

Centinario, Michael

From: Centinario, Michael
Sent: Tuesday, August 3, 2021 10:00 AM
To: 'Rebekah Buck'; Johnson, Nick M
Cc: Pease, Londell; Johnson, Duke; Mike Sowers
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Thank you, Rebekah. The Sherwin Williams exterior Super Paint is appropriate. I hope the building's new paint job turns out well – nothing further is needed from the City's perspective

Regards,
Mike



MICHAEL CENTINARIO | Planner
PH: 952-563-8921 **EMAIL:** mcentinario@bloomingtonmn.gov
1800 West Old Shakopee Road, Bloomington, MN 55431

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From: Rebekah Buck [mailto:Rebekah@suntide.com]
Sent: Tuesday, August 3, 2021 9:42 AM
To: Centinario, Michael <mcentinario@BloomingtonMN.gov>; Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>; Mike Sowers <mike@commercialinvestorsgroup.com>
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

The equipment rented is a lift for the painters to safely paint the building. The paint is being applied with rollers and brushes for edging in accordance with the application specification.

Rebekah Buck | Property Manager
Suntide Commercial Realty, Inc.
o [651-603-0321](tel:651-603-0321) | d [651-209-9610](tel:651-209-9610) | c [612-481-8653](tel:612-481-8653)
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From: Centinario, Michael <mcentinario@BloomingtonMN.gov>
Sent: Tuesday, August 3, 2021 9:39 AM
To: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>; Rebekah Buck <Rebekah@suntide.com>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>; Mike Sowers <mike@commercialinvestorsgroup.com>
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Hello Rebekah,

Below is a clip from the spec sheet you provided pertaining to some application requirements:

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush: Use a nylon-polyester brush.

Roller: Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray---Airless
Pressure 2000 p.s.i.
Tip .015-.019 inch

Please review the equipment you rented and confirm you are following the manufacturer’s application standards. I’ll then create a file to keep as a record.

Thank you,
Mike



MICHAEL CENTINARIO | Planner
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From: Johnson, Nick M
Sent: Tuesday, August 3, 2021 9:28 AM
To: 'Rebekah Buck' <Rebekah@suntide.com>
Cc: Pease, Londell <pease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>; Mike Sowers <mike@commercialinvestorsgroup.com>; Centinario, Michael <mcentinario@BloomingtonMN.gov>
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Rebekah,

Mike Centinario in our office is reviewing the information you sent. His email is copied above. He is catching up from being out of the office for a few days. He will contact you.

Thanks,



NICK M. JOHNSON (he/him)
Planner, Planning Division
PH: 952-563-8925 **EMAIL:** nmjohnson@bloomingtonmn.gov
1800 West Old Shakopee Road, Bloomington, MN 55431

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From: Rebekah Buck [<mailto:Rebekah@suntide.com>]
Sent: Tuesday, August 3, 2021 9:04 AM
To: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>; Mike Sowers <mike@commercialinvestorsgroup.com>
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Nick,

Checking in to confirm that your planner verified that the Sherwin Williams SuperPaint Exterior Latex Satin paint is an appropriate paint to use for our repainting project. Please let me know as soon as possible so I can authorize the painters to continue with the project. We have leased equipment that causes us financial hardship each day they are unable to paint.

Rebekah Buck | Property Manager
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From: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Sent: Monday, August 2, 2021 4:16 PM
To: Rebekah Buck <Rebekah@suntide.com>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>; Mike Sowers <mike@commercialinvestorsgroup.com>
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Rebekah,

Sorry for the delay. And thanks for providing more information.

We are going to have the planner in our office most familiar with coatings review the information you provided tomorrow and provide a response. He has reviewed multiple coatings project and we want to make sure we are being consistent with our recent guidance and process. HE was out of the office today. We should be able to provide next steps tomorrow.

Thanks,



NICK M. JOHNSON (he/him)
Planner, Planning Division
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From: Rebekah Buck [<mailto:Rebekah@suntide.com>]
Sent: Monday, August 2, 2021 4:05 PM
To: Johnson, Nick M <nmjohnson@BloomingtonMN.gov>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>; Mike Sowers <mike@commercialinvestorsgroup.com>
Subject: Re: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Nick,

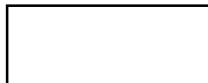
I wanted to follow up to confirm that I can authorize the painters continue with the exterior repainting project at 10800 Lyndale Ave. S. Please reply to this email with confirmation.

Thank you.

Rebekah Buck | **Property Manager**
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On Aug 2, 2021, at 11:58 AM, Rebekah Buck <Rebekah@suntide.com> wrote:

Nick,

The entire building was pressure washed prior to beginning the repainting project. We consulted with Kyler Kennedy a professional coatings representative with Sherwin Williams.

