

# Hempel/Enclave - Bloomington Apts

02/16/22  
#21068



## PROJECT NARRATIVE

The Killebrew Apartment development introduces much desired high-density housing into Bloomington's 'Opportunity Zone'. The overall project submission includes the existing office buildings, two parking ramps and the new apartment building complex.

The project will provide a new modern, yet humble design with an apartment living environment that offers plentiful resident amenity spaces, including a club-room, fitness room & golf simulator to enhance the daily experiences of its residents.

The design intent of this 168-unit multifamily building includes creating a strong presence along Killebrew Dr. with the building's most stylistic elements occurring along this important street. The architecture strives to be complementary to adjacent buildings in form and mass. However, it will punctuate the site with a grand lobby entrance.

The building's form will create an exterior façade with a definitive base, and stepped back residence floors on the west side that will provide an intimate outdoor amenity spaces and patio areas on Level 2.

The east office building ground floor will be remodeled to create new areas for retail spaces. The exterior at this area will be updated to create points of focus to the new retail businesses.

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LEVEL 6	3.4



# PROJECT TEAM

## DEVELOPMENT

Hempel Real Estate  
 10050 Crosstown Cir., Suite 100  
 Eden Prairie, MN 55344  
 612.355.2610

Enclave Companies  
 300 23rd Ave E Suite 300,  
 West Fargo, ND 58078  
 701.478.4300

## ARCHITECT

Kaas Wilson Architects  
 1301 American Blvd E, Suite 100  
 Bloomington, MN 55425  
 (612) 879-6000

# PLANNING METRICS

### Zoning

Current: C-4 ( PD OVERLAY )  
 Proposed: C-4 ( PD OVERLAY )

### Height

Allowed: Airport Overlay District  
 Proposed: 83 Feet

### Density

Allowed: 2.0 F.A.R. MAX ALLOWED  
 Proposed: 2.0 F.A.R.

### Lot Coverage

Allowed: 90% Impervious Coverage  
 Proposed: 90% Impervious Coverage

### Setbacks

Allowed: 35' Front / 30' Rear / 30' Side  
 Proposed: 35' Front / 30' Rear / 30' Side

### Vehicle Parking

Required: -  
 Proposed: See Schedule on Sheet 1.0

Please review the proposed setbacks. The side and rear proposed setbacks do not meet the City Code minimum and will require development flexibility.

GROSS AREA - TOTAL	
Level	Area
Level 6	26,482 ft <sup>2</sup>
Level 5	30,175 ft <sup>2</sup>
Level 4	30,175 ft <sup>2</sup>
Level 3	30,175 ft <sup>2</sup>
Level 2	32,879 ft <sup>2</sup>
Level 1	46,733 ft <sup>2</sup>
Garage Level	39,453 ft <sup>2</sup>
<b>Grand total</b>	<b>236,072 ft<sup>2</sup></b>

PARKING		
Level	Type	Count
Garage Level		346
Level 1		361
		<b>707</b>

Given the parking information on the lower right side of Project Data page, this parking table is confusing.

# SITE METRICS

PARCEL ID 0102724340060

ADDRESS 2101 Killebrew Dr.,  
 Bloomington, MN 55425

PARCEL AREA 62,888 SQ.FT. (1.44 ACRES)

ZONING C-4

### APPLICATIONS PDP REVIEW

The impervious surface coverage for the C-4 District is 90%. However, for residential uses within the C-4 District, the coverage is limited to 85%. Please provide the impervious surface coverage for the residential site as well as the entire planned development.

UNIT MIX - GROSS AREA				
Unit Types	Count	Unit Gross Area	Total Area	%
		Main Floor		
<b>0 BR (Studio)</b>				
Unit 0-0	45	497 ft <sup>2</sup>	22,368 ft <sup>2</sup>	27%
	45		22,368 ft <sup>2</sup>	27%
<b>1BR (S)</b>				
Unit 1-0	84		55,660 ft <sup>2</sup>	50%
	84		55,660 ft <sup>2</sup>	50%
<b>2BR/2BA</b>				
Unit 3-0	8	1,105 ft <sup>2</sup>	8,837 ft <sup>2</sup>	5%
Unit 3-1	4	1,177 ft <sup>2</sup>	4,707 ft <sup>2</sup>	2%
Unit 3-2	2	905 ft <sup>2</sup>	1,809 ft <sup>2</sup>	1%
Unit 3-3	4	979 ft <sup>2</sup>	3,915 ft <sup>2</sup>	2%
Unit 3-4	16	1,107 ft <sup>2</sup>	17,709 ft <sup>2</sup>	10%
Unit 3-5	5	1,177 ft <sup>2</sup>	5,884 ft <sup>2</sup>	3%
	39		42,860 ft <sup>2</sup>	23%
<b>Grand total</b>	<b>168</b>		<b>120,888 ft<sup>2</sup></b>	<b>100%</b>

Existing Parking Ramp - 403 surface stalls  
 Existing Office North and West Parking Lots - 181 surface stalls  
 Existing Office Underground Garages - 130 garage stalls  
 Office Building Total parking stalls - 808 stalls

Office Garage Level - 237 garage stalls  
 Office Level 1 - 243 surface stalls  
 Office South / East parking ramp Total parking stalls - 480 stalls

Resident Enclosed Parking  
 Garage Level - 106 stalls  
 Level 1 - 108 stalls  
 Level 1 - Front Entry - 12 stalls  
 Total enclosed stalls = 226

Total Site parking - 1515 stalls

Resident Enclosed Parking Ratio - 226/168 = 1.35  
 With Shared Resident/Office Parking Ratio for Residents - 226 + 51 shared stalls = 1.7 parking ratio

Are the front entry parking stalls the surface stalls in front of the building? If so, these are not enclosed.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC 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 lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.

Please review gross floor areas for the two office buildings. City records show different floor areas. Accurate gross floor areas are needed to calculate parking requirements.

Building property shall be adequately signed for emergency response.

extend sidewalk connection on north so it connects to sidewalk running along Service road

Platting required. See platting comments.

It appears that only 5 parking stalls are located immediately in front of the main entrance.

