

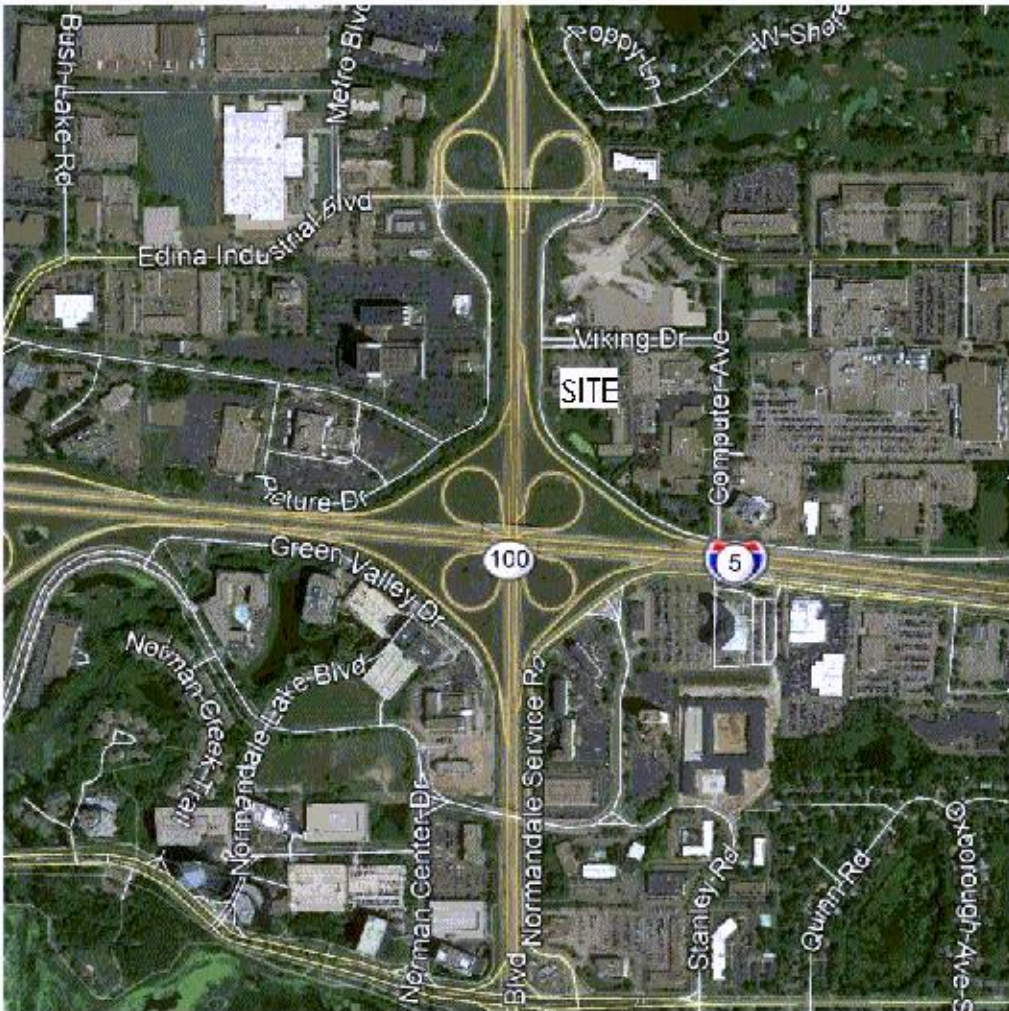


BLOOMINGTON WEST REDEVELOPMENT

CASE #PL2021-251

7851 NORMANDELE BLVD.
BLOOMINGTON, MN 55435

SITE INFORMATION



SITE SUMMARY

SITE INFO: PID: 06027242200
175,142 SF
4.021 ACRES

PROPOSED ZONING: C-3

PROJECT DESCRIPTION

THE DEVELOPER IS PROPOSING A NEW FOUR-STORY AUTOMOBILE DEALERSHIP ON THE CURRENT DAYS INN HOTEL SITE IN BLOOMINGTON. THE BUILDING WOULD BE NEIGHORED BY A MIX OF COMMERCIAL USE BUILDINGS AND THE INTERSECTION OF 494 AND HIGHWAY 100.

THE PROPOSED BUILDING WOULD INCLUDE ON-SITE PARKING ALONG WITH 3 LEVELS OF VEHICLE STORAGE TO HOUSE DEALERSHIP INVENTORY. THIS WOULD AMOUNT TO A TOTAL OF 462 SPACES. THE GROUND LEVEL WOULD INCORPORATE THE SERVICE AND SHOWROOM AREAS FOR THE DEALERSHIP. THE PROPOSED EXTERIOR MATERIALS ARE ANTICIPATED TO BE ARCHITECTURAL PRECAST PANELS, METAL PANEL AND STOREFRONT GLAZING. THE BUILDING AND SITE WOULD BE ORNATELY LIT TO PROVIDE VISUAL INTEREST AND EXCITEMENT ALONG THE 494 AND HIGHWAY 100 CORRIDORS.

PROJECT TEAM

DEVELOPER

UNITED PROPERTIES
651 NICOLLET MALL, SUITE #450
MINNEAPOLIS, MN 55402
952.835.5300

TOM STROHM
TOM.STROHM@UPROPERTIES.COM

BILL JUNDT
BILL.JUNDT@UPROPERTIES.COM

ARCHITECT

TUSHIE MONTGOMERY ARCHITECTS
7645 LYNDALE AVE. S, #100
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612.861.9636

EVAN JACOBSEN
EVANJ@TMIARCHITECTS.COM

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
767 EUSTIS STREET, SUITE #100
ST. PAUL, MN 55114
651.645.4197

THOMAS LINCOLN
TOM.LINCOLN@KIMLEY-HORN.COM

DRAWING INDEX

CIVIL

C000	COVER SHEET
V100	PRELIMINARY PLAT
V101	PRELIMINARY PLAT
V102	FINAL PLAT
C100	GENERAL NOTES
C200	EXIST. CONDITIONS & REMOVALS PLAN
C201	EXIST. CONDITIONS & REMOVALS PLAN
C300	EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION & SEDIMENT CONTROL DETAILS
C303	EROSION & SEDIMENT CONTROL DETAILS
C400	SITE PLAN
C401	FIRE ACCESS PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	CONSTRUCTION DETAILS
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ARCHITECTURAL

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A2	EXISTING SITE
A3	EXISTING SITE CONTEXT
A4	SITE PLAN
A5	1ST & 2ND FLOOR PLAN
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A7	ROOF PLAN
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BUILDING INFORMATION

BUILDING AREA

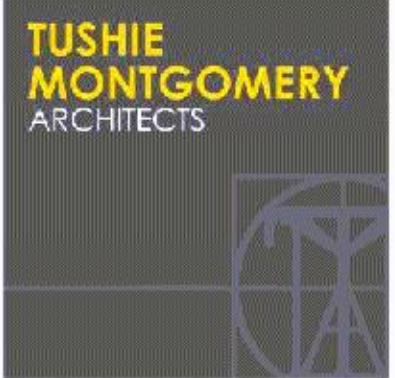
1ST FLOOR	46,391 GSF
SERVICE AREA	29,763 SF
2ND FLOOR	42,370 GSF
3RD FLOOR	45,699 GSF
4TH FLOOR	46,199 GSF
TOTAL	180,659 GSF

EXTERIOR FINISHES

METAL PANEL	20,456 SF - 37%
PRECAST PANEL	28,609 SF - 52%
GLAZING	6,219 SF - 11%

PARKING + STORAGE

SITE	118 STALLS
2ND FLOOR	98 STALLS
3RD FLOOR	122 STALLS
4TH FLOOR	124 STALLS
TOTAL	462 STALLS



Kimley»Horn

PROJECT
Bloomington West Redevelopment

ADDRESS
7851 Normandale Blvd.
Bloomington, MN

PHASE
Development Application

PREPARED BY
TUSHIE MONTGOMERY ARCHITECTS
7645 LYNDALE AVE. S, SUITE #100
MINNEAPOLIS, MN 55423
612.861.9636

PREPARED FOR
UNITED PROPERTIES
651 NICOLLET MALL, SUITE #450
MINNEAPOLIS, MN 55402
952.835.5300



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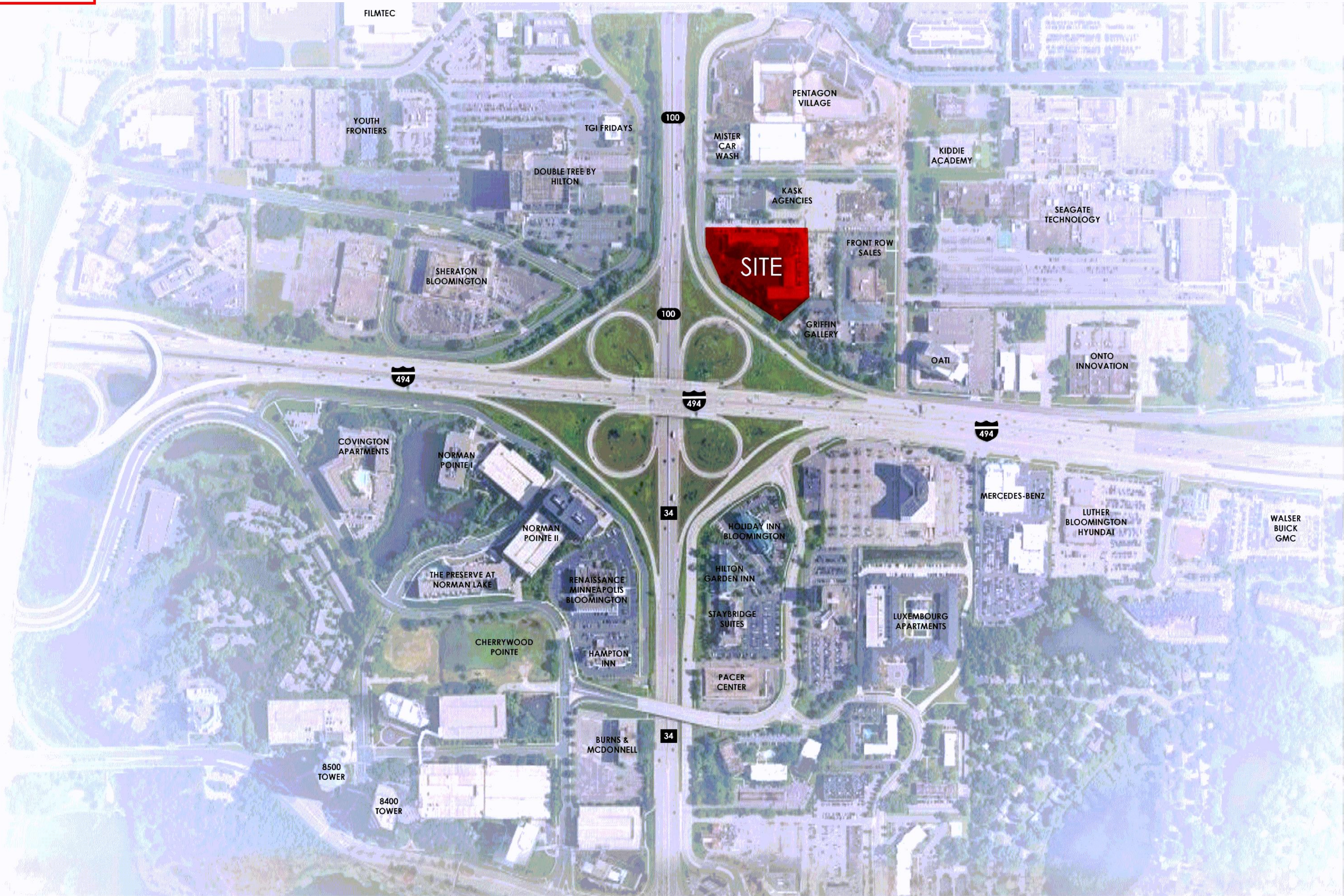
ISSUED DRAWING SETS
Preliminary PDS Submit 10-10-2021
Land Development Application 11-1-21

