



03 October 2018

City of Bloomington

Community Development – Planning Division
Attn.: Michael Centinario - Planner
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Re: **RBCU** (Richfield Bloomington Credit Union)
Proposed Building Addition
9550 Lyndale Avenue
Bloomington, Minnesota

Subject: **Development Application**

Legal **Lot 1, Block 1, RBCU Addition**
Description:

PID#: **1602724110026**

Below is a brief summary of the proposed building design, image, and material selection.

NARRATIVE

General.

RBCU is proposing to construct a two-story addition to their existing facility located at 9550 Lyndale Avenue. The existing facility was built in 2009/2010.

RBCU's 2009 City Submittal had proposed site development in 3-phases.

Phase 1 was completed in 2009/2010; the building, at that time, had included potential lease or tenant space.

Phase 2 was a proposed 2-story addition on the north side of the Phase 1 building project.

Phase 3 was a proposed 2-story addition on the west side of the Phase 1 building project.

RBCU is proposing to proceed with Phase 2: a 2-story addition on the north side of the Phase 1 building project. Within the proposed Phase 2 development, RBCU does NOT include any potential lease or tenant space. Phase 2 will consist of all office space for RBCU operations. The existing empty lease or tenant space located on the main level of the existing Phase 1 building will also be utilized by RBCU as office space.

The existing property is currently zoned PD – Planned Development.

Building.

The proposed addition will consist of offices, open office areas (cubicles), conference rooms, restrooms, a board room and various suites to accommodate a number of departments of RBCU. Also proposed is a roof-top patio for employee use only.

Below is a building size breakdown.

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The existing Phase 1 building consists of the following actual square footages:

- Lower Level: 1600 s.f.
- Main Level: 7,250 s.f.
 - o Credit Union (actual): 4,285 s.f.
- Upper Level: 6,900 s.f.
- Total: 15,750 s.f.

The proposed Phase 2 addition consists of the following square footages:

- Lower Level: 0 s.f.
- Main Level: 5,690 s.f.
 - Existing Credit Union (bank space): 4,285 s.f.
- Upper Level: 6,000 s.f.
- Third Level: 420 s.f. (access to proposed roof patio)
- Total: 12,110 s.f.

The future Phase 3 addition will likely consist of the following square footages:

- Lower Level: 0 s.f.
- Main Level: 3,360 s.f.
- Upper Level: 3,360 s.f.
- Total: 6,720 s.f.

Site Plan

The proposed building addition will be located on the north side of the existing building.

Site ingress/egress will not change with the proposed development. The existing site access via Lyndale Avenue and 96th Street will remain.

The existing 4-lane driveup will remain on the west side of the existing facility; no changes are anticipated.

Parking

Phase 1 Parking

- Existing parking: 61-stalls

Phase 2 Parking

- Existing parking: 61-stalls
- Added parking: 27-stalls
- Proof-of-parking: 15-stalls
- Total Phase 2 parking: 103-stalls

Phase 3 Parking

- Existing parking: 88-stalls
- Added parking: 46-stalls
- Total Phase 3 parking: 134-stalls

Based on our calculations, the proposed development requires an additional 42 parking stalls.

- 27 parking stalls will be added to the east parking lot
- 15 proof-of-parking is shown to the west of the existing driveup canopy
 - o Calcs were based on $12,110 \text{ s.f.} / 285 = 41.5$
- 88 parking stalls will be provided within Phase 2

Signage.

At this time, the existing exterior signage will remain.

Image.

The design of the proposed building provides an image that is consumer friendly, warm, and elegant. The exterior materials RBCU's corporate branding standards.

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The exterior design will use the following materials: natural stone, prefinished composite metal panels, and glass. The color or finish selections will match the existing building materials.

Materials.

The exterior materials (and material color selections) of the proposed addition will match the existing building.

Building Entry Walls	Glass / Prefinished composite metal panels
Building Façade	Stone / Prefinished composite metal panels / Glass
Roof/canopy overhangs	Prefinished composite metal panels
Roof	EPDM Roofing
Roof Structure	Steel decking on bar joists
Floor Structure	Reinforced concrete slab-on-grade
Wall Structure	Metal/steel stud framing with steel columns/beams

The use will not be injurious to the use and enjoyment of the other properties. The approval of the development application will not impede the normal and orderly development of the surrounding properties. Adequate utilities, access roads, drainage, etc. will be provided for this proposed building. The commercial use of this building is not in conflict with the city's comprehensive plan of this site.

The preliminary schedule is for construction to begin in the Fall of 2018 with an anticipated completion in 2019.

We feel the proposed RBCU project will be and remain a tremendous asset to the neighborhood.

Enclosed you will find the architectural site plan and exterior elevations.

Please call me with any questions.

Sincerely,

Russ Schramm
Project Manager