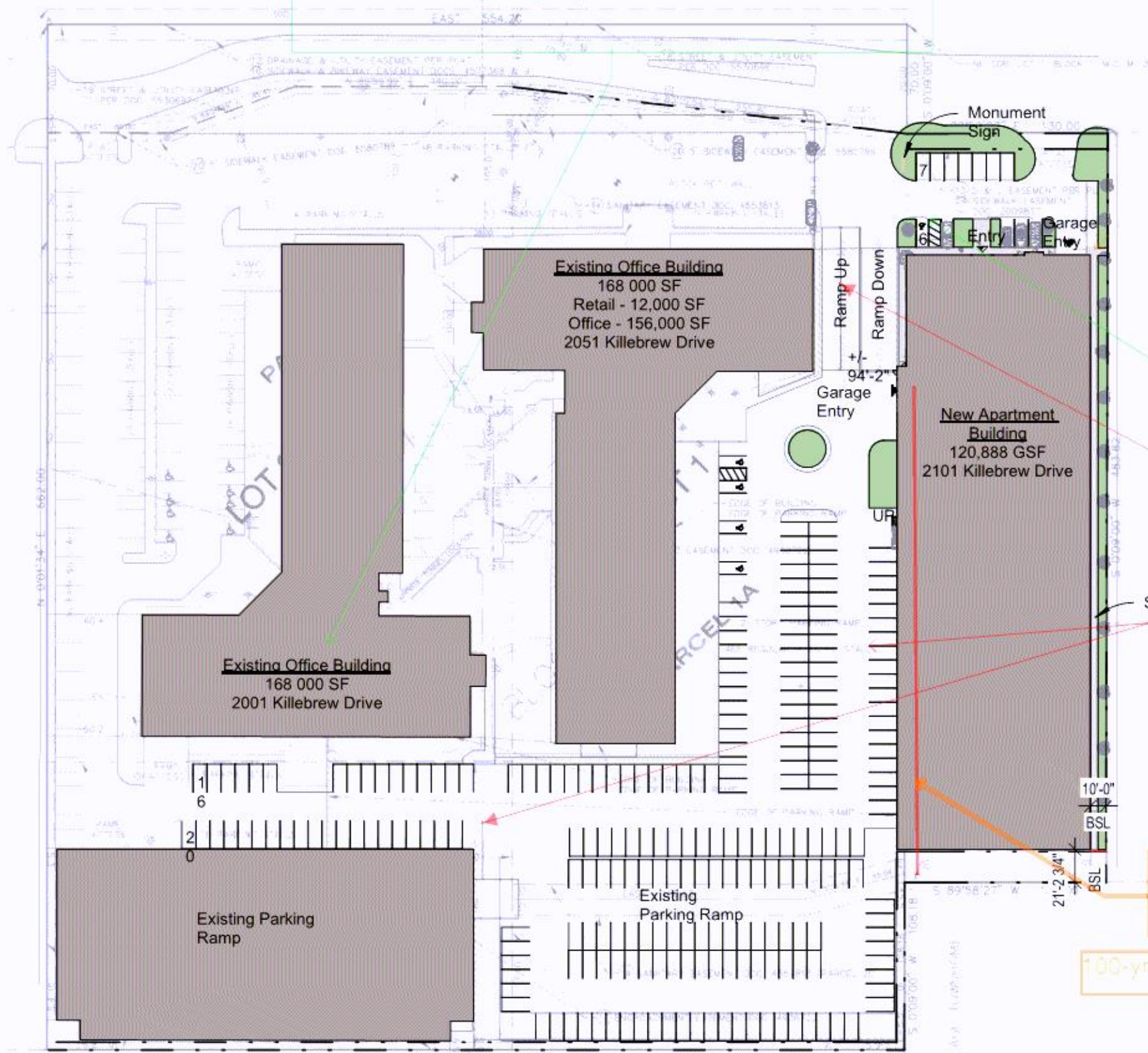
Provide emergency vehicle access to accommodate ladder 3 including turning radius and weight (40 tons)

Sidewalk

HOW WILL PRIVATE STORM SWER BE RELOCATED?

100-yr FLOOD E.L. 808.8

TREATMENT AND VOLUME RETENTION ARE REQUIRED.



1 PDP OVERALL SITE PLAN  
1" = 80'-0"



Building plans must be signed by a MN licensed architect.

Must meet 2020 MN State Building Code

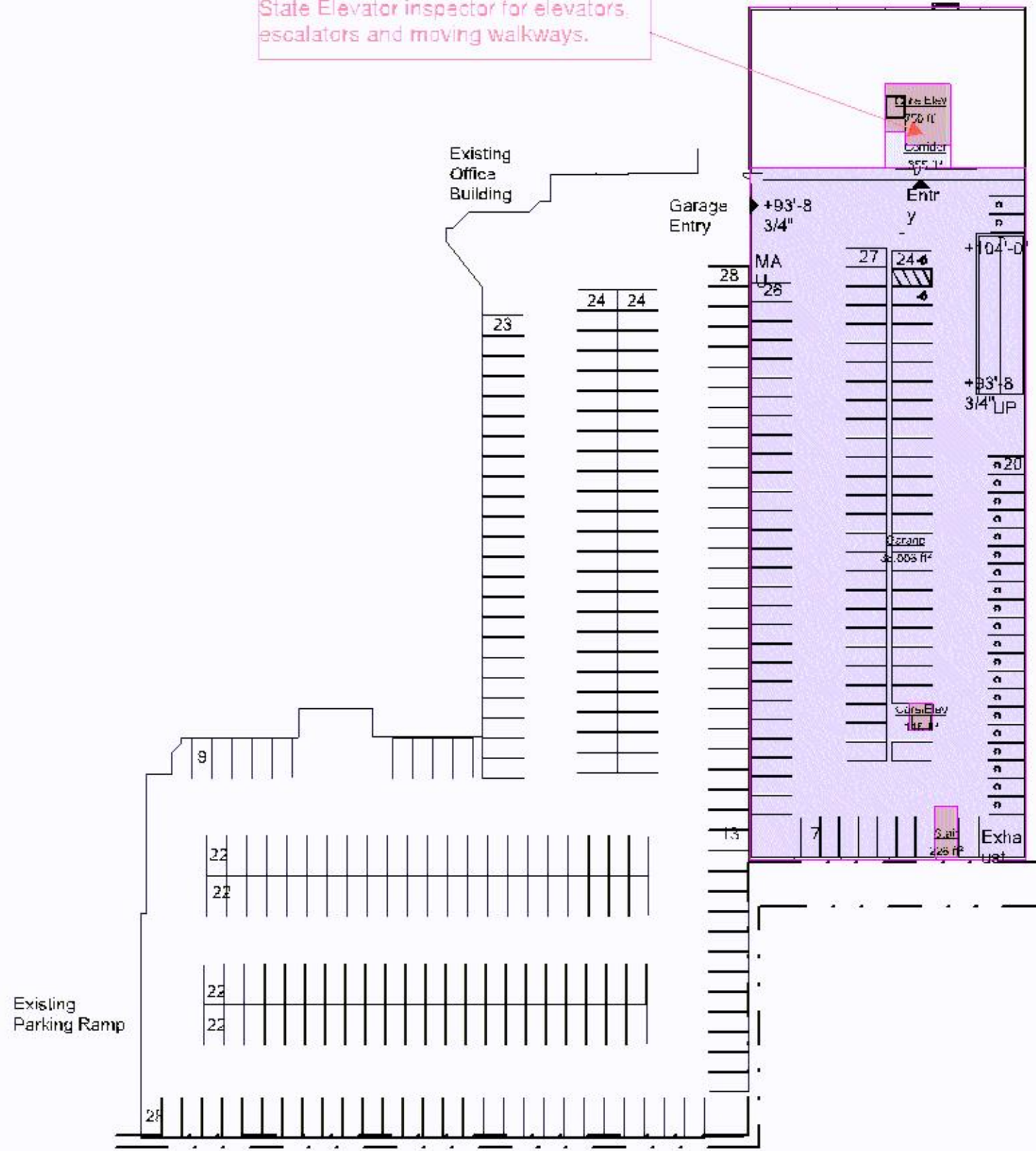
SAC review by MET council will be required.

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

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

Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.