218034A
COVER SHEET

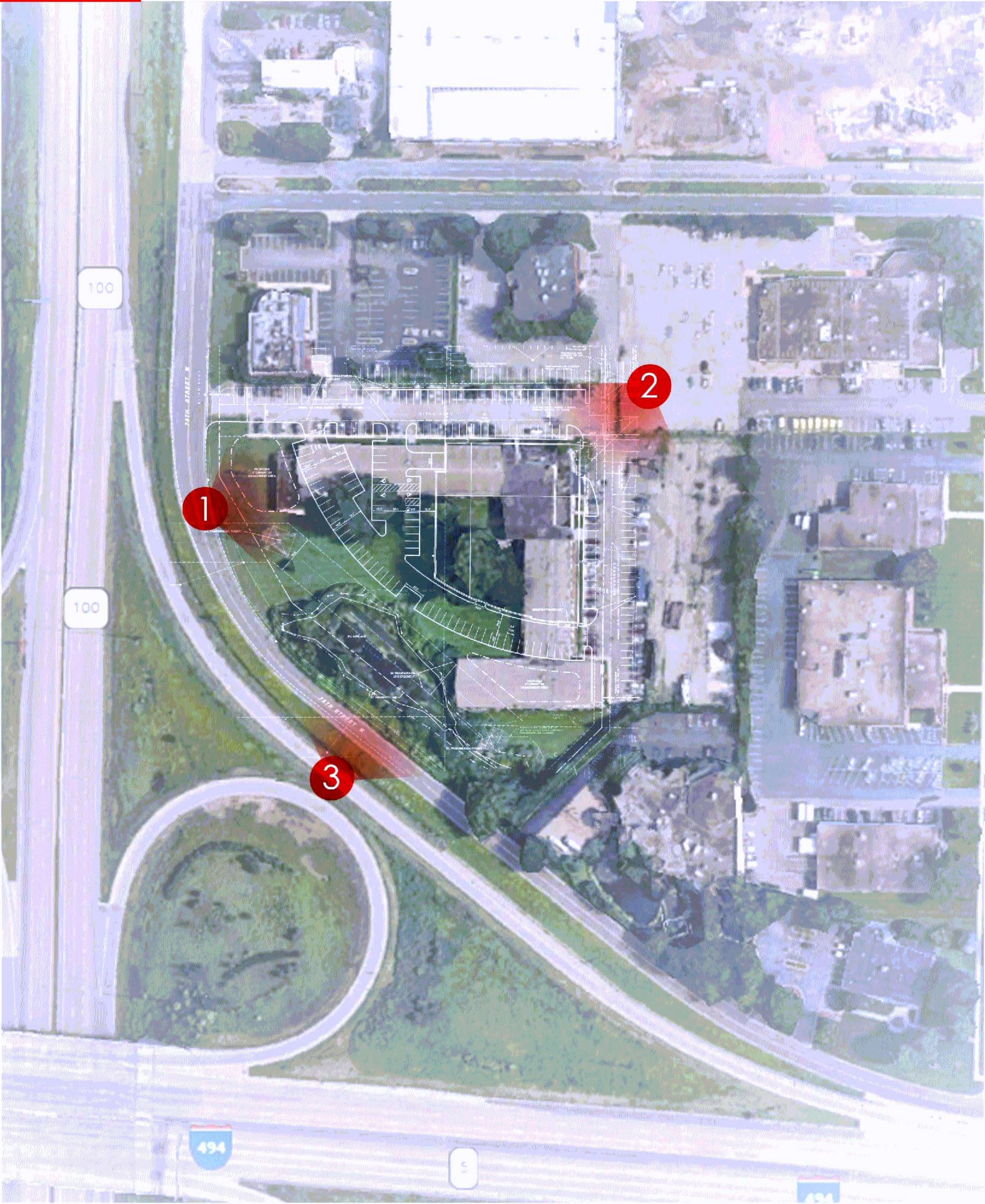
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Context Site Plan
NTS



Existing Site Plan
NTS



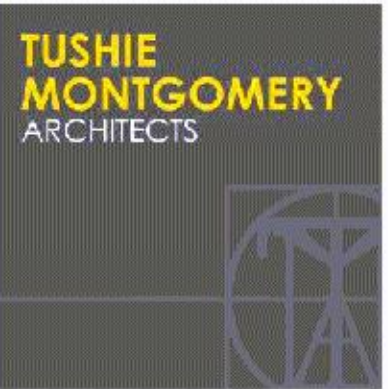
1. FROM NORMANDALE BLVD



2. FROM ADJACENT PARKING LOT



3. FROM 494 RAMP



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PROJECT
**Bloomington
West
Redevelopment**

ADDRESS
7851 Normandale Blvd.
Bloomington, MN

PHASE
Development
Application

PREPARED BY

TUSHIE MONTGOMERY ARCHITECTS
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PREPARED FOR

UNITED PROPERTIES
12101 13TH AVE. S.W. SUITE 100
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612.833.2000



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Preliminary PDS Submit for 10-4-2021
Development Application 11-1-21

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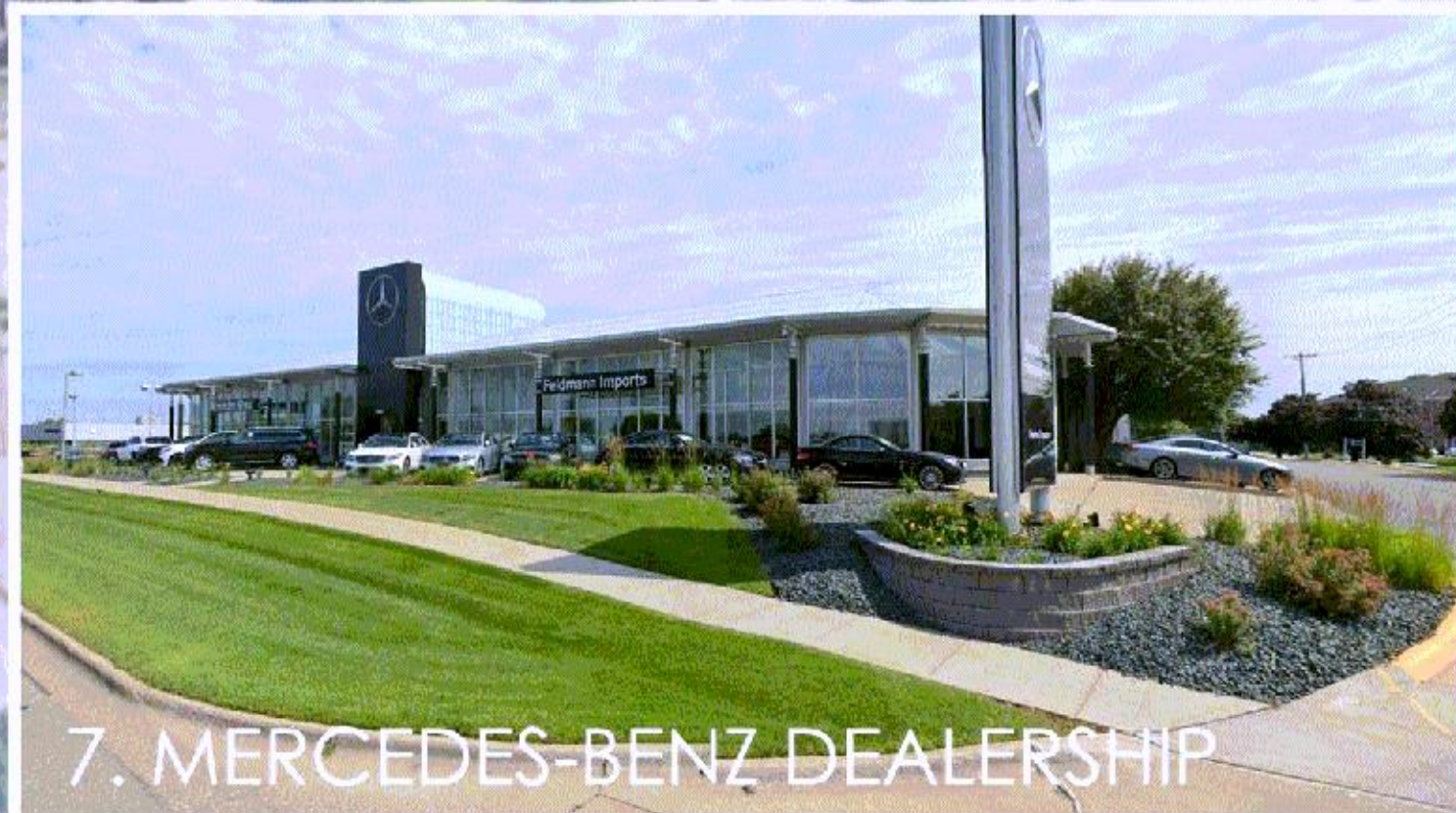
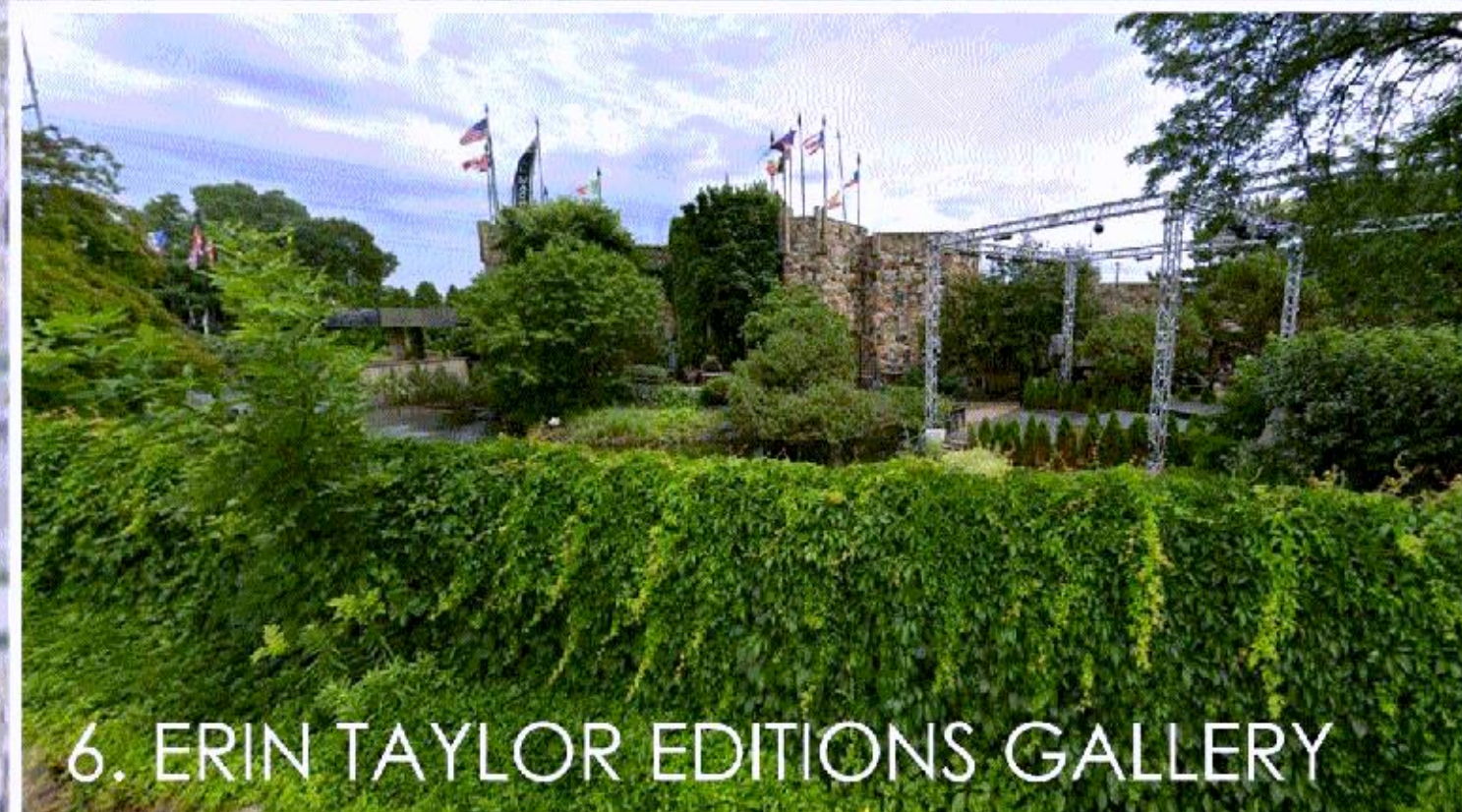
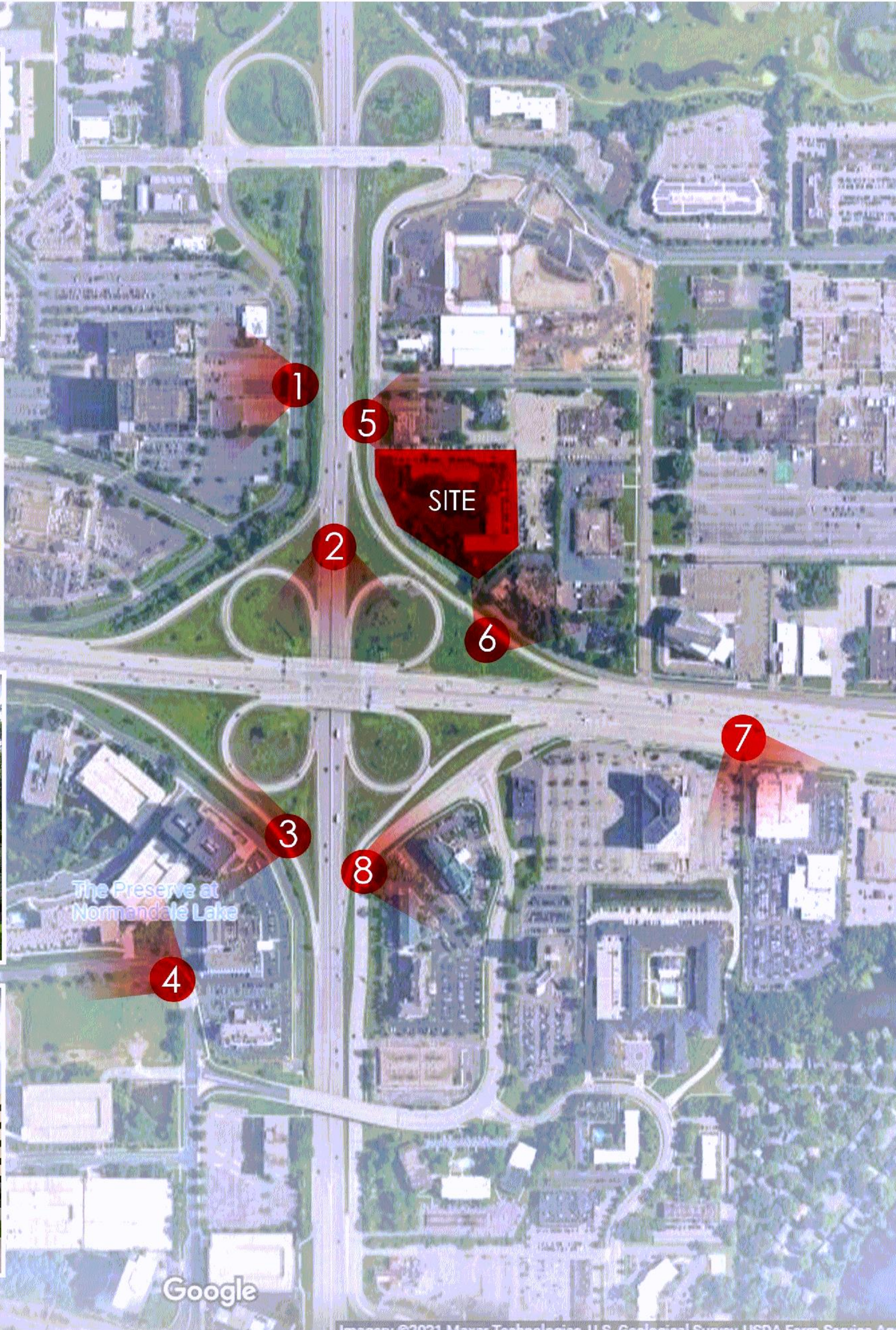
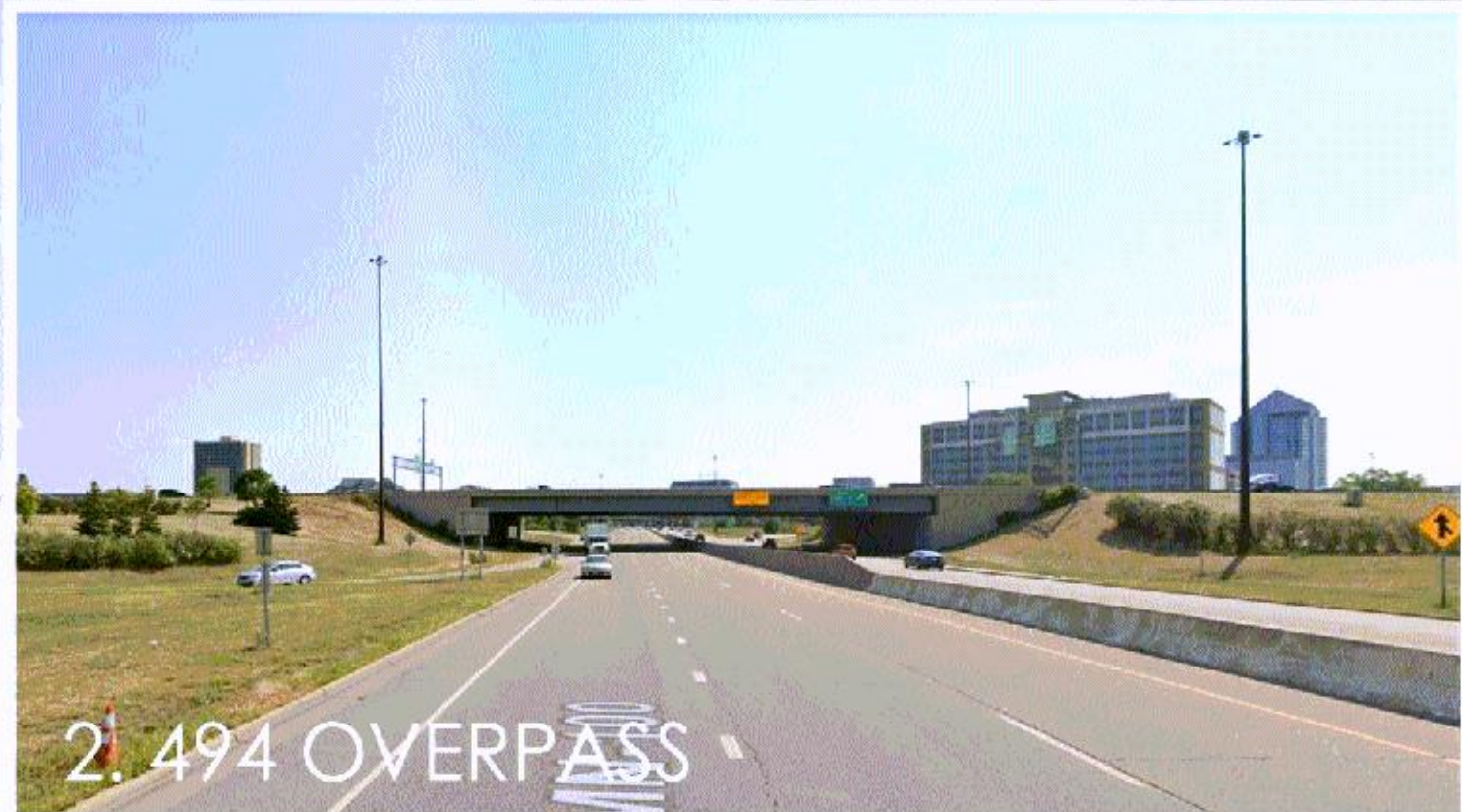
EXISTING SITE