The paint being used is Sherwin Williams SuperPaint Exterior Latex Satin. Attached is the product data sheet for the paint being used. <https://www.sherwin-williams.com/document/PDS/en/035777796177/>

Since the building is eligible to be repainted and the product being used is appropriate for the

application, may I authorize the painters to continue the exterior repainting project at 10800 Lyndale Ave. S.?

<suntide-commercial-realty_small_e0047168-3b30-4db7-be2a-db517a28c639.jpg>

Rebekah Buck | Property Manager
Suntide Commercial Realty, Inc.
<phoneicon(2)_a883bb43-6975-4502-a3fa-da41254836db.jpg>
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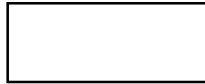
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<60b3a279-d9fc-47c9-b75f-95fd8810fbe4.png>

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From: Johnson, Nick M <nmjohanson@BloomingtonMN.gov>
Sent: Monday, August 2, 2021 10:43 AM
To: Rebekah Buck <Rebekah@suntide.com>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>
Subject: RE: Exterior Building Materials Ordinance - 10800 Lyndale Ave S

Rebekah,

In researching the property and ordinance history of the coating restriction, I have confirmed that the building located at 10800 Lyndale Ave South was previously painted and it would be eligible to be repainted. However, can you provide me with more information about the project for informational and review purposes. Can you provide me with the preparation work being performed (pressure washing? Scraping/sanding/caulking, priming, etc.?), as well as information about the paint be utilized? Is it an oil produce, a latex product? Is it paint designed for application to concrete surface? Any information you can provide would be helpful.

We will review the information you provide and then determine next steps.

Thanks for contacting us.

<image002.png>

NICK M. JOHNSON (he/him)
Planner, Planning Division
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From: Johnson, Nick M
Sent: Monday, August 2, 2021 10:07 AM
To: 'rebekah@suntide.com' <rebekah@suntide.com>
Cc: Pease, Londell <lpease@BloomingtonMN.gov>; Johnson, Duke <djohnson@BloomingtonMN.gov>
Subject: Exterior Building Materials Ordinance - 10800

Good morning Rebekah,

Regarding your inquiry pertaining to 10800 Lyndale Ave S, here is a link to the City's exterior building materials ordinance: https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-105980

The property in question is zoned C-4. Here are the regulations applicable to this property, with the provisions related to painting highlighted:

(c) The following regulations apply to all primary and accessory buildings and additions in the following zoning districts:

- Multiple-Family Residential RM-50 Districts
- Multiple-Family Residential RM-100 Districts
- Neighborhood Office B-1 District
- General Commercial B-2 District
- Neighborhood Commercial Center B-4 District
- Freeway Office and Service C-1 District
- Freeway Commercial C-2 District
- Freeway Commercial Center C-3 District
- Freeway Office C-4 District
- Freeway Mixed Use C-5 District
- Regional Commercial CR-1 District
- Freeway Development FD-2 District
- Commercial Service CS-0.5 and CS-1 Districts
- Commercial Office CO-1 District
- Residential Office RO-24 District
- High Intensity Mixed Use with Residential HX-R District
- Lindau Mixed Use LX District
- Innovation and Technology IT District

(1) *Exterior wall finish.* Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, shall be faced with glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete (excluding tilt-up panel construction unless faced with code compliant material), metal in

accordance with adopted policies and procedures set forth in the adopted resolution, or an equivalent or better. Except for glass or metal, all color shall be integral to the exterior wall finish material unless a colored and opaque coating for all or some part of the exterior wall finish material is specifically approved by the City Council as part of a development approval process and where the application has included:

(A) Certification by the coating manufacturer that the coating is appropriate for the intended purpose and will not damage the exterior wall finish material to which it is to be applied; and

(B) Certification by the exterior wall finish material manufacturer that the coating to be applied is one that is appropriate for the exterior wall finish material and that its use will not reduce or void the exterior wall finish material warranty.

(2) *Coating of exterior walls.* No existing uncoated exterior wall finish material regulated by this section shall be coated after the effective date of this section except for the following:

(A) As approved in subsections (f), (g), and (h) below;

(B) Those portions of foundation walls above finished grade may be coated or sealed;

(C) Secondary materials as listed in subsection (c)(3) below may be coated or sealed;

(D) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority; and

I will research the adoption date of the ordinance and follow up with an additional email with more information.

Thanks,

<image003.png>

NICK M. JOHNSON (he/him)
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