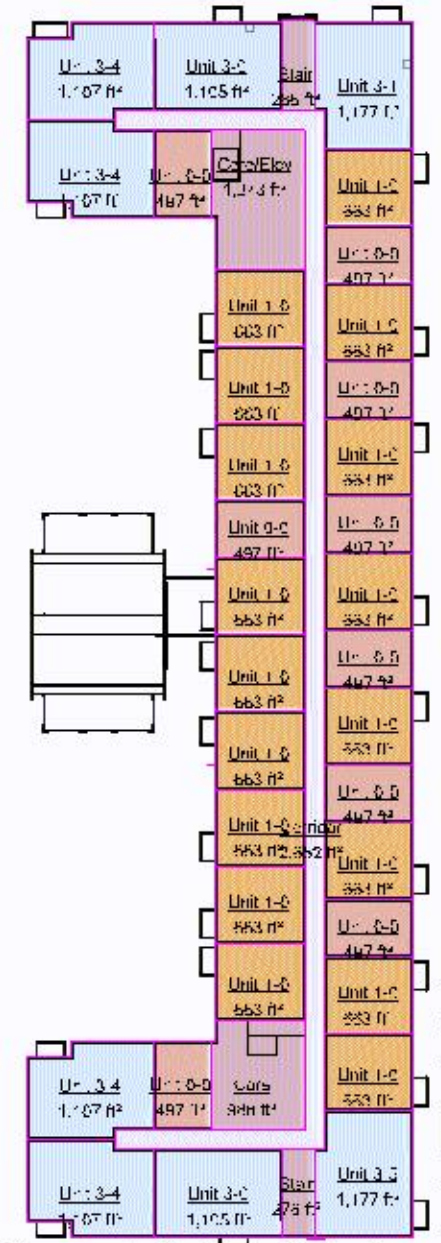
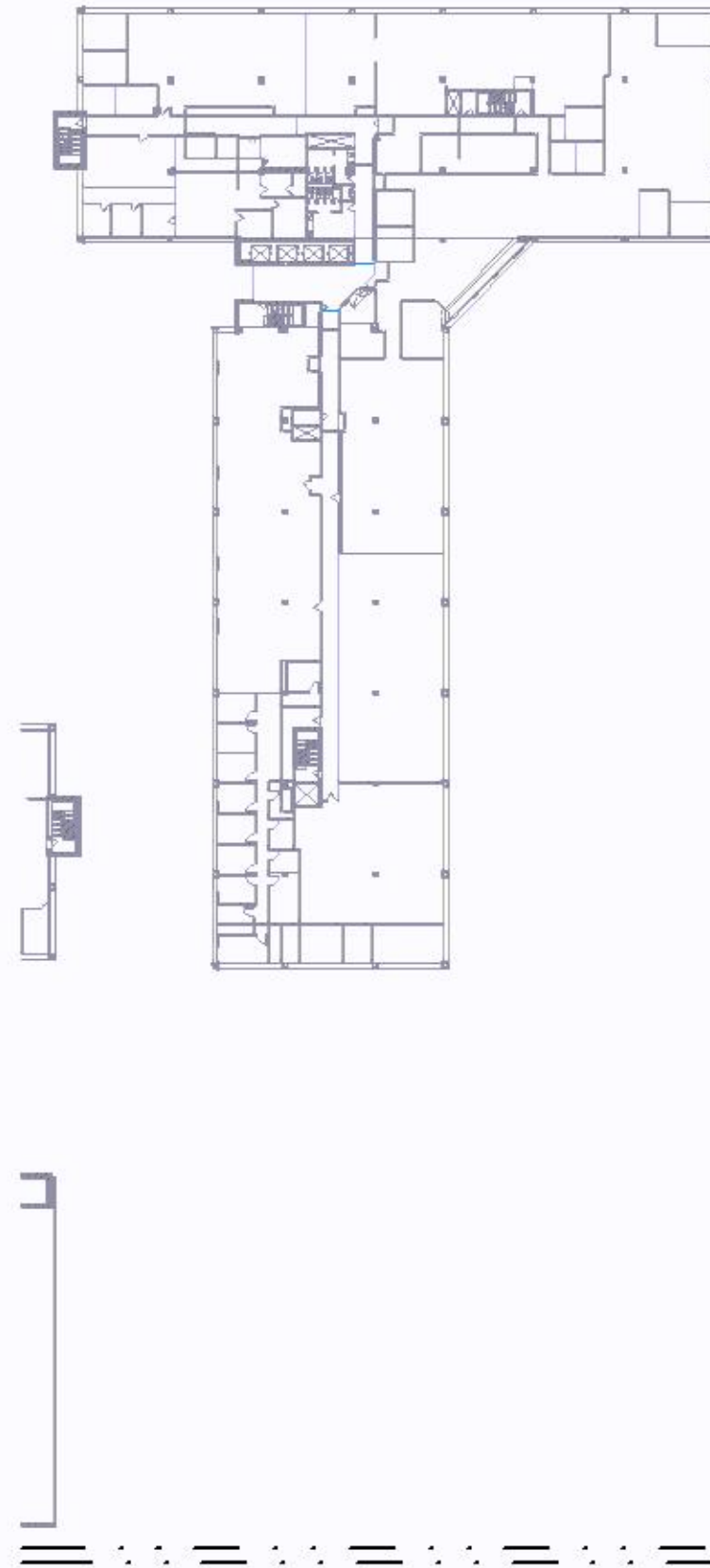
1 Garage Level  
1" = 60'-0"





① Level 2  
1" = 60'-0"





① Levels 3 thru 5  
1" = 60'-0"





# BLN Building - North Wing

2051 Killebrew Drive  
Bloomington, Minnesota



EXTERIOR PAINTING SCOPE TO INCLUDE ALL BUILDING FACADES  
ACCENT COLOR ONLY AT NORTH WING LOCATIONS, AS DRAWN.  
ALTERNATE 2: MURAL (ESTIMATE RANGE OKAY)

Painting the existing unpainted office buildings is prohibited. Please explore alternatives to painting. Murals are considered "secondary exterior materials" and are allowed to be up to 15% of each building elevation. So, murals are permitted, but a mural may not be painted directly onto the brick. It may be painted on a separate surface which is then attached to the building exterior.

PROJECT DESIGNER & MANAGER  
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**BLN Building Renovation**

**North Wing**  
2051 Killebrew Drive  
Bloomington, Minnesota

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**Bid #1 Exterior & Retail include: North Wing Retail Conversion & Exterior Improvements**

Revisions		
NUMBER	ISSUE	DATE
02	GC Budget Pricing	01/18/22
01	Owner Review	01/11/22

**Sheet Information**  
Date: January 18, 2022  
Scale: As Noted  
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Title  
BLN Design Concept  
Exterior Bldg  
Painting & Mural

