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From: Cole T. Kracke [REDACTED]

Sent: Thursday, April 22, 2021 8:38 PM

To: Martin, Patrick <pmartin@BloomingtonMN.gov>; Carter, Jenna <jcarter@BloomingtonMN.gov>; Coulter, Nathan <ncoulter@BloomingtonMN.gov>

Cc: Planning <planning@BloomingtonMN.gov>; Centinario, Michael <mcentinario@BloomingtonMN.gov>

Subject: PL2021-57 application input for City Council

Council Members-

I am a resident of the Reflections in South Loop and watched with interest the hearing regarding the proposed changes as referenced in PL2021-57 at tonights planning commission hearing. I am 100% in support of this project and feel like the developer should receive their requested deviation of storage units to 25% which is below the already authorized OHO incentive. I was confused by the tenor of the conversation but as I understood despite the developer offering real world data about the take rate for storage units at the Fenley which is well below 25%, there seemed to be a reluctance to approve this deviation despite the developer explaining the additional cost would be substantial for something which there is not demand for. Using myself as an example, if my unit did not come with a storage space, I would not miss it.

There seemed to be hesitation in setting a precedent for future projects. Shouldn't each project be evaluated on the unique merits? Name one other development in the entire city that is similar to this proposal.

This developer is bringing a much needed amenity which is the grocery store to the area. I would hope such a minor concession would be made. If I understood correctly, this approval will be sent to city council for the consent agenda as Commissioners thought that if council wants to deviate, it should be done at that point.

Not sure if the developer will be asking for this, but just wanted to make my opinion known. I know this project will not be derailed over storage requirements, but this is a good opportunity for the city to

listen to the free market, and according to the developer, the market is not demanding such a high level of out unit storage.

Thanks for your time,

Cole Kracke
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