A2

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Context Built Environment
NTS

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

Building/property shall be adequately signed for emergency response.

CASE #PL2021-251

TUSHIE MONTGOMERY ARCHITECTS

Kimley»Horn

PROJECT
Bloomington
West
Redevelopment

ADDRESS
7851 Numandale Blvd.,
Bloomington, IN

PHASE
Development
Application

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7801 N. Meridian Blvd., Suite 100
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PREPARED FOR

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218034A, SITE #1
7851 N. Meridian Blvd., Suite 100
Bloomington, IN 47404



UNITED PROPERTIES

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ISSUED DRAWING SETS

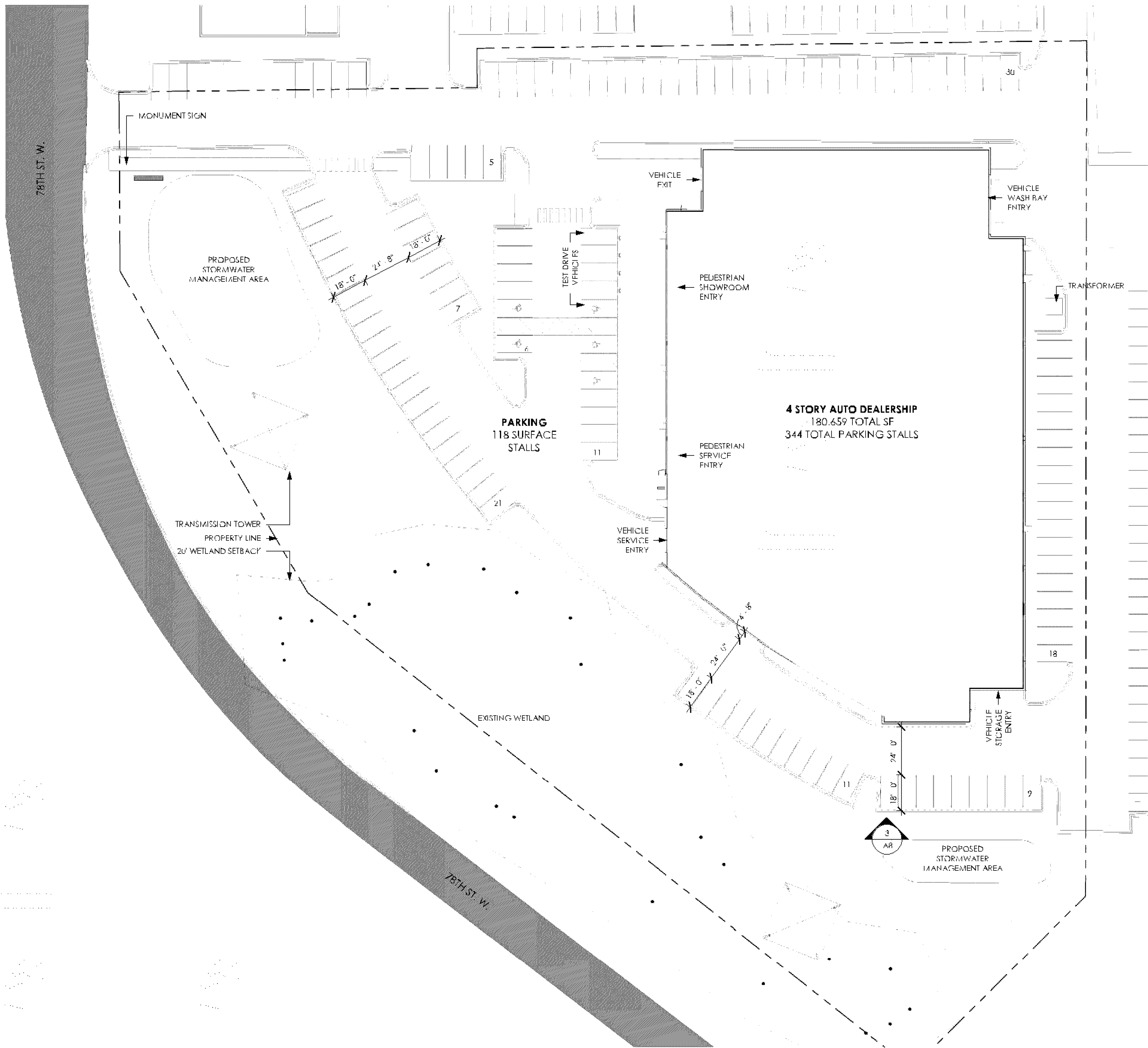
Preliminary DSC Submit for 10/4/2021
Development Application 10/4/2021

218034A

SITE PLAN

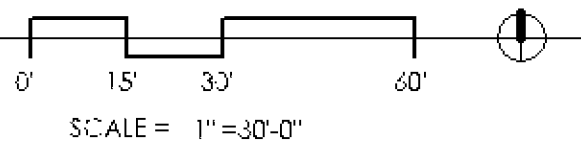
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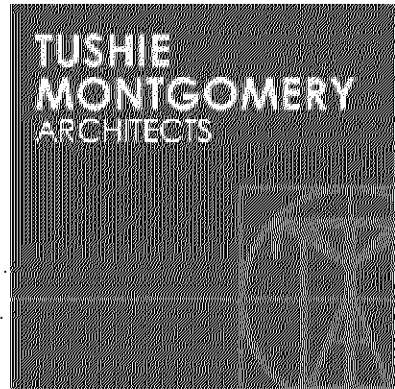
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1 ARCHITECTURAL SITE PLAN

SCALE 1" = 30'-0"





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7851 Numandale Blvd., Suite 100
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PREPARED FOR
UNITED PROPERTIES
251 N. JULES VALLEY, SUITE 100
MINNEAPOLIS, MN 55412
726.552.0000