Sheet  
**A001**

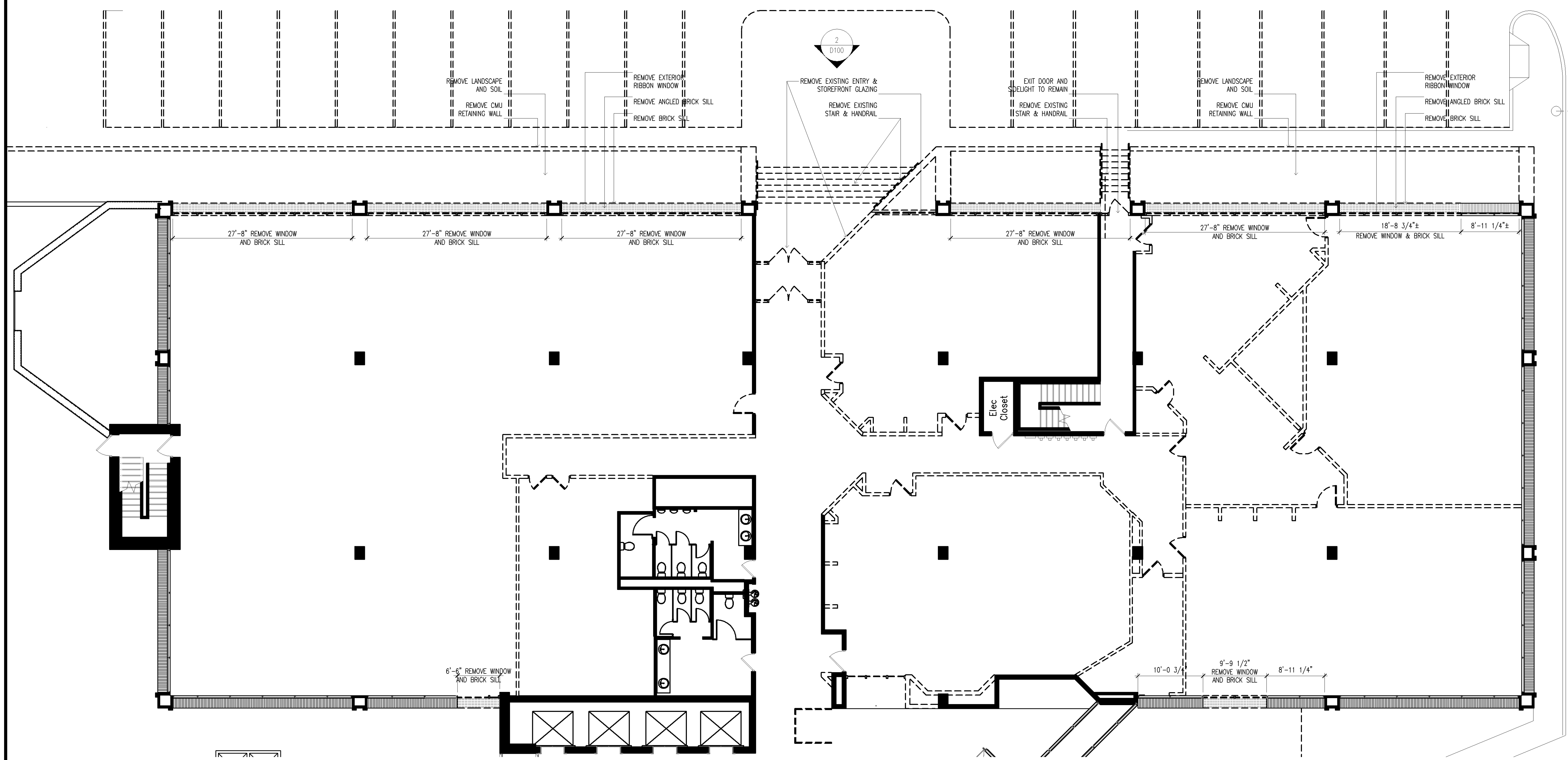
Budget Pricing Set Only





**2** RETAIL PATIO DEMOLITION ELEVATION  
1/8" = 1'-0"

REMOVE EXTERIOR RIBBON WINDOW  
REMOVE ANGLD BRICK SILL  
REMOVE BRICK SILL  
REMOVE LANDSCAPE AND SOIL  
REMOVE CMU RETAINING WALL  
EXIT DOOR AND SIDELIGHT TO REMAIN  
REMOVE EXISTING STAIR & HANDRAIL  
REMOVE EXTERIOR RIBBON WINDOW  
REMOVE ANGLD BRICK SILL  
REMOVE BRICK SILL  
REMOVE EXISTING ENTRY & STOREFRONT GLAZING  
REMOVE EXISTING STAIR & HANDRAIL  
REMOVE EXTERIOR RIBBON WINDOW  
REMOVE ANGLD BRICK SILL  
REMOVE BRICK SILL  
REMOVE LANDSCAPE AND SOIL  
REMOVE CMU RETAINING WALL  
REMOVE EXTERIOR RIBBON WINDOW  
REMOVE ANGLD BRICK SILL  
REMOVE BRICK SILL  
REMOVE CMU RETAINING WALL



**1** RETAIL PATIO DEMOLITION PLAN - NORTH WING  
1/8" = 1'-0"

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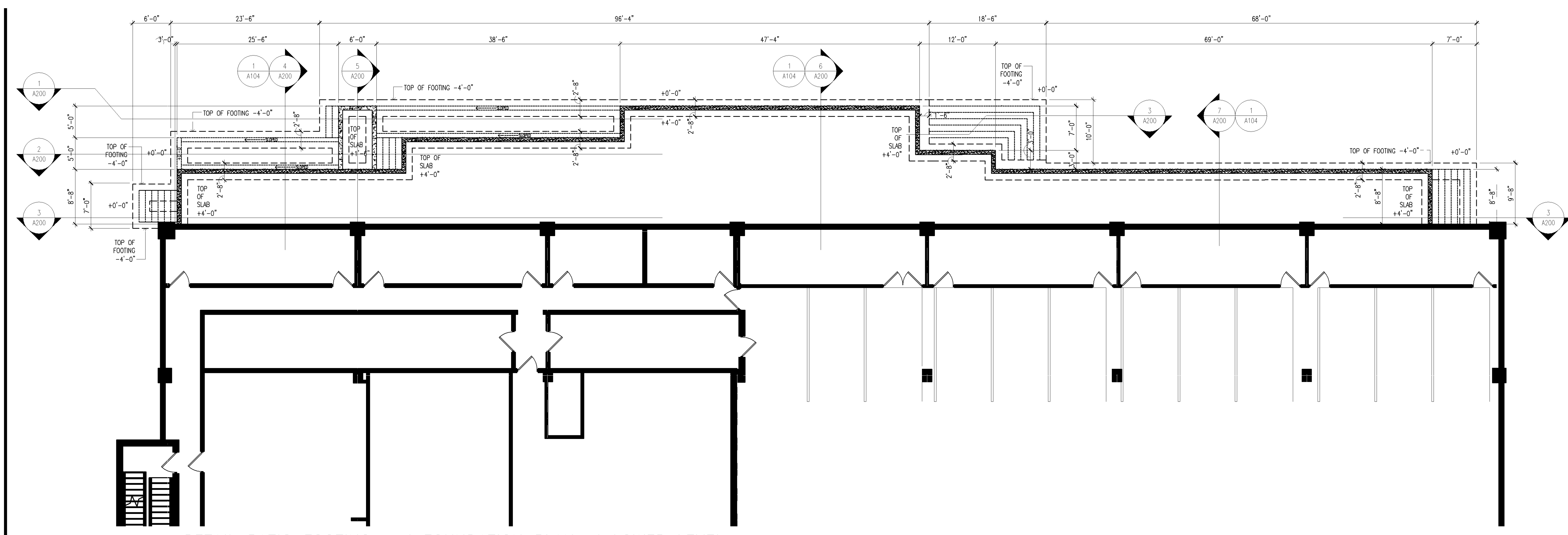
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**Title**  
Retail Patio Demolition Plan & Elevation

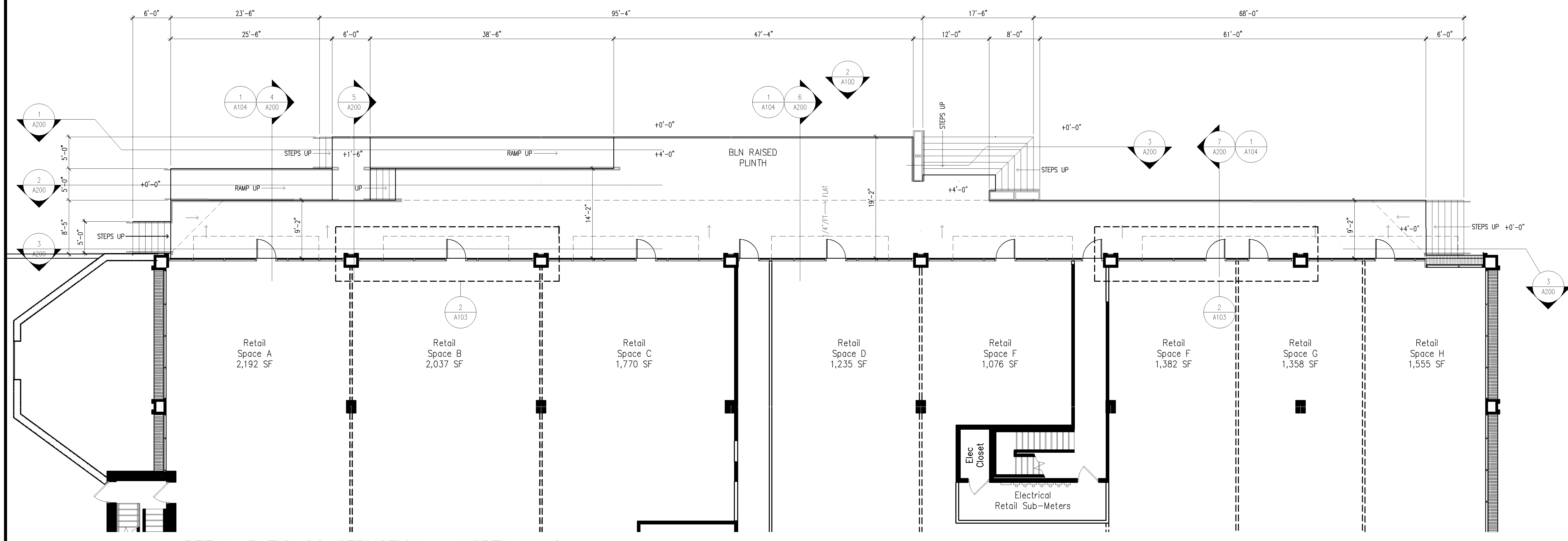
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Budget Pricing Set Only





