



HOM Furniture, Inc.
10301 Woodcrest Drive NW
Coon Rapids, MN 55433
763.767.3600
homfurniture.com

May 16th, 2018

City of Bloomington
ATTN: Development Review Committee
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

RE: **HOM FURNITURE EXPANSION PROJECT**
7800 and 7850 Dupont Avenue, South &
1217 Clover Drive South

Legal Descriptions

Lot 1, Block 1, Hollenbeck Enterprises Addition, Hennepin County, State of Minnesota
Lot 2, Block 1, Hollenbeck Enterprises Addition, Hennepin County, State of Minnesota
Block 2, South Bend Terrace

HOM Furniture is excited to present our proposed remodel! We feel it will be a significant improvement in functionality to our business, better use of the site and a pleasant improvement to the neighborhood. HOM Furniture has been doing business for over 25 years at our location on 7800 Dupont. In 1993, HOM expanded into the adjoining 7850 Dupont Ave building, along with Golf Galaxy. Our purchase of the 7850 building allows us to fulfill our vision of a furniture shopping destination. We're also in the process of moving Budget/Avis out of their location at 1217 Clover Drive S to better suite our project and hopefully creates a more aesthetically pleasing building for all to enjoy. Our primary goal is to keep the overall footprint like what's currently in place. Before we do any groundbreaking we will be going through the process with Planning of completing a Type II Plat and Rezoning I-3 into C-3(PD).

We have a phased approach to the building of this site; we'll first knock down the 7850 Dupont and 1217 Clover buildings and rebuild that portion of the property first, all the while staying open and operating out of the 7800 Dupont building while construction is in progress. Once we get to a point that the 7850 Dupont and 1217 Clover building site are nearly completion, we'll close the 7800 Dupont side down to ready it for a fully enclosed envelope to meet life safety requirements for exiting and to properly place rated walls between the sites while construction is still in progress. HOM Furniture will be open and operating for most of the construction process with exception of about 3-5 months during construction when we need to enclose the entire envelope as stated above. Our timeline is to begin late 2018 and complete in 2020. We are also excited about the enhanced and updated image this allows us.

We currently have proposed a basement to be included in this new buildout. This basement is a tentative idea while we run some estimates and projections on the final use of this building. We may include all three store concepts in this new showroom (HOM Furniture, Gabberts & Dock86) or we may





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remove one of them if our data depicts that. Seeing as the removing the basement will only decrease the building square footage and not the building envelope, we're hoping for an approval of with & without the basement while we figure out the true need for the area.

Other image updates include maximized landscaping and updating water infiltration. We've reworked the parking to go from 261 spaces to the required 299 spaces. A detailed explanation of our true parking needs is a part of this package.

Please find enclosed the following drawings and supporting data:

- Site Elevation examples with materials descriptions and sign areas based on these example elevations; *final designs will be based on city approvals and structural engineering requirements*
- Site Plan
- First Floor Plan; Second Floor Plan & Basement Floor Plan (to follow)
- Existing and Updated Survey
- Landscape Plan
- Current and Proposed Exterior Lighting Plan with Photo metrics (to follow)

Site Statistics

Current Building

Site area	219,524 sq.ft.
Building; Main Level	78,111 sq.ft.
Building Main level Floor Area Ratio	.3558
Upper Level	28,000 sq.ft.
Building Total	106,111 gross sq.ft.
Floor Area Ratio $106,111/219,524 =$	0.483
Existing site pervious area (open space)	26,081 sq.ft.

Proposed

Site area	238,519 sq.ft.
Building; main level	78,880 sq.ft.
Building Main Level Floor Area Ratio	.3307
Upper Level	78,004 sq.ft.
Proposed Basement	51,853 sq. ft.
Building total	208,737 gross sq.ft.
Floor Area Ratio $208,737/238,519 =$	0.875
New/proposed site pervious (open space)	29,752 sq. ft.

Parking Plan Notes

The proposed site plan calls for 299 parking stalls. We currently have 293 parking stalls so we'll be reworking the south portion of the building elevation to include an additional 13 stalls but



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this will remove 5 stalls as we'll be moving the islands. In total we'll have 301 parking stalls which more than meets our required 299.

Site Utilities and Services - Remain the Same

- Telephone service: Level 3
- Electric: Xcel Energy
- Natural Gas: CenterPoint Energy
- Television: Direct TV

SAC Charges to be determined by final design

Landscaping Plan Notes

Additional landscape areas will be added on the east, north and south sides of the building. The new landscape plan calls for a large increase in the number of both trees and shrubs.

I-494 and American Blvd Sign Area Proposals

Calculations are based on C-2 city codes and dependent upon final elevation drawings.

Pylon Sign

Two existing pylon signs are to be removed and a new 250 square foot, 45 foot tall pylon will be located as shown on the site plan. Detailed plans will be submitted.

Elevation Plan

This is an example of some of the preliminary design elements we are considering. After we have an approved site plan we will refine the designs based on existing structural considerations and any guidance or new issues that come to light in this review process.

Exterior materials to consist of the following:

- | | |
|-----------------------------|---------------------------|
| ○ METAL FASCIA PANELS | - PROFILED METAL PANELS |
| ○ STOREFRONT GLAZING | - METAL WALL PANELS |
| ○ PROJECTING METAL SLATS | - STONE VENEER |
| ○ FIBER CEMENT BOARD PANELS | - PRECAST/TILTUP CONCRETE |
| ○ HARD COAT STUCCO | |

Architectural CMU final areas and locations to be determined in subsequent submittal

Thank You,

Wayne Johansen
HOM Furniture