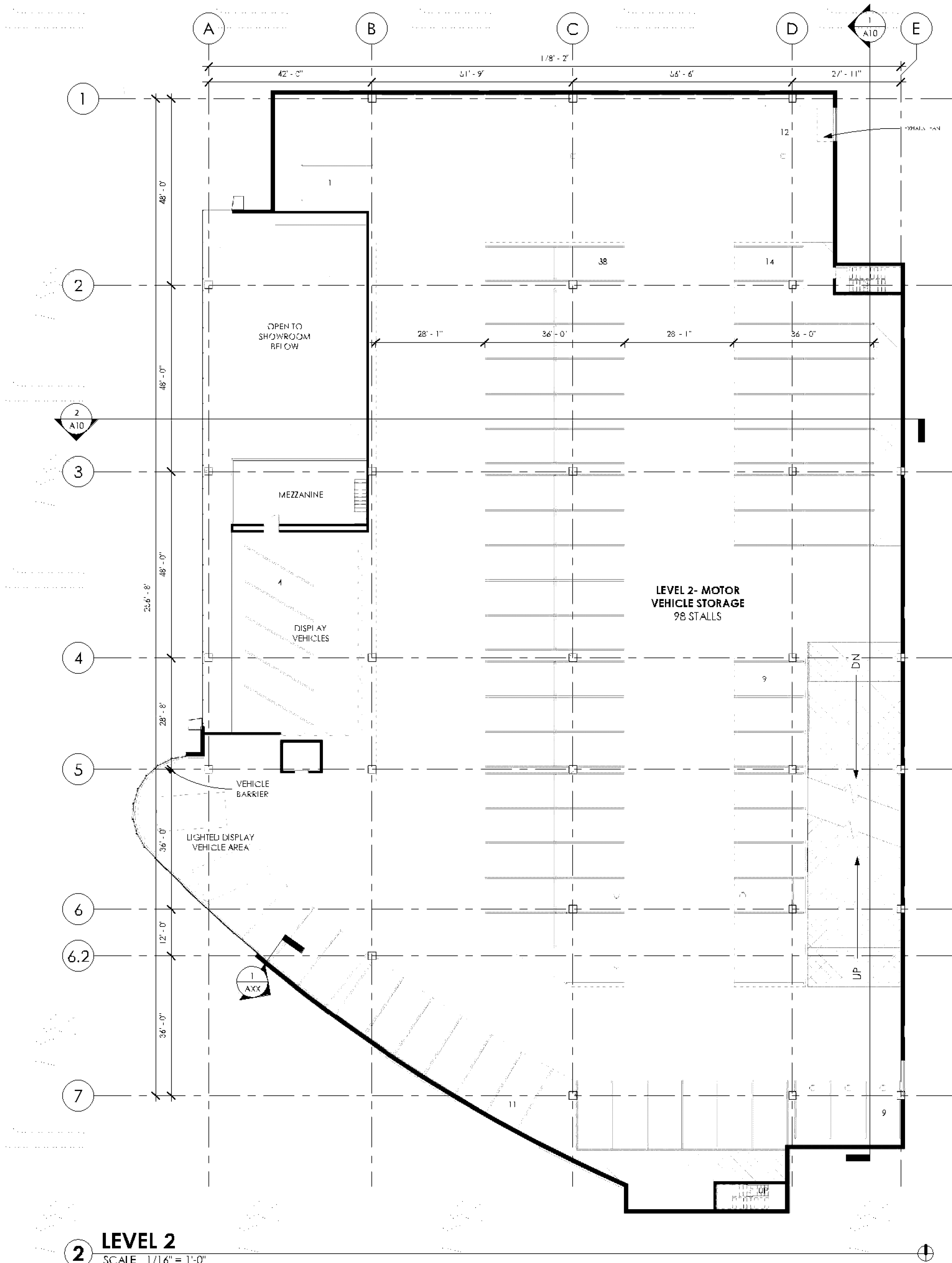
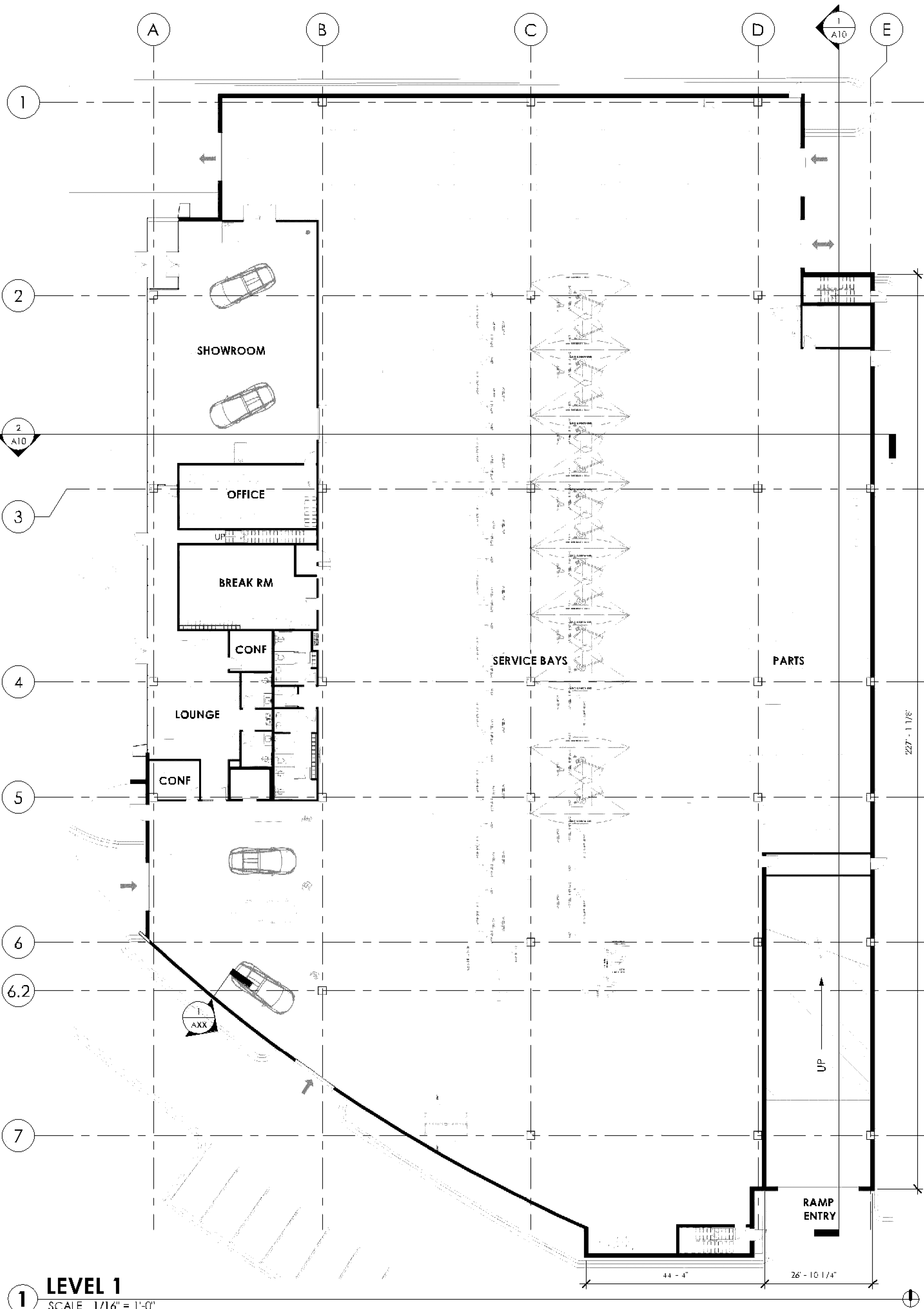


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Preliminary DSC Submittal for 10/4/2021
Development Application 2021-251

218034A
1ST & 2ND FLOOR
PLANS

A5



Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSPC shall be provided throughout the property and within the structures.

Access shall be provided to/from all stairwells on all floors and parking levels.

Hose valves shall be provided throughout the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe.

Parking garage will require sprinkler protection capable of extinguishing electric vehicle fires.

Building plans must be signed by a MN licensed architect.

Must meet 2020 MN State Building Code

SAC review by MET council will be required.

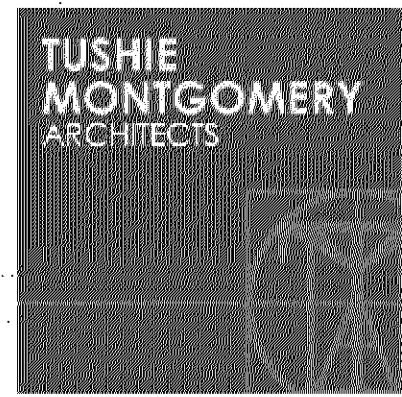
Must meet 2020 MN Accessibility Code.

When plans are 80 percent complete please contact Building and Inspections to set up a Building Code review.

Provide a detailed code analysis with the plans.

Provide Geotechnical Report at time of Building permit submittal.

CASE #PL2021-251



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7851 Numandale Blvd., Suite 100
Bloomington, MN 55425

PREPARED FOR
UNITED PROPERTIES
211 NE JULIUS VALLEY, SUITE #151
MINNEAPOLIS, MN 55412
724.552.0300



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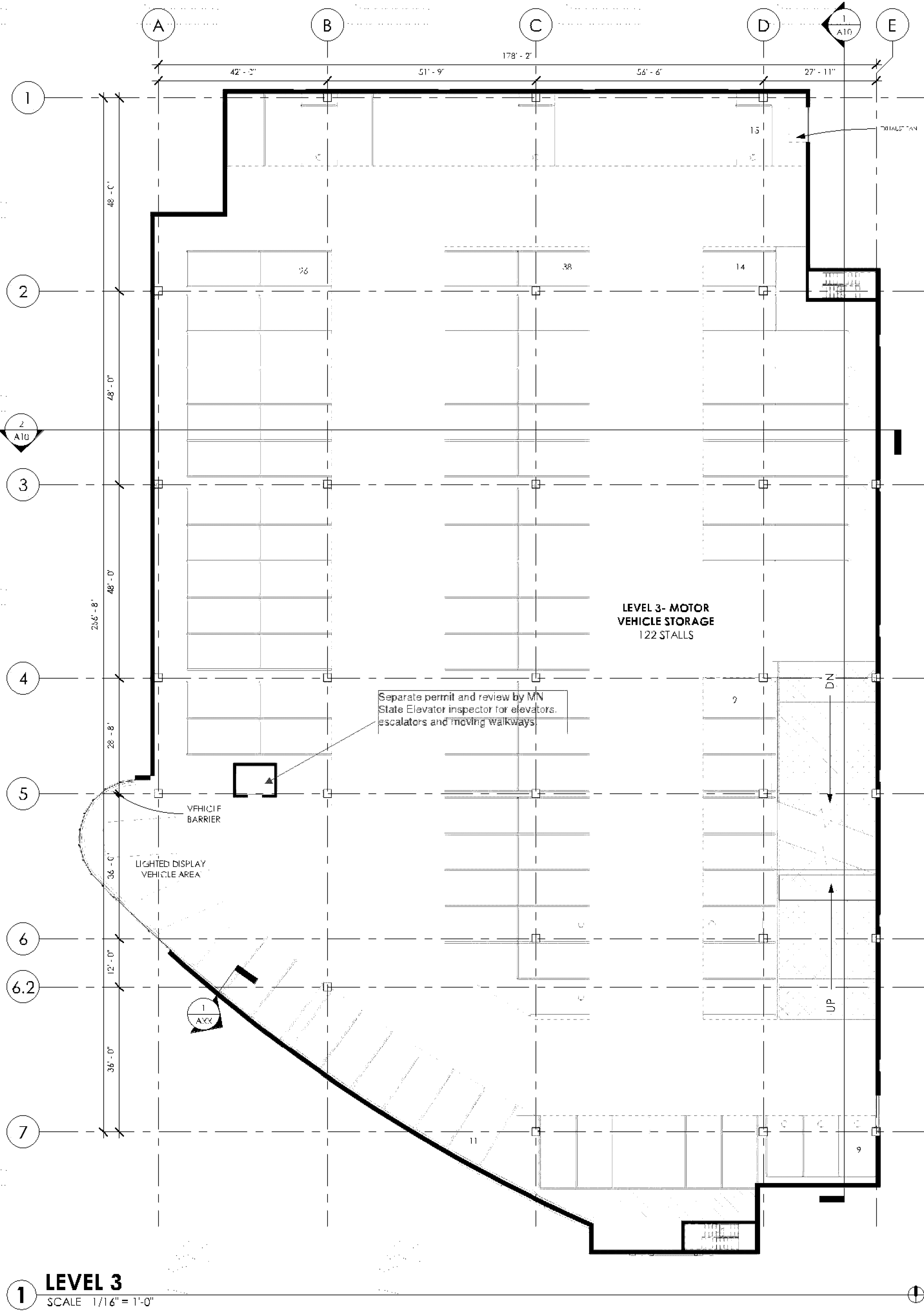
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Development Application 10/12/21

