storage Partners, LLC

Request:

This letter is accompanied by a formal application to the City of Bloomington for review of a Type II Preliminary and Final Plat for 101 American Blvd. W., Bloomington, MN. This application is accompanied by a Conditional Use Permit/Final Site and Building Plan Application. Per Chapter 22 of the Bloomington City Code, the property must be platted and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit. Below is additional information about the proposed re-development.

Project Overview:

We are proposing a 3-story building of approximately 120k gross square feet, housing approximately 900 individual self-storage units. The facility will have one access point from American Blvd and will dedicate shared access for the adjacent property to the east for use with future redevelopment. This facility will have an internal loading and unloading area, facilitating ease of access to all internal, climate controlled storage. RV storage will occupy 10% of the net land area as required by the Bloomington City Code.

This development proposal is intended to meet the requirements of section 19.61.01 of the Bloomington City Code. We are proposing 12 proposed stalls, meeting the developer's preferred parking ratio of 1.35 stalls per 100 units. 8 of the stalls are immediately in front of the office and 4 additional stalls are in a covered/enclosed loading and unloading area adjacent to the office. Proof of parking is shown on the plans to construct an additional 19 stalls to meet the City required stall count.

Exterior Finish Overview:

Per the Bloomington City Code exterior surfaces of this proposed self-storage facility will be faced with brick, stone, architectural concrete masonry units, case-in-place or precast concrete panels, or an equivalent or better. The color of exterior surfaces shall be harmonious with surrounding development. Masonry or concrete walls shall not be painted; color shall be integral to the masonry material.

Office Hours:

Monday-Friday: 9:30 AM – 6:00 PM
Saturday: 8:30 AM – 5:00 PM
Sunday: 11:00 AM – 3:00 PM

Customer Access Hours:

Monday-Sunday: 6:00 AM – 10:00 PM

The facility will have keypad access roll-up entry doors next to the office. Any accessory customer access, non-emergency doors will have keypad access entry systems.

Security:

The facility will be equipped with a video surveillance system covering the interior and exterior of the building. There will be a security alarm system in the office and full time on-site managers 7

days a week. Managers perform a daily inspection of the building and premises as part of management protocol. Storage unit access will only be available on the inside of the building.

Management & Staff:

The facility will be branded and managed by Extra Space Storage. Extra Space (EXR) is a NYSE listed real estate investment trust located in Salt Lake City, UT (<https://www.extraspace.com>). The company has a market cap of approximately \$5 billion and they currently manage over 1,400 facilities in 38 states. Extra Space was founded in 1977 and is comprised of approximately 103 million square feet.

The facility will have a full time General Manager and an assistant manager that will oversee leasing, property cleanliness, enforcement of the rules and regulations identified in the lease document and assuring compliance with any conditions of the Bloomington City Council approval. In addition to a management team the store will have a comprehensive security system including cameras and access controls that will manage facility access during building hours when a manager is not present. The facility will not have on-site housing for our managers as that is an old management practice that we do not incorporate in new self-storage facilities.

Sincerely,



Joshua Davis
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