



PL201800113
PL2018-113

Date: March 15, 2018

To: Mike Centinario, City of Bloomington

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

Mr. Centinario,

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). As part of that process, we are requesting a Variance to allow the new parking stalls to encroach on the required setback from a future / planned right-of-way along American Boulevard.

The following documents are being provided for City of Bloomington review and consideration:

- City of Bloomington – Development Application
- Survey of 1701 & 1801 American Boulevard, prepared by Sunde Land Surveyors, dated March 23, 2018
- Site / Landscape Design drawing package – prepared by Calyx Design Group, dated March 9, 2018

The current parking stalls on the north side of the lot were built in compliance with the original required setback. The currently proposed parking stalls would be in-line with the existing stalls, and at the same distance from the current lot line.

The new parking stalls would be an extension of existing parking areas and curb lines on the property. The new stalls do not extend closer to American Boulevard than parking stalls already in place. The new stalls would not substantially alter the design or character of the site. And as

indicated in the attached design package – we propose to provide landscaping and screening for the new stalls in compliance with City requirements.

The site is currently zoned FD-1 (Freeway Development), and is in AR-22 (Airport Runway District Overlay Zone).

The buildings are currently occupied by multiple commercial tenants – with a mix of office and storage / light industrial uses. Based on the gross footprint of 54,280 SF for the 1701 building; and 65,636 SF for the 1801 building – there is a total of 119,916 square feet of enclosed space in the development.

If using a rate of 1 stall per 285 SF for ‘general office’; then 421 parking stalls would be required. The total number of ‘required’ stalls would decrease if existing storage or industrial uses were calculated at a rate of 1 space for 1,000 SF or 1 space for 500 SF respectively.

There are currently 443 total parking spaces combined on the subject properties. Once the 21 stalls currently proposed are completed - the total number of stalls would increase to 464.

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

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