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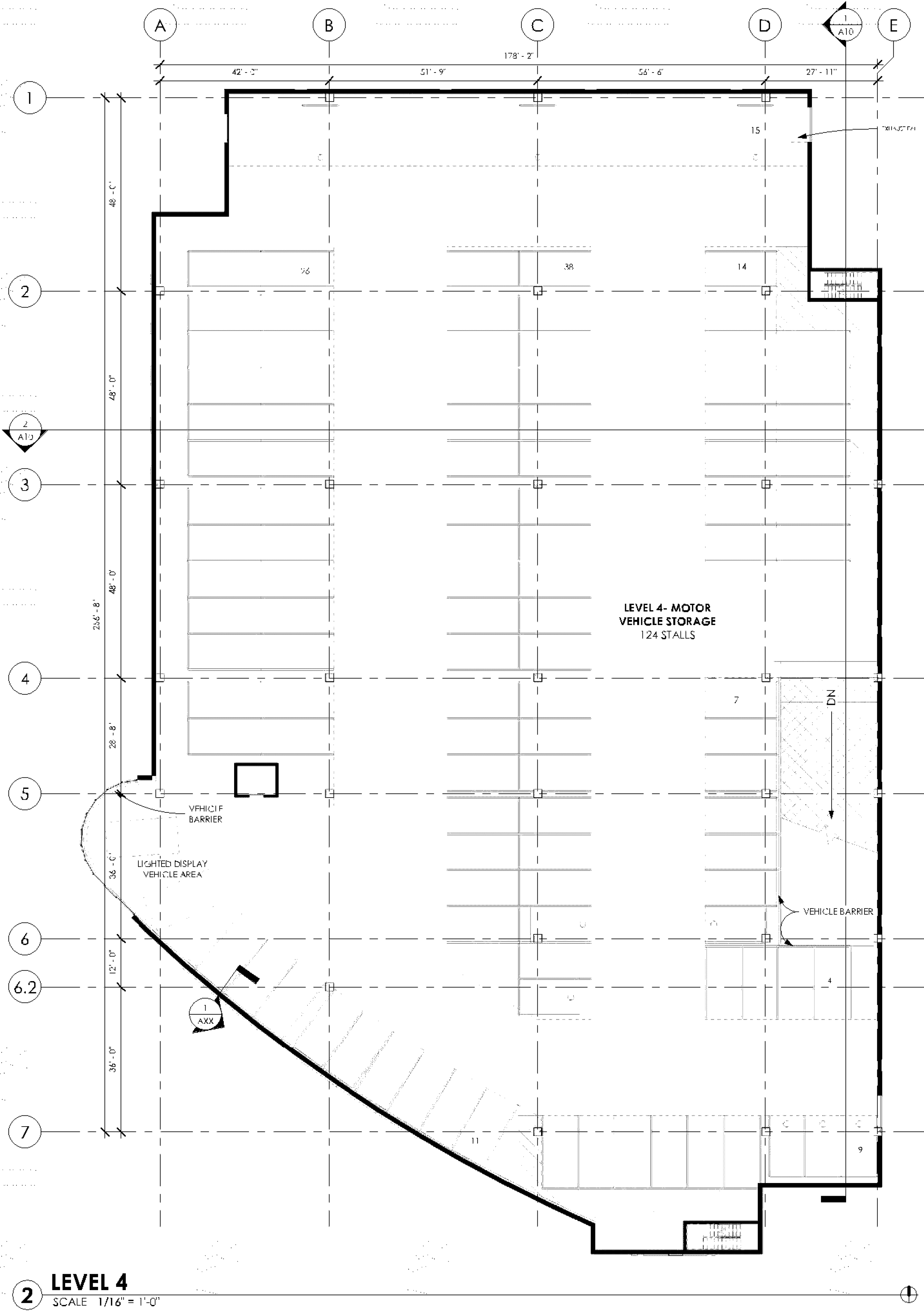
3RD & 4TH FLOOR
PLANS

A6

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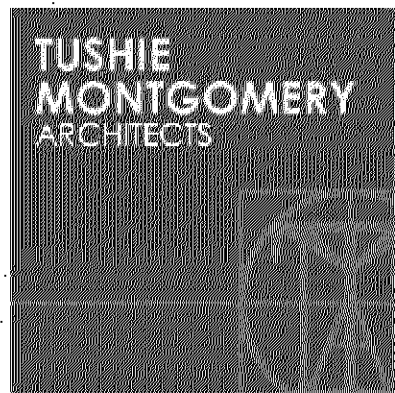


1 LEVEL 3
SCALE 1/16" = 1'-0"



2 LEVEL 4
SCALE 1/16" = 1'-0"

12/7/2021 1:23:39 PM



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Bloomington
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221 NE JULIE WAY, SUITE #151
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724.853.0390

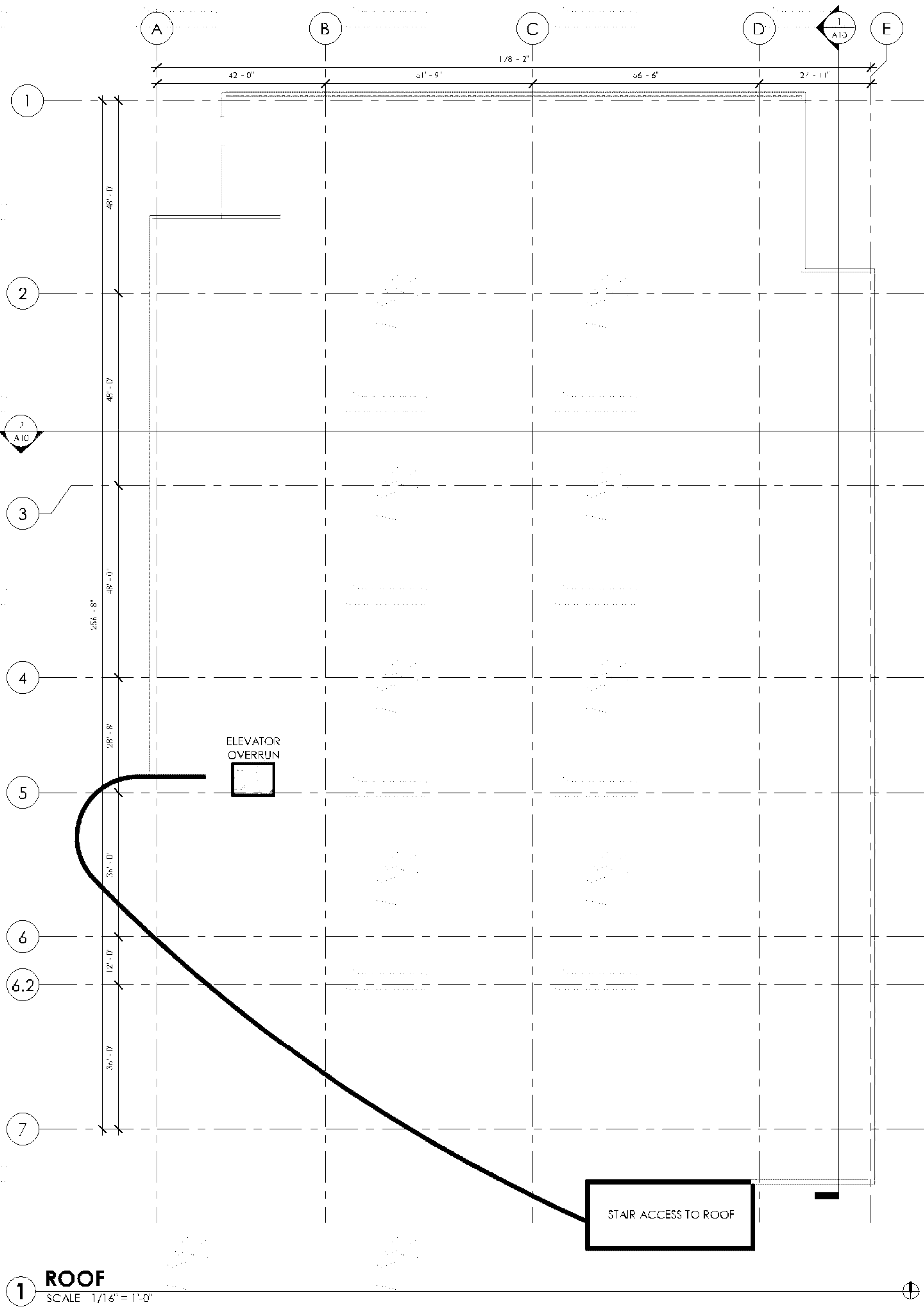


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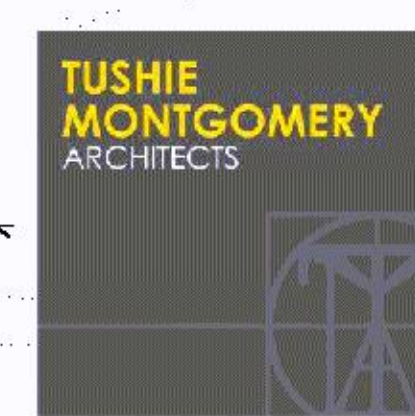
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Development Application 10/4/2021

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ROOF PLAN

A7
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Roof-top mechanical equipment must
be screened according to Section
21.301.18 of the City Code.



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PHASE
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TUSHIE MONTGOMERY ARCHITECTS
7851 Numandale Blvd., Suite 100
Bloomington, MN 55425

PREPARED FOR
UNITED PROPERTIES
218034A
218034B
218034C
218034D
218034E
218034F
218034G
218034H
218034I
218034J
218034K
218034L
218034M
218034N
218034O
218034P
218034Q
218034R
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218034Z

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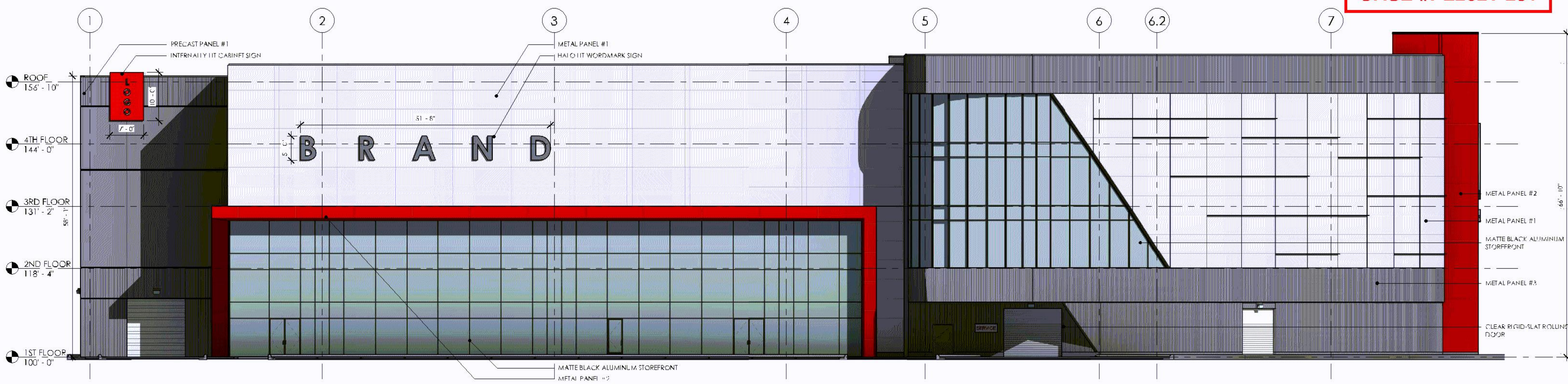
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Preliminary PDS Submit to City of Bloomington 10/4/2021
Development Application 11/11/2021

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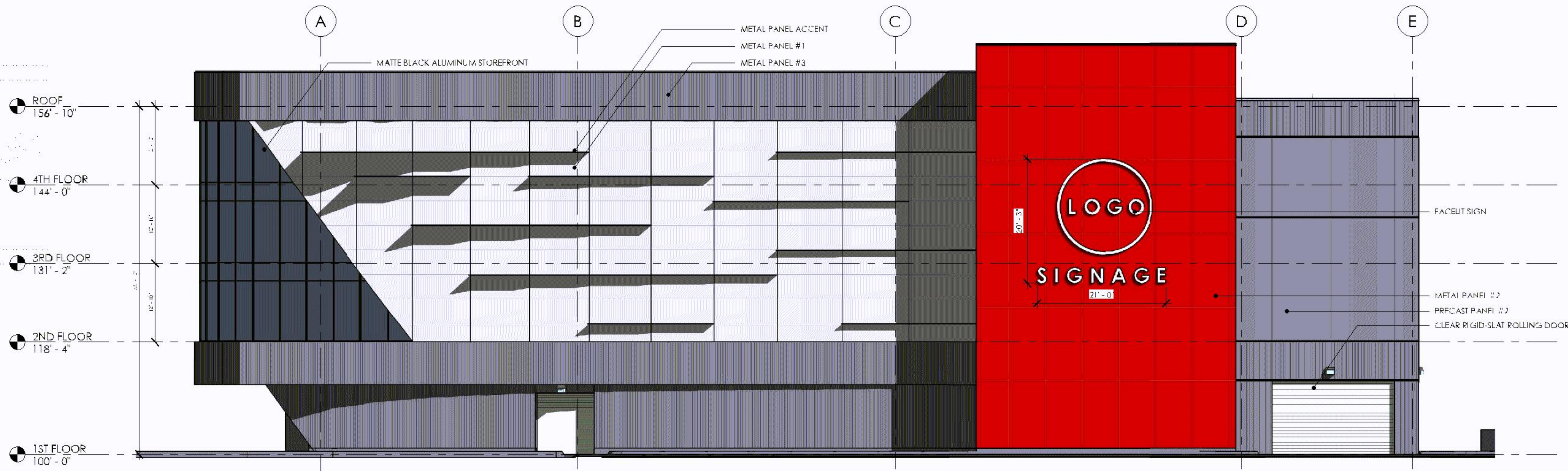
ELEVATIONS

