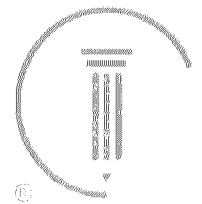


PL201800048

PL2018-48

February 14 2018

Nick Johnson, City Planner  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431



**CUNNINGHAM**  
G R O U P



Celebrating 50 Years

Subject: Submittal for Development Review and Approval  
Conditional Use Permit - Westwood Community Church

Dear Mr. Johnson:

On behalf of Cuningham Group Architecture, Inc. (Cuningham) it is an honor to provide this submittal for development review and approval to the City of Bloomington, MN.

We are providing services to Westwood Community Church (client) at the property located at 6301 Cecilia Circle located near the intersection of Highway 494 and Bush Lake Road which is currently owned by Kraus Anderson Development (Owner). Westwood is pursuing a use change in an I-2 Zone district (on a plat named Nine Mile West 2<sup>nd</sup> addition) from an existing corporate offices to a religious facility, which will incorporate a worship center, administrative offices, Sunday school classrooms, a catering kitchen (*warming only*), fellowship space and related support spaces. The total square footage of this usage shall be 36,405 square feet, which is approximately half of the existing building floor plan.

Concerning the **site plan** information in this submittal, the Owner or client were unable to provide Cuningham with a document that showed a site plan layout (no existing architectural or engineering site plan or a site survey). That being said, there is minimal physical improvements to the exterior or site work planned for the project. The new entrance doors may require a widening of the concrete sidewalk at the most to provide adequate space to enter and exit and there may be minimal site lighting improvements made if required by codes. The number of parking space that exist on site presently is 267 stalls per the client. Based on the information shared in the following paragraph, Cuningham plans to provide parking space directly relating to the assembly space (*worship center*). The parking count will be two cars for each seat in the worship center (*200 vehicles*) plus an additional 10 for leaders who might be teaching in the children's spaces, for a total of 210 spaces.

Concerning the **floor plan** itself, the following is a general description of the facts as we know them. The church is a new congregation to be located in Bloomington as a multi-site church related to Westwood in Chanhassen. It will be small to start, and grow as recognition grows. The plan is to gather people on Sunday mornings in the worship center up to 400 occupants. During services the other spaces, other than the children's and student spaces, will have very limited occupancy as members are planned to be in the worship center. The student spaces and adult classroom are occupied on Wednesday nights as well. Administration is not in on Sunday mornings. The fellowship spaces and entry commons are used before and after each service, but not during. Again, the catering kitchen is meant to do just that, provide space for warming food that is brought in off site, and to serve it internally to members only. An egress plan has been preliminarily reviewed by Cuningham, and we believe that there is more than adequate exiting for the building occupancy. The front doors, with 12 feet of opening, can facilitate more than the building occupancy, and there are additional doors on the east side of the building for parking and exiting. The assembly room has multiple exit doors as you will notice. Based on preliminary calculations, the existing restrooms have adequate fixtures to address the needs of the occupancy. There will be toilets adjacent the children's spaces for convenience. A family restroom will be added to meet the requirement for assisted care in the restroom. There is a ramp proposed to allow access to the platform in the worship center.

**Cuningham Group**  
**Architecture, Inc.**

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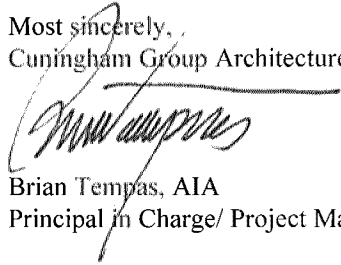
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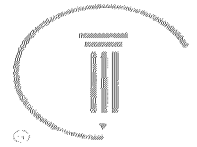
Lighting, finishes, and hardware will meet or exceed the requirements of the code as we move into design. The building is equipped with a fire suppression system, and that will be reworked as needed to address the new space layout. A rated fire wall will be installed between the two sections of the building that will meet the requirements of separation per the code.

We welcome the opportunity to respond to any questions concerning the building or site. We believe that the pre-design services have placed the client in a position to receive approvals for conditional usage moving into the future.

Most sincerely,  
Cunningham Group Architecture, Inc.



Brian Tempas, AIA  
Principal in Charge/ Project Manager



**CUNNINGHAM  
GROUP**

**uplift 50**

Celebrating 50 Years