**2** RETAIL PATIO FOOTING and FOUNDATION PLAN at LOWER LEVEL  
1/8" = 1'-0"



**1** RETAIL PATIO CONSTRUCTION - NORTH WING  
1/8" = 1'-0"

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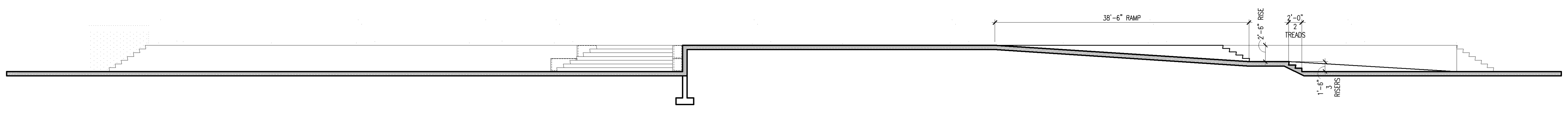
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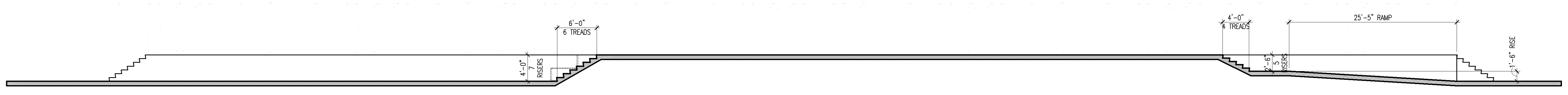
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Retail Patio Construction and Foundation Plan

**Sheet**  
**A101**

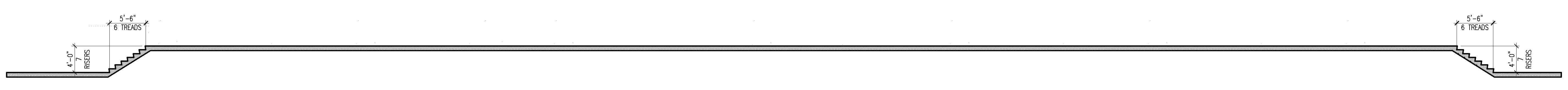
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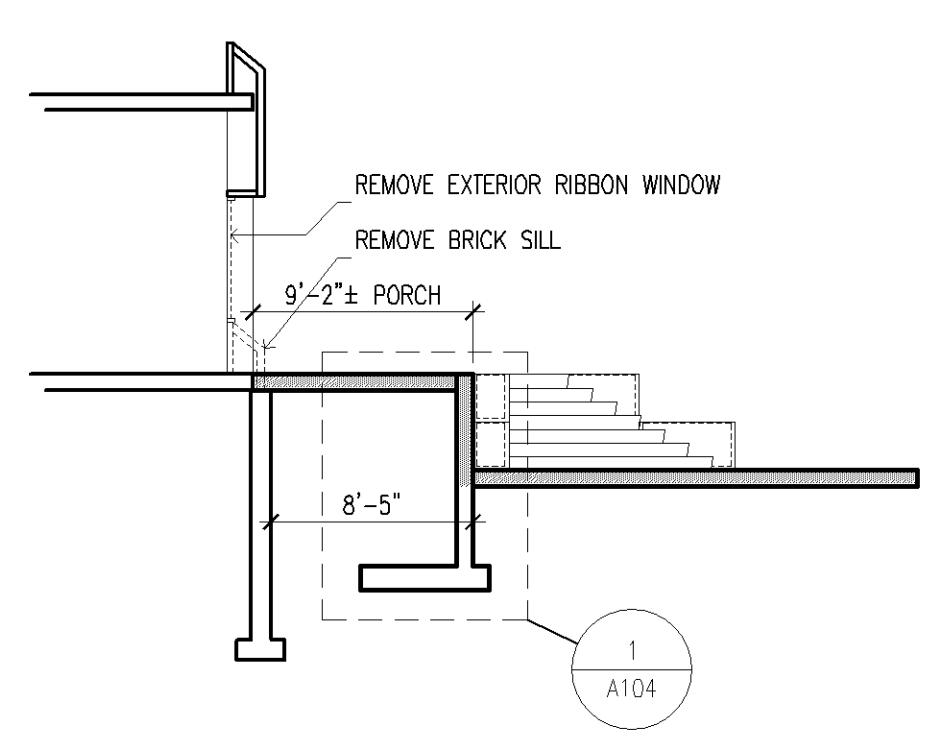
**1** N/S SECTION THRU PORCH  
1/8" = 1'-0"



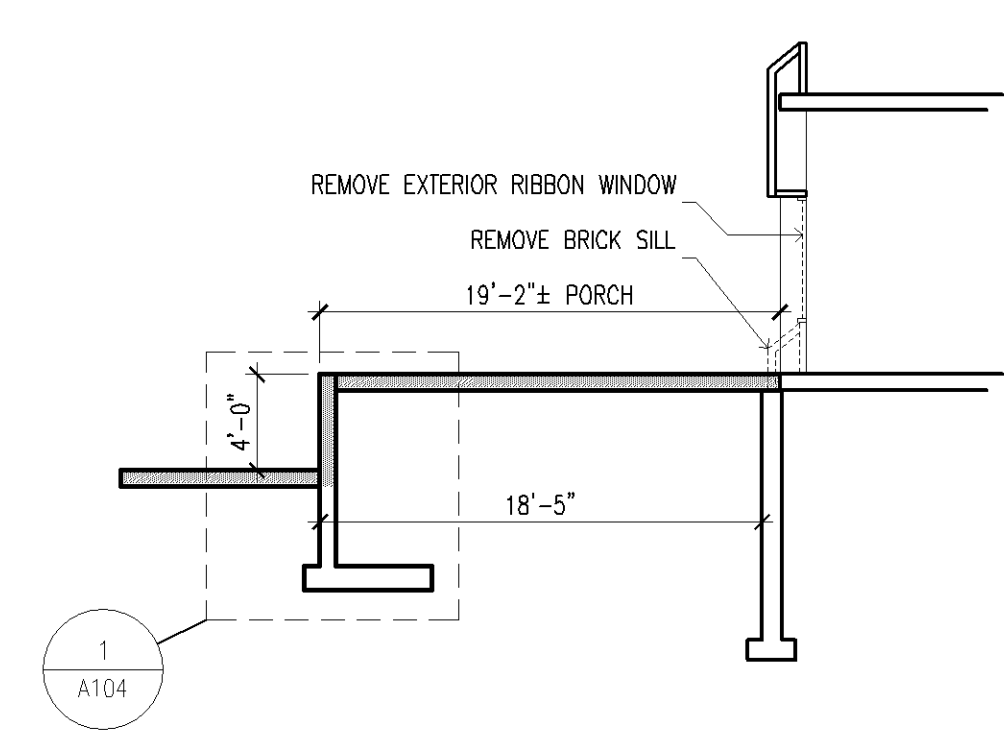
**2** N/S SECTION THRU PORCH  
1/8" = 1'-0"