A8

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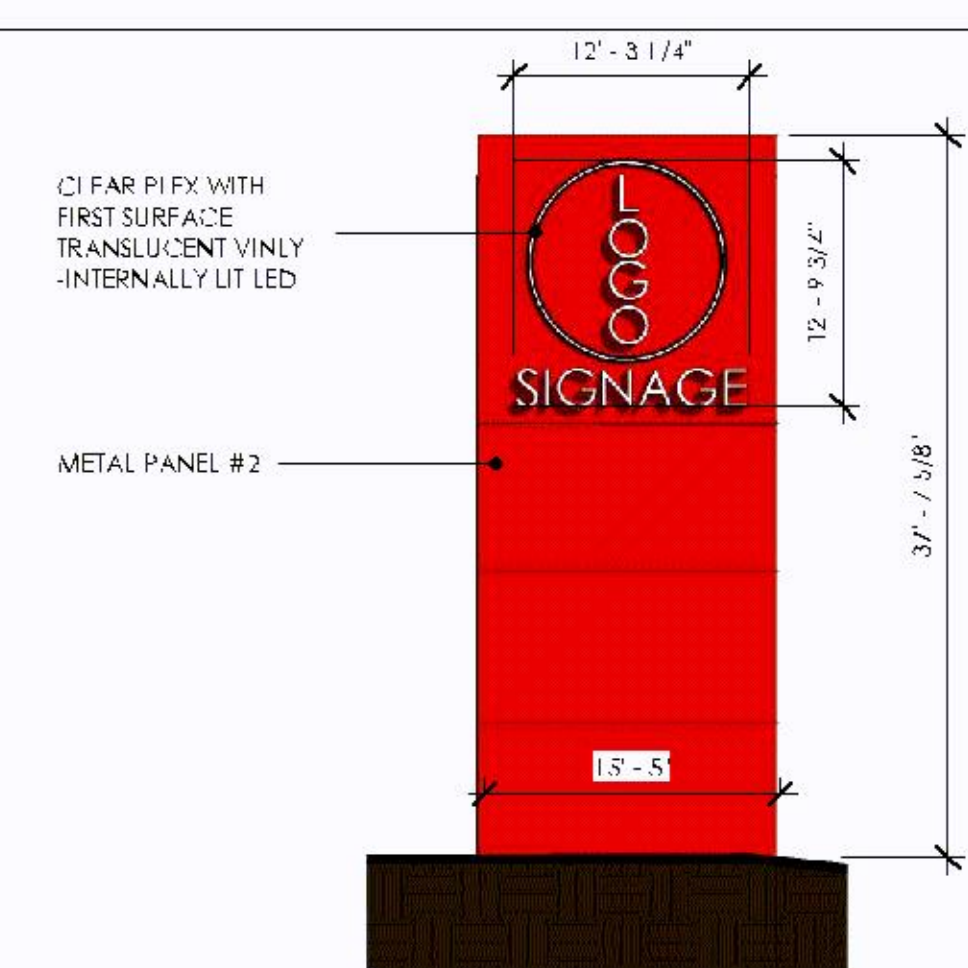
1 WEST ELEVATION
SCALE 1" = 10'-0"



2 SOUTH ELEVATION
SCALE 1" = 10'-0"

EXTERIOR MATERIAL KEY

- METAL PANEL #1**
PRODUCT: PAINTED ALUMINUM FLAT PANEL
MANUFACTURER: DRI-DESIGN
SIZE: 12'-0"X4'-0"
COLOR: BUNNY GREY (BM-2124-03)
- METAL PANEL #2**
PRODUCT: PAINTED ALUMINUM FLAT PANEL
MANUFACTURER: DRI-DESIGN
SIZE: 6'-0"X12'-0"
COLOR: NEON RED (BM-2107-13)
- METAL PANEL #3**
PRODUCT: VINYLIC FLAT PANEL
MANUFACTURER: DRI-DESIGN
SIZE: 1'-0"X12'-0" w/ 1" JOINT
FINISH: ANTHRACINE
- METAL PANEL ACCENT**
PRODUCT: CUSTOM ALUMINUM PROFILE
MANUFACTURER: TBD
SIZE: 6" FIN. VARIABLE LENGTH
COLOR: BUNNY GREY (BM-2124-03)
- PRECAST #1**
PRODUCT: PRECAST PANEL
MANUFACTURER: TBD
COLOR: INTEGRAL DARK GRAY, TBD
FINISH: REVEAL @ 1" O.C.
- PRECAST #2**
PRODUCT: PRECAST PANEL
MANUFACTURER: TBD
COLOR: INTEGRAL DARK GRAY, TBD
FINISH: ACID ETCH FINISH
- LOUVER #1**
PRODUCT: PAINTED ARCHITECTURAL LOUVER
MANUFACTURER: TBD
COLOR: TO MATCH PRECAST PANEL'S TROUT GREY (BM-2124-01)



3 MONUMNET SIGN
SCALE 1" = 10'-0"

WEST ELEVATION (PRIMARY)

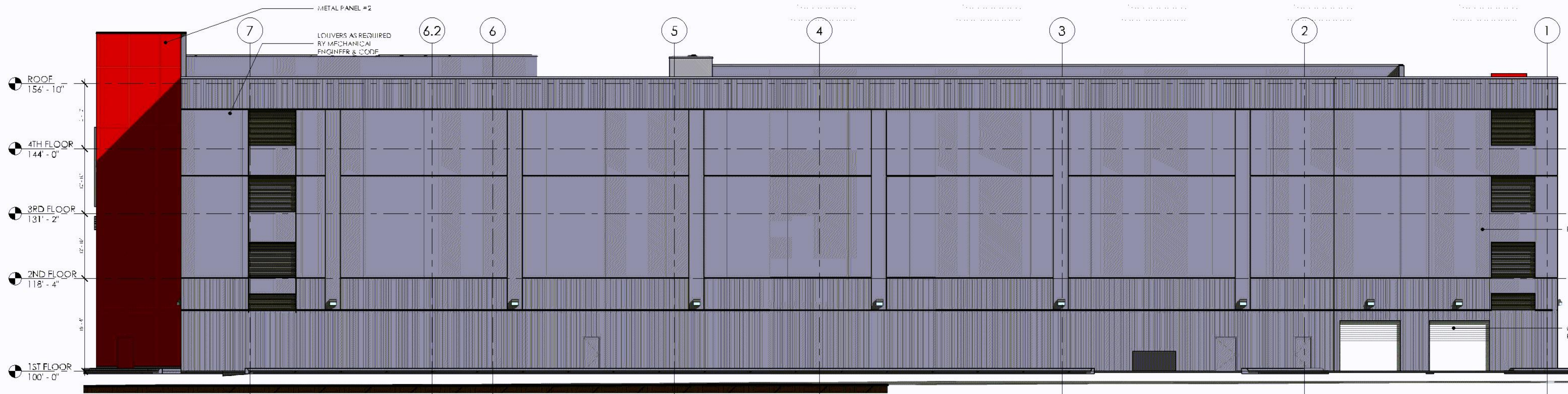
METAL PANEL	10,698 SF	61%
PRECAST PANEL	1,656 SF	9%
GLAZING	5,223 SF	33%
TOTAL	17,577 SF	100%

SIGNAGE	258 SF
1038F + 3.35(17.57' - 4.00) = MAX 1078 SF	
CABINET SIGN	70 SF
PYLON SIGN	156 SF
(MAX 33% OF TOTAL SIGNAGE)	

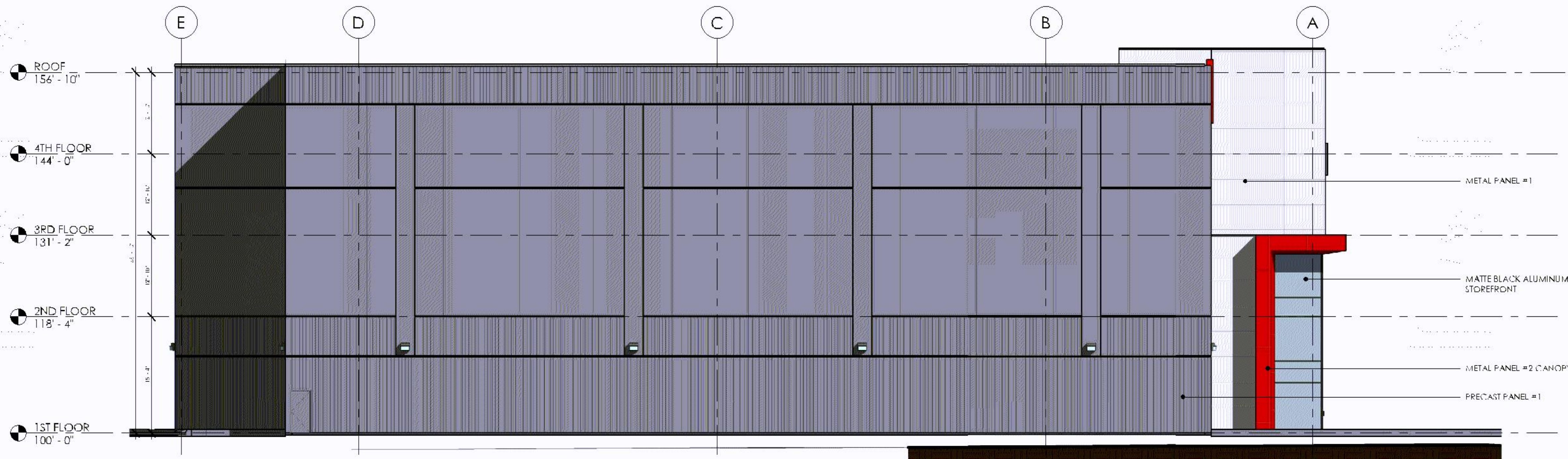
SOUTH ELEVATION (SECONDARY)

METAL PANEL	9,738 SF	80%
PRECAST PANEL	1,733 SF	14%
GLAZING	780 SF	6%
TOTAL	12,251 SF	100%

SIGNAGE	427 SF
(MAX 4% FOR SECONDARY ELEVATION)	



1 EAST ELEVATION
SCALE 1" = 10'-0"



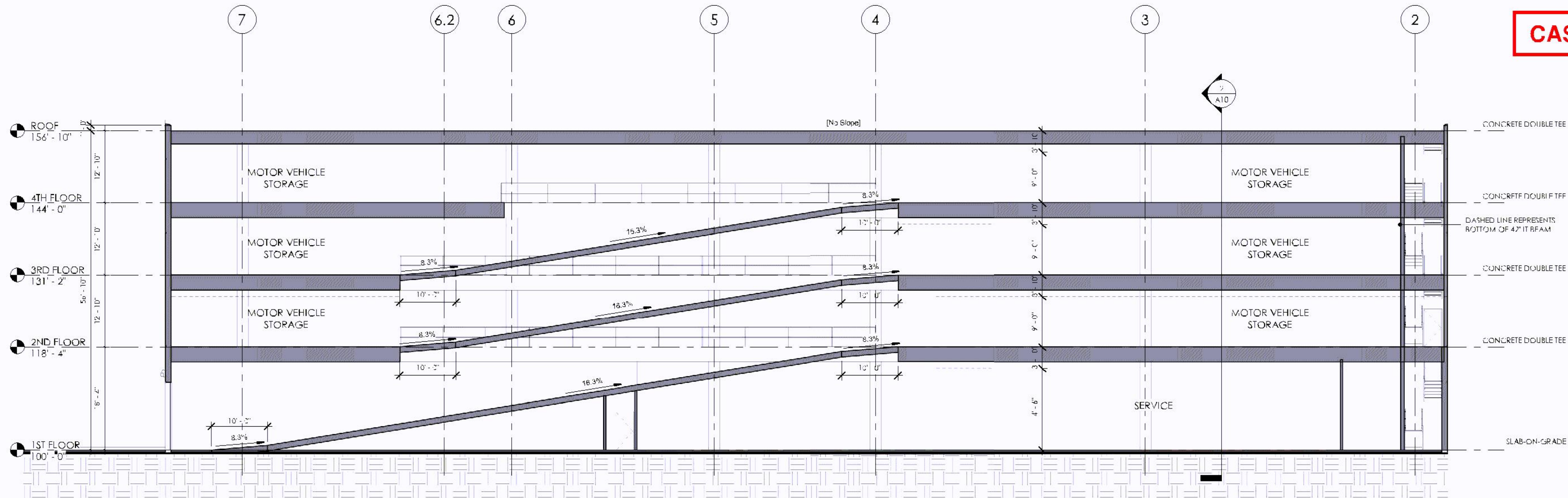
2 NORTH ELEVATION
SCALE 1" = 10'-0"

