Adjacent Property Correspondence (as of July 19, 2017)

From: Thomas Schuenke [mailto:[redacted]]
Sent: Monday, July 17, 2017 5:29 PM
To: Nordquist, Bruce; Murphy, Joan
Cc: Sharpe, Alex; Greg Higgins
Subject: Public Hearing - Ryan Real Estate Building/Portillo's

Bruce,

I am planning to attend the public hearing Wednesday evening regarding the above to represent Wings and wanted to make sure you and your office had a synopsis of our stance on the project prior to the meeting.

Before that I just want to tell you how very impressed I am personally with your offices foresight and drive for improvement to the retail arena here in Apple Valley and in my opinion I think it provides the city with a significant advantage over neighboring communities.

That said, Wings is placed into a challenging position with the proposed development.

On one hand it would drive a significant amount of business to the area, just look at openings of their restaurants around the US, hundreds line up outside, reminiscent of the Krispy Kreme phenomenon from the not so distant past. The Woodbury location opened last week and saw similar response. And, of course there would be yet another unique food option for the area that many would enjoy and could bring consumers from the surrounding communities.

Unfortunately, in our opinion, the location they have selected here, is one that is already challenged by traffic flow (as previously noted by city staff in paragraph 2 of the attached). Certainly this location will provide the popular chain restaurant an incredible frontage on busy Cedar avenue, but at what cost to the members and employees of Wings, not to mention the two to three hundred tenants we have and their customers.

We are aware of the options to adjust the traffic flow on 147th Street and on Garrett Ave, but feel that these modifications will do little to help manage the addition of upwards of 200 cars per hour at the busy noon hour and five o'clock dinner hours. These are both high traffic volume times for our membership, tenants and staff and we are very concerned with how they could be impacted and how our business could be impacted by this overwhelming increase in traffic.

$8,500,000	Estimated sales volume of the proposed restaurant
$23,352	Average sales volume per day based on opening 364 days a year
1,557	Number of customers per day based on an average check of $15

1,171	Assume 1.33 Customers per car = # of cars per day
195	Assume 50% of business happens in three key hours = Number of cars per peak hour

These are simple calculations based on estimates, menu pricing and my knowledge of the quick service restaurant industry. My guess is that these are very low, with lower average checks, meaning more customers, meaning more cars. Additionally, their business is likely skewed to higher sales on Friday than Monday, so the peak vehicles per hour might be significantly higher.

Given the lack of a viable solution to the traffic management Wings cannot endorse and to the contrary is not in favor of the proposed amendments to Chapter 155, Appendix F, Article 2 of the City Code of Ordinances.

I will be present at the public hearing to offer these comments, if you have any questions beforehand please let me know.

Thank you,

Tom Schuenke
Vice President Administration & Facilities

Wings Financial Credit Union
[redacted] Glazier Avenue
Apple Valley, MN 55124
Tel [redacted]
Fax [redacted]

From: Gregg Franke [mailto:[redacted]]
Sent: Wednesday, June 21, 2017 10:56 AM
To: Bodmer, Kathy
Cc: Ryan Oxton
Subject: Fw: Apple Valley Development

Hi Kathy,

I'm reaching out to introduce myself. My company, Franklin Properties of Minnesota, LLC owns the Apple Valley Professional Building located at [redacted] 147th Street W.

The Property Manager, Ryan Oxton, and I met with Dan Regan regarding redeveloping the site of Ryan Real Estate, located at 14750 Cedar Ave, across the street from us. Obviously, we have an interest in this project and how it will affect us, our tenants, their customers, patients and employees.

Please see Ryan's email below and keep us in the loop as this project progresses.

Thank you,

Gregg Franke
President
Franklin Properties of Minnesota, LLC
[redacted] Harriet Ave
Minneapolis, MN [redacted]

[redacted]

[redacted]

From: Ryan Oxton <[redacted]>
Sent: Tuesday, June 20, 2017 8:06 AM
To: [redacted]
Subject: FW: Apple Valley Development

Hi Gregg,

I spoke with Barb about this and she and I agree that you should definitely reach out to the City about this. You will want to make sure you are given all appropriate and updated information regarding the project and the decision the City makes, how it affects you as a building owner financially as well as how it will impact the building and tenants. We've had this happen at other locations and it can negatively affect the tenants when access to the site is disturbed. I will ask Dan if he has Kathy's contact information he can share with us. Please let us know if you have any questions.

Thank you!

From: Dan Regan [redacted]
Sent: Monday, June 19, 2017 4:25 PM
To: Ryan Oxton; Gregg Franke (redacted)
Subject: Apple Valley Development

Ryan & Gregg – Thanks for taking time out of your days to meet with me last week. I've attached some of our plans and the city's roundabout concept for the Apple Valley development. Lastly, I've attached the current traffic study. We are doing another traffic study to model the benefits to traffic flow with a roundabout. Will forward that when complete.

Any questions about our project, please let me know. Should you want to discuss roundabout with city staff, I would start with Kathy Bodmer in the Planning Department.

Thanks,

Dan Regan | Principal
| Launch Properties
| **m.** [redacted] | **t.** ([redacted]
| **e.** [redacted] | **w.** [redacted]
| [redacted] Lasalle Ave., Suite [redacted] | Minneapolis, MN [redacted]