

---

**Date:** Wednesday, January 15, 2020  
**To:** Nick Johnson, City of Bloomington, Minnesota  
**From:** Ian Halker (Developer), Oppidan Investment Company  
Ben Johnson (Civil Engineer), Kimley-Horn  
**Subject:** 611 West 98<sup>th</sup> Street, Bloomington, MN 55420 –Project Description

---

**Introduction**

Oppidan Investment Company seeks to develop 611 West 98<sup>th</sup> Street into a single-story retail bank (Bank of America) with associated parking, landscaping, utilities, and its own independent underground stormwater management system. The narrative is meant to provide a background on the Site Plan proposed.

**Description**

The proposed Site Plan includes the redevelopment of the existing 5,000 square foot restaurant building into a single-story 4,020 square foot retail bank (Bank of America) with a detached drive-through ATM.

**Site Plan Overview**

The main objective of the proposed site plan design is to shift the building’s footprint to the north along West 98<sup>th</sup> Street. This is a significant objective of the new B-4 zoning. There are a few significant challenges with this property that require reworking multiple existing easements to accomplish it, but the developer felt it was critical. The site is currently encumbered by a cross access and parking agreement as shown on Exhibit A, which impacts the developer’s ability to independently redevelop the site with the building to the street without the cooperation of the adjacent property owners. There is a Mutual Easement Maintenance Agreement that was put into place in 1985 by the Housing and Redevelopment Authority of Bloomington bounding all three parcels located within the Oxboro Square Shopping Center. The easements were put into place when the site was redeveloped in the 1980s. Unfortunately, these easements significantly impact the site’s buildable acreage due to the cross access and parking easements. The enclosed aerial that outlines the access and parking easement in greater detail shows its impact on the site’s buildable area. There is approximately 15,251 square feet (.35 acres) of buildable square footage, which is further reduced by the existing sidewalk area to approximately 12,414 square feet of true buildable area.

This said, through the Pre-Application Development Review Committee and subsequent meetings with Staff, the developer recognized the importance of working to amend these easements in order to position the new building along West 98<sup>th</sup> Street. This aligns with the setback requirements of the new B-4 Zoning and more closely positions the site with the 98<sup>th</sup> Street Station Area Plan, which envisions a more walkable district. The new

location of the building on site further guides this area towards that vision by activating the streetscape along 98<sup>th</sup> Street and by enhancing the developments accessibility by foot and bicycle. The site plan design reduces the current visual impact of parked vehicles by placing the parking areas on both the side and the rear of the building. The detached drive-through ATM incorporated into the design is located on the west side of the building and provides queuing for six vehicles per City Code.

The enclosed Site Data shown on the Site Plan as Part of the Civil Plans provides additional detail to reference.

### Zoning

The property is zoned B-4; Neighborhood Commercial Center. It is our understanding that a bank or financial institution is a permitted use with a drive-through.

### Planned Development – Deviations Requested

It is understood that the following Deviations will be requested through the Planned Development (PD) process:

- **Floor Area Ratio.** The minimum Floor Area Ratio in the B-4 Zoning District is 0.2 of the total square footage of the parcel. The subject parcel is approximately 51,586 square feet, which would require a 10,317 square foot building footprint. The developer requests for a deviation from this Development Standard due to the existing cross access and parking easements that exists on site. The proposed building is 4,020 square feet, which is compliant with the minimum Building Floor Area ratio per City Code.
- **Street Enclosure, Primary Street.** At least 50% of the linear primary street frontage must be enclosed by buildings. The frontage facing West 98<sup>th</sup> Street is approximately 209.65' and the current enclosed building is 77.5', which shows a 37% enclosed area. The developer requests for a deviation from this Development Standard due to the ingress/ egress easement that runs through the parcel along with the 10' required side yard setback, which reduce the "buildable" frontage by over 58' to 151.65'. This outlines that the percentage of the street frontage enclosed by the proposed building is approximately 51%, which is compliant with the Primary Street Enclosure percentage per City Code.
- **Pylon Signs.** Pylon signs are not permitted in B-4 Zoning. The developer requests for a deviation from this Development Standard due to the existing pylon sign located on the parcel. This pylon sign located onsite is of value to the business operations of the retail bank (Bank of America). They are expanding into the Minneapolis-St. Paul market and are highly focused on maximizing their branding where it is possible to grow their presence. This pylon sign is perpendicular to West 98<sup>th</sup> Street and provides visibility to traffic heading both east and west. The trees that run along the sidewalk block visibility to the building signage that will be located on the north elevation along with the trees on the east side of the drive aisle into the Oxboro. The pylon sign provides an opportunity to capture traffic volume heading east as well as

traffic heading west bound. The developer asks that this be considered in context to the overall proposed development.

### **Phasing and Construction Timeline**

The proposed project would be phased in the following phases.

1. Phase I- Demolition anticipated to start Q2 2020.
2. Phase II- General sitework will begin in Q2 2020.
3. Phase III- Building Construction to start Q3 2020 and will take approximately 6 months to complete. *Construction is anticipated to be completed by January of 2021.*

### **Bank of America**

Bank of America's business hours will be consistent with other locations in the Minneapolis-St. Paul, MN Metro; 9:00am-5:00pm\*, Monday – Saturday and modified hours/ closed on Sunday's.

*\*This may change given the potential needs of the surrounding community.*

Anticipated employment will vary depending on the needs of the surrounding community and the specific offerings provided within the branch location.

### **Covenants or Use Limitations**

As mentioned above, there are currently two Mutual Easement Maintenance Agreements that impact the buildable acreage of the site that are being amended in order to relocate the building to the north of the parcel along West 98<sup>th</sup> Street. The amendments are being outlined to shift the building north and then keep cross access and parking throughout the site.

### **Anticipated Trip Generation (ITE Generation Manual)**

The financial institution is planned to include a drive-up ATM, but there will be no drive-up teller services, and as such, the ITE rates for a Walk-In or Drive-In bank may not be applicable for this use. Based on trip generation data collected by Kimley-Horn at two similar financial institutions, that Anticipated Trip Generation is as follows:


PM Peak hour trips into site = 22  
 PM Peak hour trips out of site = 23  
 PM Peak hour trips Total = 45

The enclosed information outlines additional project detail in relation to our project's design.

Our team understands the importance of working collectively with Staff, Planning Commission, and City Council on each of our development projects. We appreciate your time and review in advance.

Thank you for your consideration of this exciting project and we look forward to partnering closely with the City of Bloomington on a successful project.

Sincerely,



Ian Halker

*Developer - Oppidan Investment Company*

*Direct: 952/294-1259*

*Email: [ianh@oppidan.com](mailto:ianh@oppidan.com)*

*400 Water Street, Suite 200*

*Excelsior, MN 55331*

C.C.

Ben Johnson

*P.E. - Kimley-Horn*

*Direct: 612/326-9506*

*Email: [Benjamin.johnson@kimley-horn.com](mailto:Benjamin.johnson@kimley-horn.com)*

*767 Eustis Street, Suite 100*

*St. Paul, MN, 55114*