

PHILLIPS Architects & Contractors, Ltd.

Narrative for:
Informal DRC meeting

Walser Toyota

4401 American Boulevard West
Bloomington, MN
February 11, 2020

Contact Information

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Project Description

Phased Construction - Walser Toyota is seeking a new dealership facility. The project will be constructed in three phases. Unlike previous proposals for this site, the first phase will be the south half of a three tier open parking ramp (includes ground level) with parking on the roof. This initial partial parking ramp will provide parking for approximately 350 vehicles in the elevated tiers and on the roof. This will mitigate the loss of on grade parking during the construction of the new dealership building on the east side of the property allowing the existing facility to remain viable during construction. The ramp will be constructed of precast double tees with white precast spandrels around the perimeter. Walser desires to begin ramp construction by July 2020.

Second Phase - The second phase of the project is the new 91,000 square foot dealership building. This construction will begin in September as the first phase is completed. The building will have Toyota's signature lighted cube entry element in front of the showroom on the north side. The north exterior half of the dealership will be constructed substantially of glass curtain walls and ACM (aluminum composite panels.) These are the same materials used on Motorwerks BMW in Bloomington. The southern half of the building will be white tip up precast panels with a decorative smooth deep scoring pattern. This part of the exterior will have an aggregate finish on part of the panels accented with smooth sandblasted areas. Completion of the new dealership building is desired by December of 2021, allowing 13-14 months for construction.

The new dealership will have 46 service bays and a three drive through lanes in the service reception. The parts department is sized for the service business. The two-story showroom will accommodate up to 12 display vehicles and 50 sales stations. There will be a large customer lounge area with a variety of seating options. There is a car wash tunnel which will enter on the south and exit to the north. The main level will have approximately 72,000 square feet.

The second floor will have about 19,000 square feet. This area will be used for meeting and training spaces, an employee breakroom and lounge, sales support areas, as well as employee lockers and restroom facilities. There will also be a second-floor parts storage area.

Third Phase - The third phase will begin with the demolition of the existing dealership facility after completion of the new dealership building. Then the north half of the parking ramp will be constructed. The north facade will be detailed to complement the dealership building. Three framing is desired to have glass in front of cable rails allowing for glimpses to the displayed inventory vehicles.

Driveways and parking – When complete the project is expected to have parking for up to about 1,220 vehicles. This compares to about 680 on the current site. The ramp may have only two tiers with roof parking initially, depending on project budgeting and costs. This would reduce the onsite parking to approximately 990 which is still a substantial increase from the existing count. If three tiers are not initially constructed the foundations and structure will be designed to accept a future third tier. The current driveway will be closed to the west of the Toyota Brand sign and enlarged to the east. There will be a second driveway to the east as shown on the site plan. The second easterly driveway will be constructed with phase one. It will be used for construction traffic only until the new dealership building is opened.

Previous proposals for the site failed because it was determined that the impact on sales would be too disrupted to allow for continued operation. This phased proposal will add parking before the main lot is lost to construction.

We plan on a full zoning submittal on March 18, 2020. Civil engineering will be submitted and also submitted to the watershed.

Please direct replies to the applicant. Thank you.