EXTERIOR MATERIAL KEY

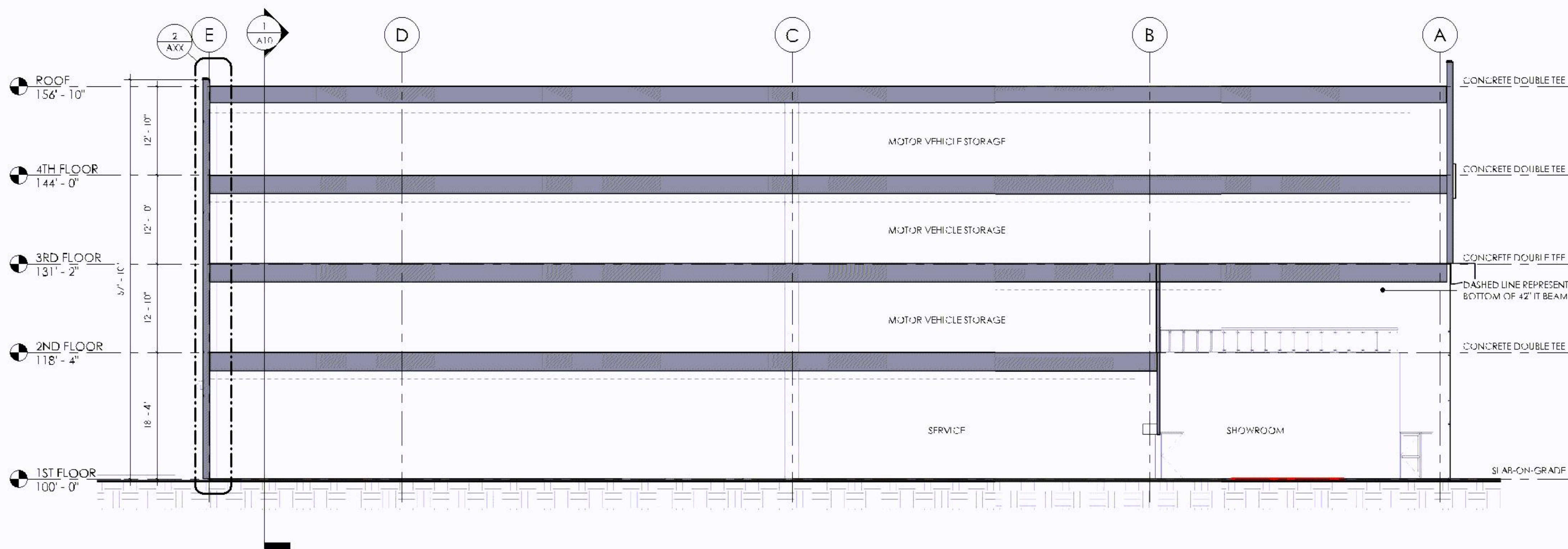
- METAL PANEL #1**
PRODUCT: PAINTED ALUMINUM FLAT PANEL
MANUFACTURER: DRI-DESIGN
SIZE: 12'-0"X4'-0"
COLOR: BUNNY GREY (BM-2124-53)
- METAL PANEL #2**
PRODUCT: PAINTED ALUMINUM FLAT PANEL
MANUFACTURER: DRI-DESIGN
SIZE: 6'-0"X12'-0"
COLOR: NEON RED (BM-2007-13)
- METAL PANEL #3**
PRODUCT: GLAZING FLAT PANEL
MANUFACTURER: DRI-DESIGN
SIZE: 1'-0"X12'-0" w/ 1" JOINT
FINISH: ANTHRA-ZINC
- METAL PANEL ACCENT**
PRODUCT: CUSTOM ALUMINUM PROFILE
MANUFACTURER: TBD
SIZE: 6" FIN. VARIABLE LENGTH
COLOR: BUNNY GREY (BM-2124-53)
- PRECAST #1**
PRODUCT: PRECAST PANEL
MANUFACTURER: TBD
COLOR: INTEGRAL DARK GRAY, TBD
FINISH: REVEAL @ 1" O.C.
- PRECAST #2**
PRODUCT: PRECAST PANEL
MANUFACTURER: TBD
COLOR: INTEGRAL DARK GRAY, TBD
FINISH: ACID ETCH FINISH
- LOUVER #1**
PRODUCT: PAINTED ARCHITECTURAL LOUVER
MANUFACTURER: TBD
COLOR: TO MATCH PRECAST PANELS TROUT GREY (BM-2124-20)

EAST ELEVATION		
METAL PANEL	1,114 SF	7%
PRECAST PANEL	15,746 SF	93%
TOTAL	16,860 SF	100%

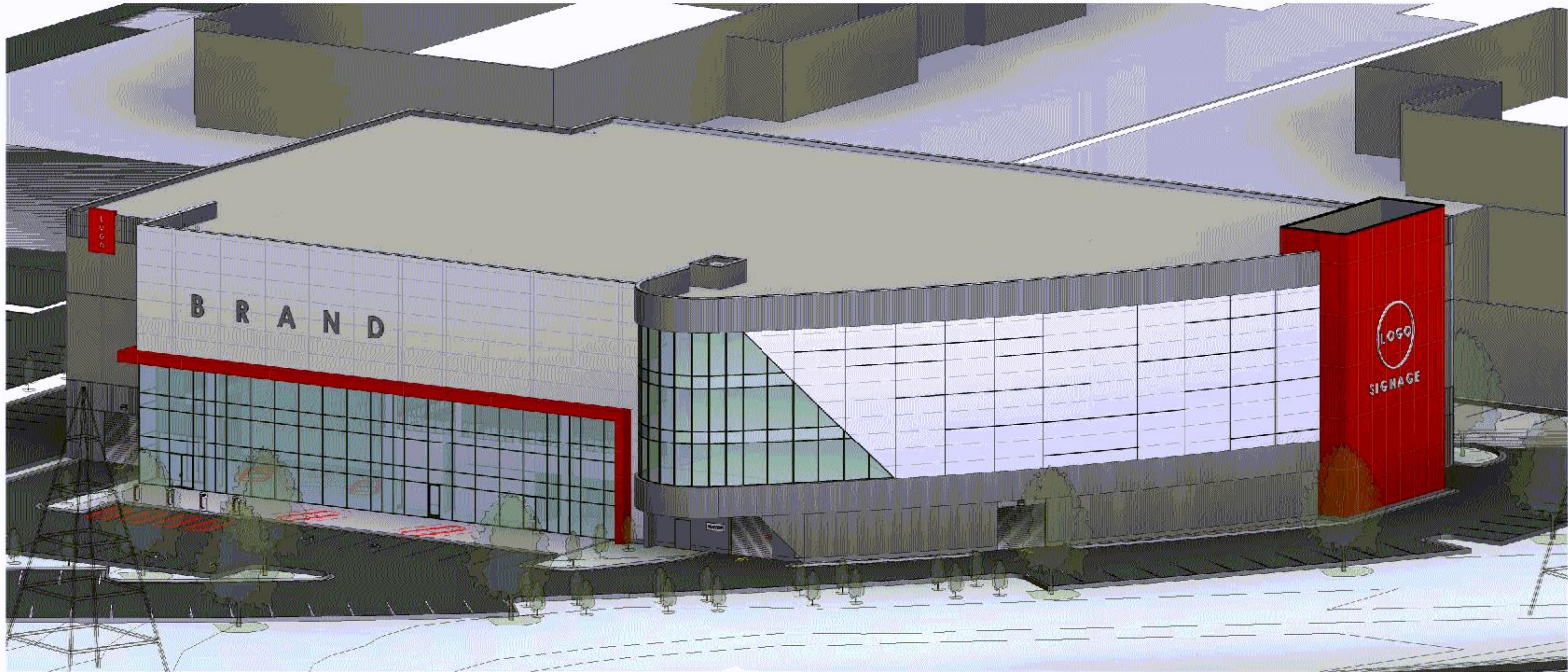
NORTH ELEVATION		
METAL PANEL	878 SF	8%
PRECAST PANEL	9,477 SF	90%
GLAZING	216 SF	2%
TOTAL	10,571 SF	100%



1 SECTION 1
SCALE 1" = 10'-0"



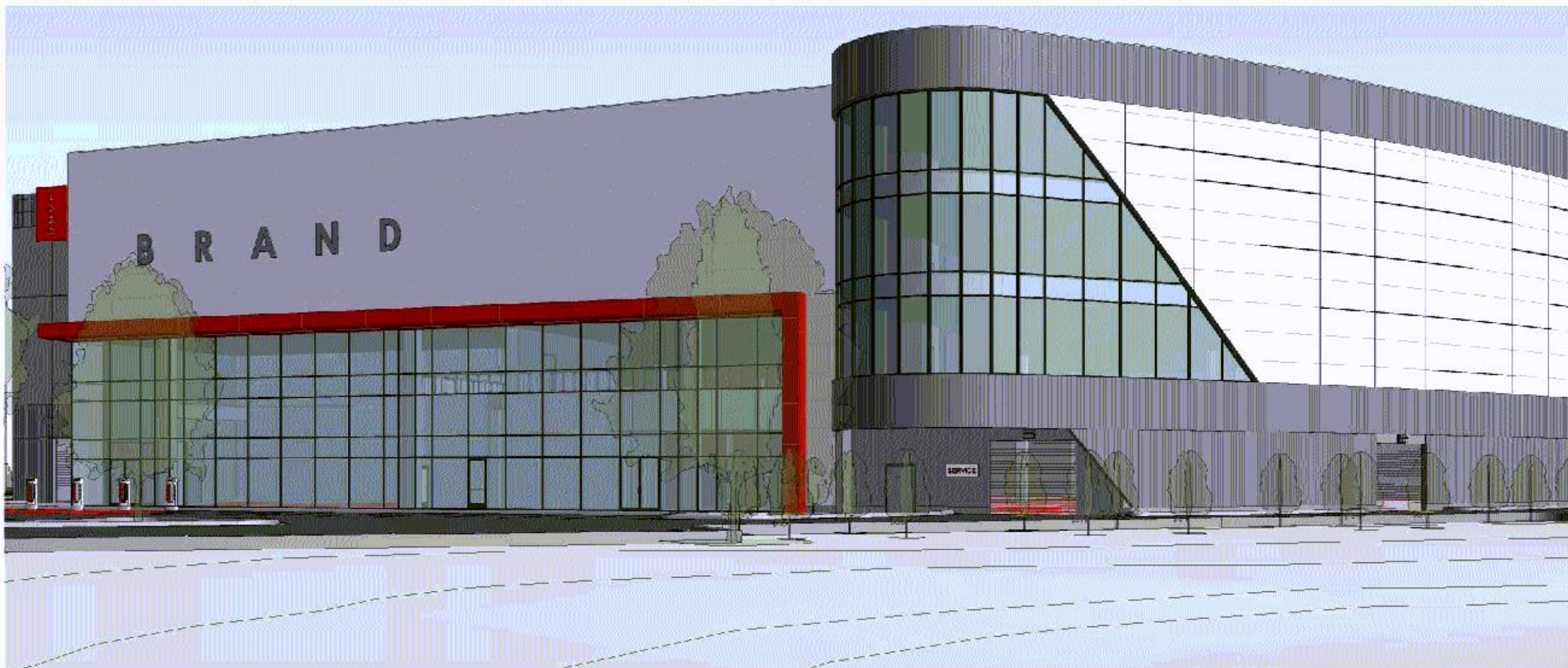
2 SECTION 2
SCALE 1" = 10'-0"



1 AERIAL 1
SCALE



2 NW PERSPECTIVE
SCALE



3 SW PERSPECTIVE
SCALE



4 SE PERSPECTIVE
SCALE

CASE #PL2021-251

TUSHIE MONTGOMERY ARCHITECTS

Kimley»Horn

PROJECT
Bloomington
West
Redevelopment

ADDRESS
7851 Numandale Blvd.,
Bloomington, MN

PHASE
Development
Application

PREPARED BY
TUSHIE MONTGOMERY ARCHITECTS
7851 Numandale Blvd., Suite 100
Bloomington, MN 55425