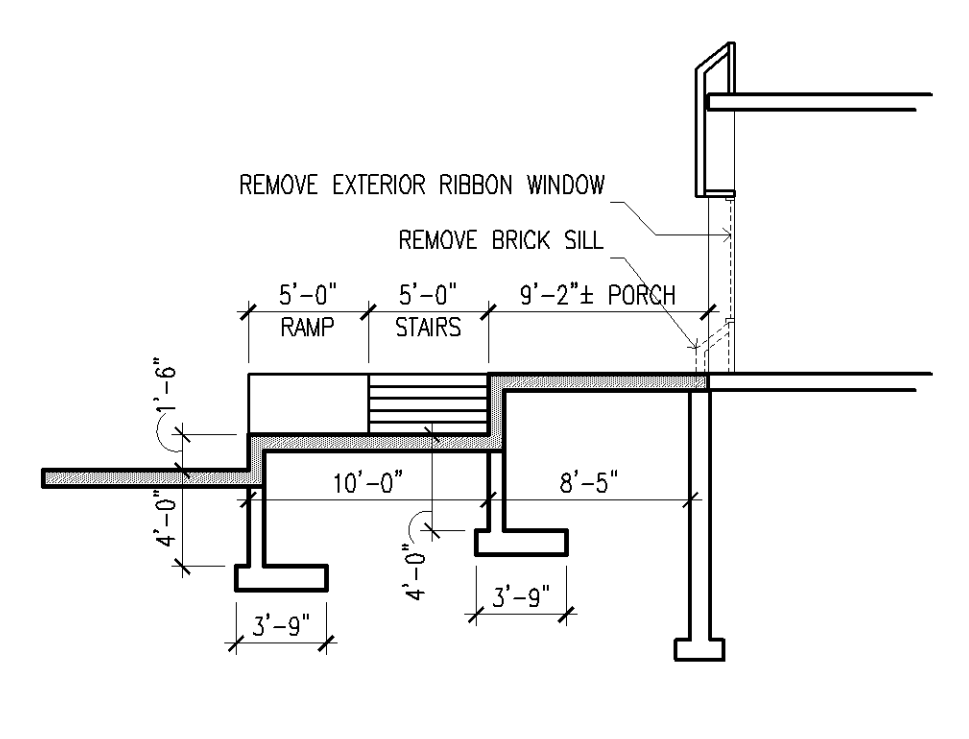
**3** N/S SECTION THRU PORCH  
1/8" = 1'-0"



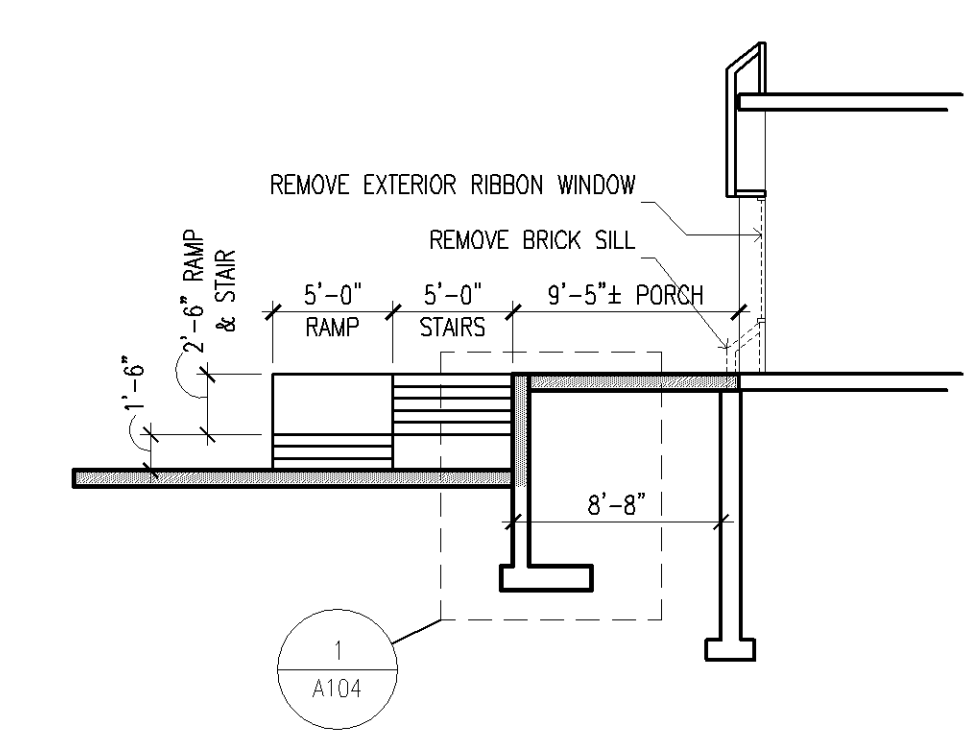
**7** N/S SECTION THRU PORCH  
1/8" = 1'-0"



**6** N/S SECTION THRU PORCH  
1/8" = 1'-0"



**5** N/S SECTION THRU PORCH  
1/8" = 1'-0"



**4** N/S SECTION THRU PORCH  
1/8" = 1'-0"

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**BLN Building Renovation**

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**Bid #1 Exterior & Retail include: North Wing Retail Conversion & Exterior Improvements**

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**Sheet Information**  
Date: January 18, 2022  
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**Title**  
Retail Patio Sections

**Sheet**  
**A102**

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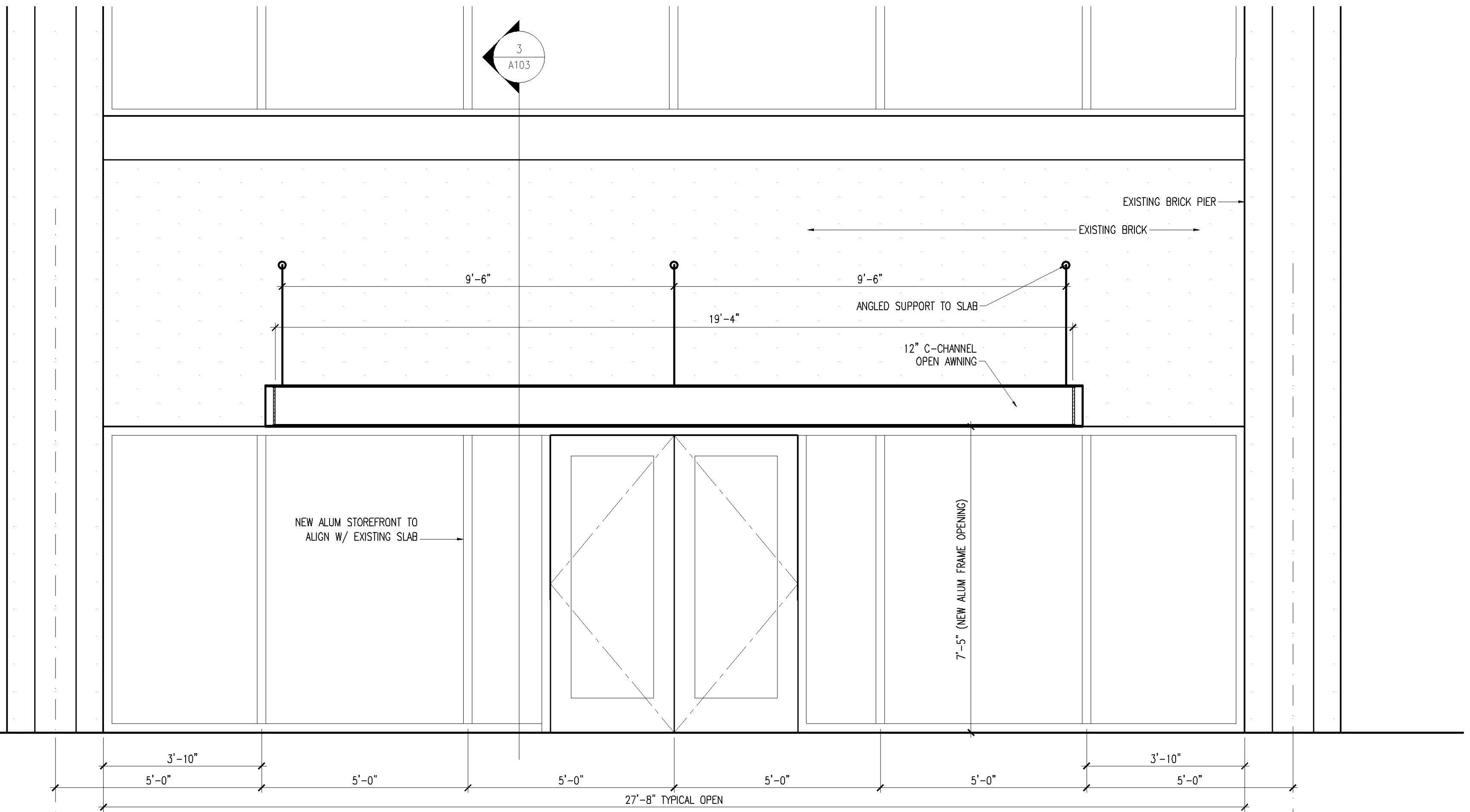
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Title  
**Retail Patio Details**

