



Date: February 14, 2018

To: Mike Centinario, City of Bloomington

RE: Parking Stall Addition
Cedar Business Center - 1701 and 1801 American Boulevard East
Bloomington, MN

Copy: Ben Hartberg (Calyx)

Mr. Centinario,

As we have discussed via telephone recently; please consider the information below and attached. We are seeking approval to construct 21 new / added parking stalls for a multi-tenant business park at 1701 & 1801 American Blvd (Cedar Business Center). On the attached PDF, we've illustrated the two locations on the property where new parking stalls would be added.

The construction process would include minor removal of existing curb / gutter; excavation of the affected area, and prep with new base materials; new concrete curb & gutter, and asphalt paving. Also, we would replace or repair any affected landscaping. The proposed parking areas would be graded to ensure that run-off is compatible with existing parking lot drainage patterns and storm-sewer structures.

Per our conversation on January 24 – it is our understanding that the City of Bloomington, anticipating a future widening of American Boulevard, has established a 'Planned Widened Right-of-Way'. This could affect the north side of the subject property, by moving the lot line and parking setback to the south by as much as 23 feet.

The current parking stalls on the north side of the lot were built in compliance with the original required setback. The proposed parking stalls would be in-line with the existing stalls, and at the same distance from the current lot line. We understand that if American Boulevard is widened in the future – it could result in some of the parking spaces encroaching on the adjusted setback location.

The list below includes information, comments and questions about the work we are proposing. We would appreciate any responses or information that you and/or the DRC can provide:

Background Information:

1. As noted on the survey, the existing site includes 396,938 square feet, or approximately 9.112 acres. Subtracting for the street easement, the area is 395, 930 square feet, or 9.089 acres.
2. The proposed addition of 21 parking stalls would add approximately 4,200 square feet of impervious pavement on the site (21 stalls x 200 s.f. each) – or just over 1% of the total site.
3. By our calculations, the resulting green-space, or undeveloped area of the site would be 74,134 square feet; or 19% of the site area.
4. The property is currently zoned FD-1 (Freeway Development), and is in AR-22 (Airport Runway District Overlay Zone).
5. The addition of the proposed 21 stalls would impact 5 or 6 established trees on the site. We propose to replace any impacted trees with new trees located elsewhere on the property.
6. There are currently 443 total parking spaces on the subject property. The total would increase to 464 stalls.

Questions:

- a) Can you clarify for us the exact dimensions of the planned widening of the American Boulevard right-of-way – and how far it would encroach onto the 1701/1801 site?
- b) What concerns does the City have with regard to the proposed addition of 21 parking stalls on the site?
- c) What formal process, or processes, would be required to obtain City of Bloomington approval for the additional parking stalls; and can this project be approved at staff level?

Thank you for considering this matter. Please contact me directly with any questions – or if you need additional information.

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