PREPARED FOR
UNITED PROPERTIES
3000 N. 10th St., Suite 100
Minneapolis, MN 55412
2180344

UNITED PROPERTIES

NOT FOR
CONSTRUCTION

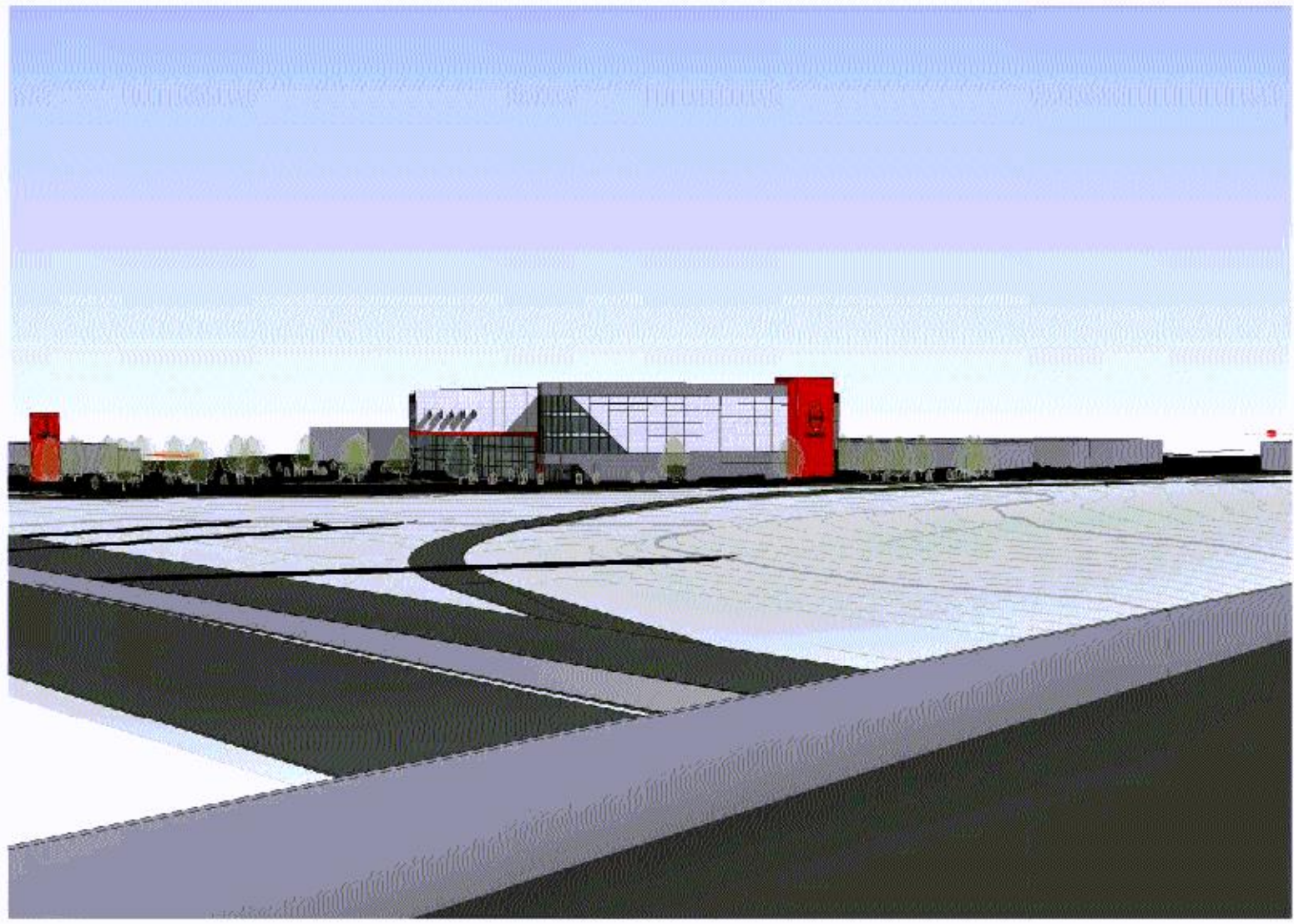
ISSUED DRAWING SETS
Preliminary PDS Submit for 10/4/2021
Landmark Application 10/4/2021

2180344

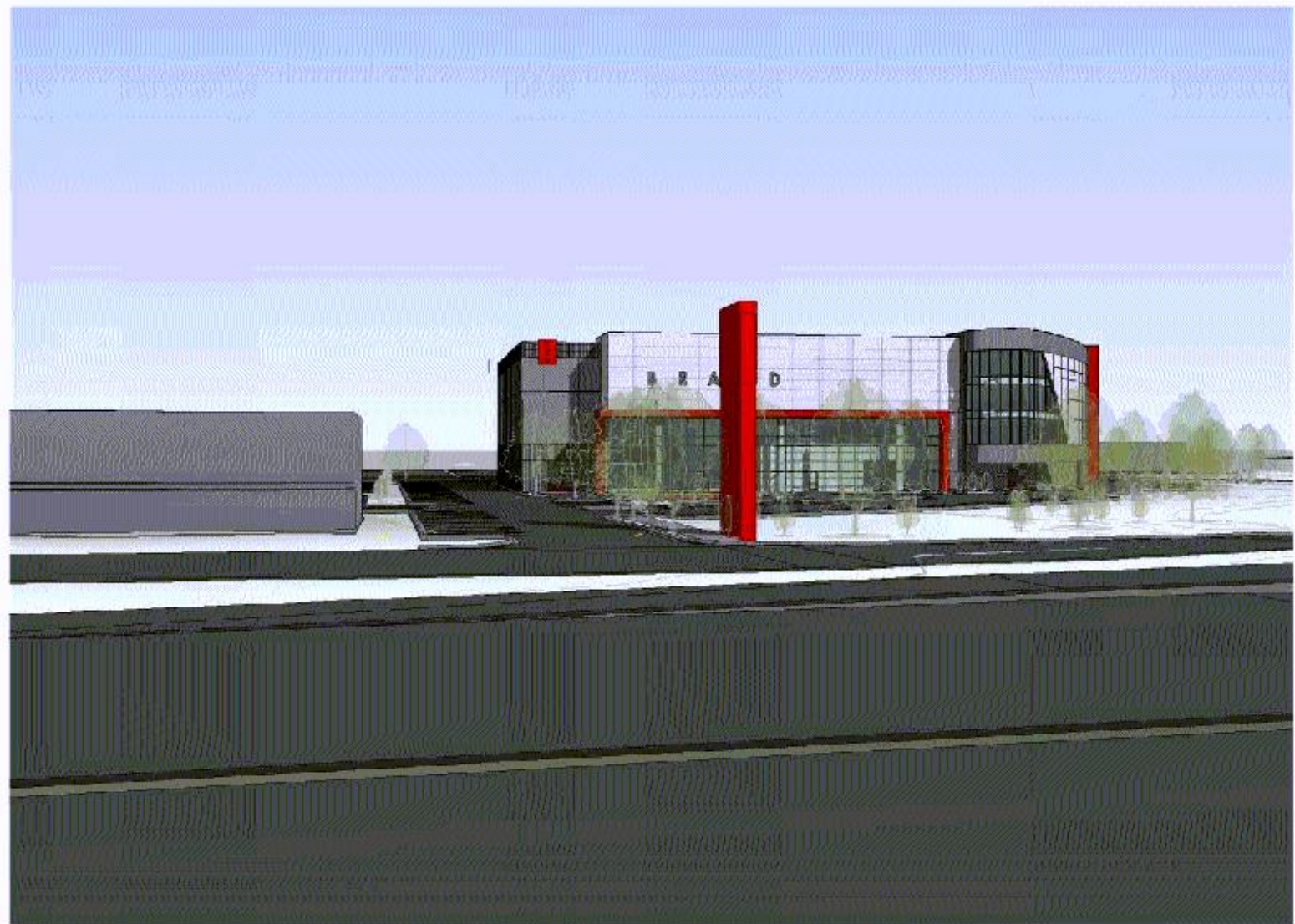
PERSPECTIVES

A11

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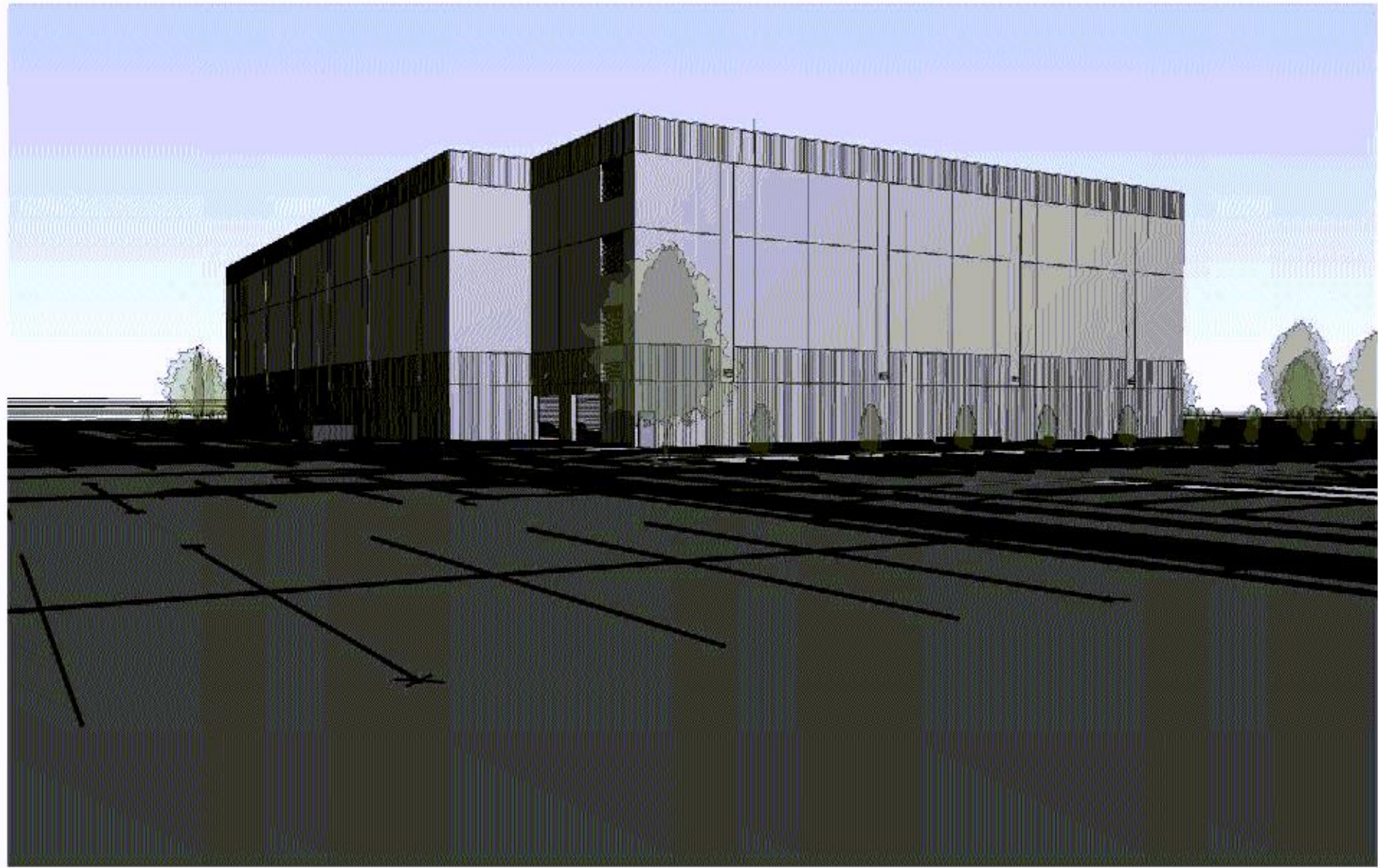
1 View From 494
SCALE



2 View From 100
SCALE

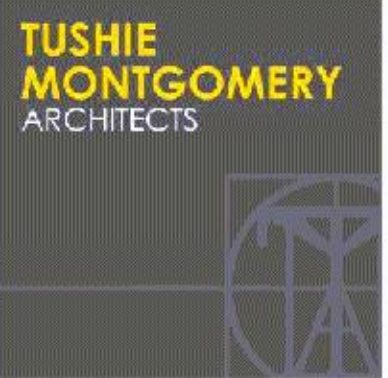


3 View From South
SCALE



4 View from North
SCALE

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612.555.0000



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ISSUED DRAWING SETS
Preliminary PDS Submit for 10/4/2021
Development Application 10/11/21

218034A
PERSPECTIVES

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RENDERING FROM 494 & 100
NTS