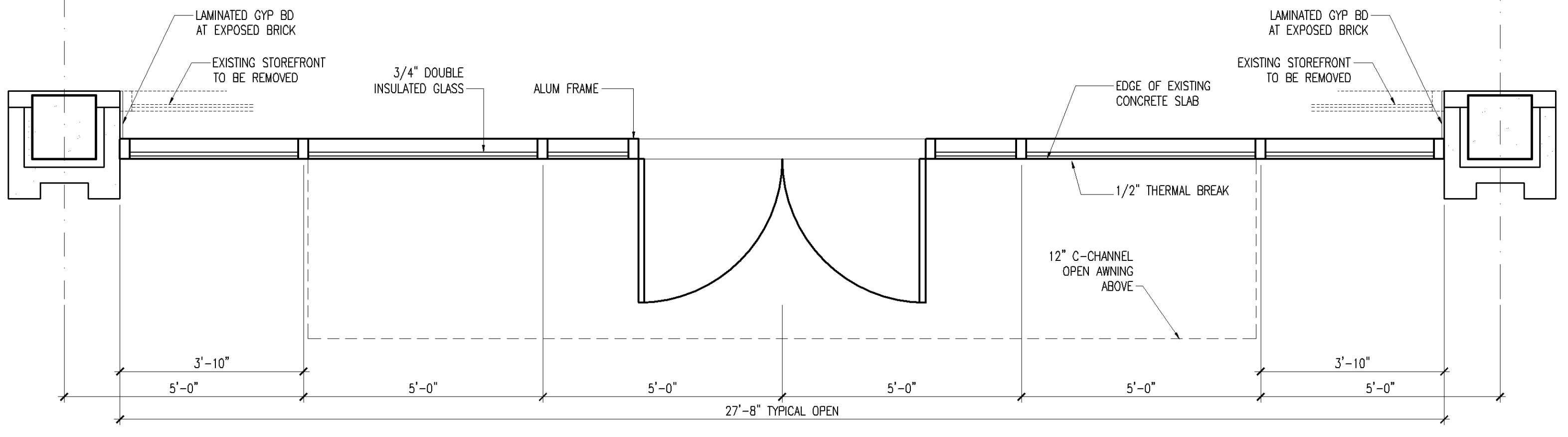
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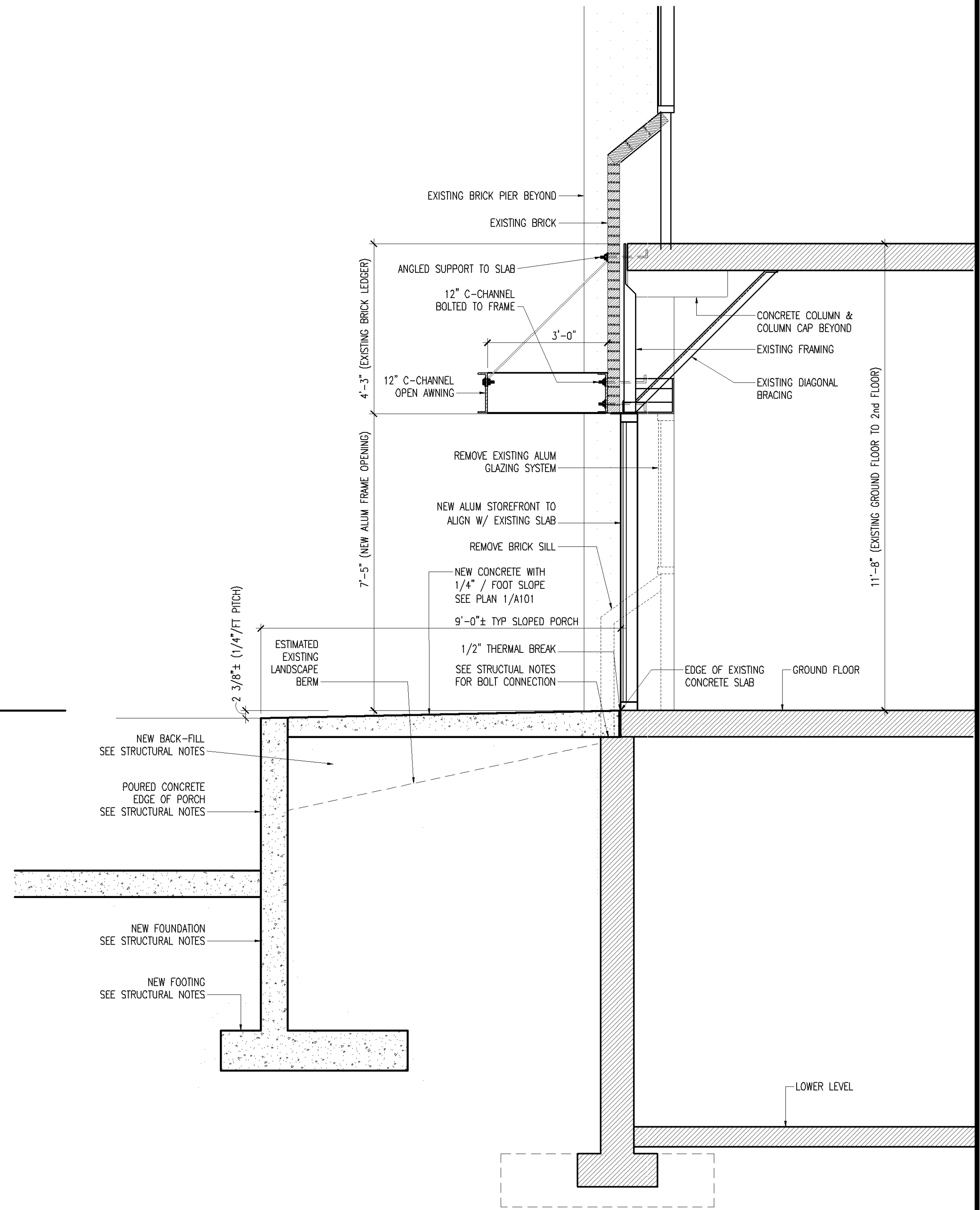
**1** TYPICAL STOREFRONT ELEVATION

1/2" = 1'-0"



**2** TYPICAL STOREFRONT PLAN

1/2" = 1'-0"



**3** TYPICAL SECTION THRU STOREFRONT


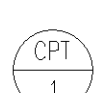
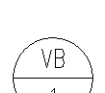
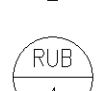
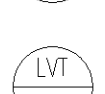
1/2" = 1'-0"

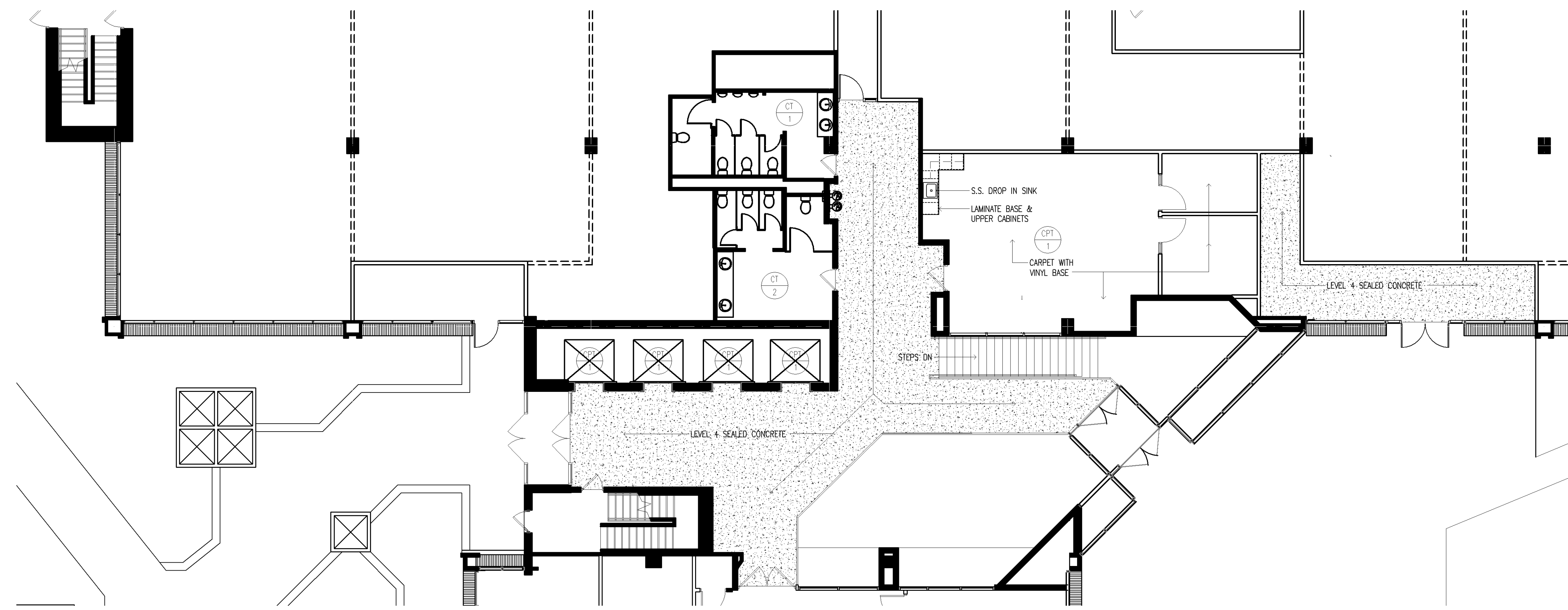




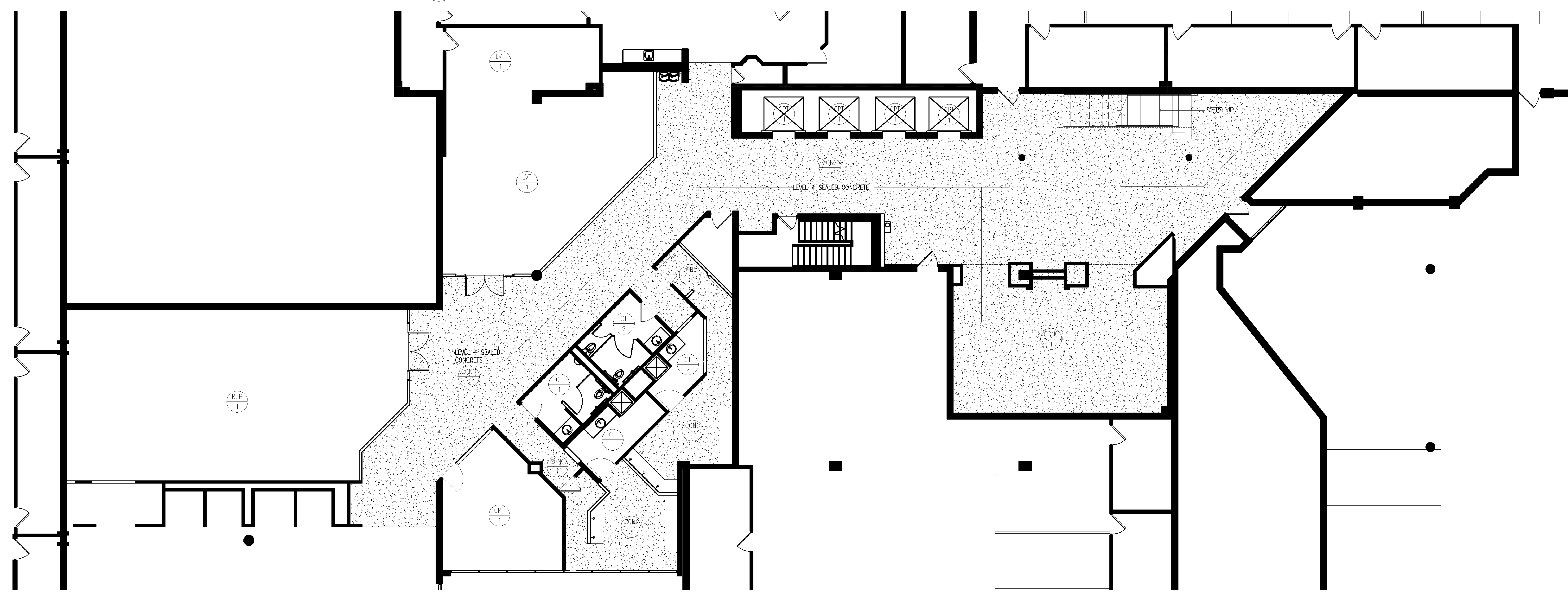




-  CONC-1  
SEALED CONCRETE  
LEVEL 4 FINISHES
-  CPT-1  
CARPET  
\$25/SY PRODUCT ALLOWANCE
-  VB-1  
VINYL BASE  
JOHNSONITE
-  RUB-1  
RUBBER FLOOR  
\$9/SF PRODUCT ALLOWANCE
-  LVT-1  
LUXURY VINYL TILE  
\$6/SF PRODUCT ALLOWANCE



**1** COMMON AREA FLOOR PLAN - GROUND FLOOR  
1/8" = 1'-0"



**2** COMMON AREA FLOOR PLAN - LOWER LEVEL  
1/8" = 1'-0"

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**Bid #2 Interior Improvements include:**  
 1st Level & Lower Level Common Area Improvements

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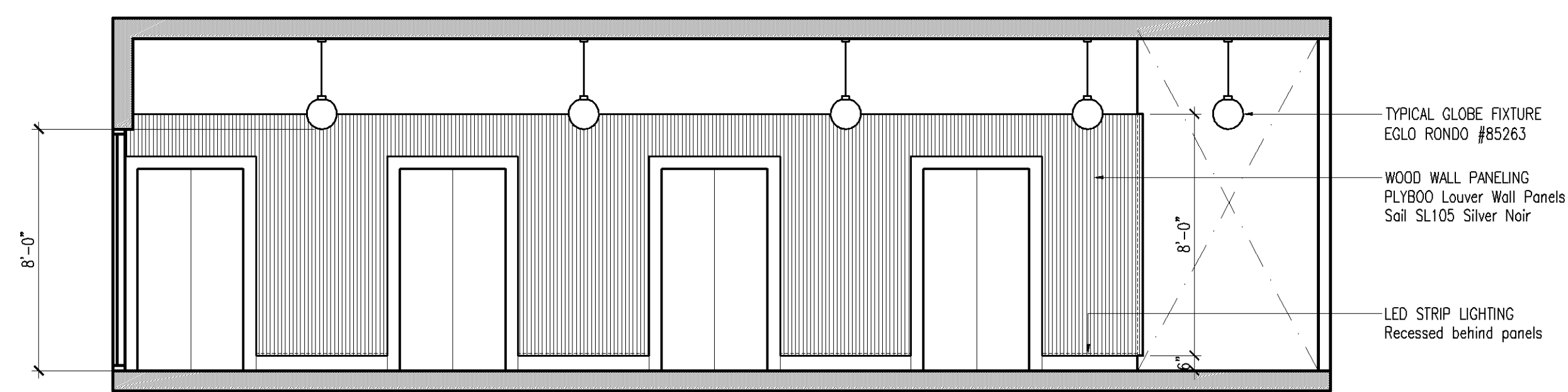
**Sheet Information**  
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**Title**  
 Common Area Floor Finishes Plans  
 Ground Floor & Lower Level

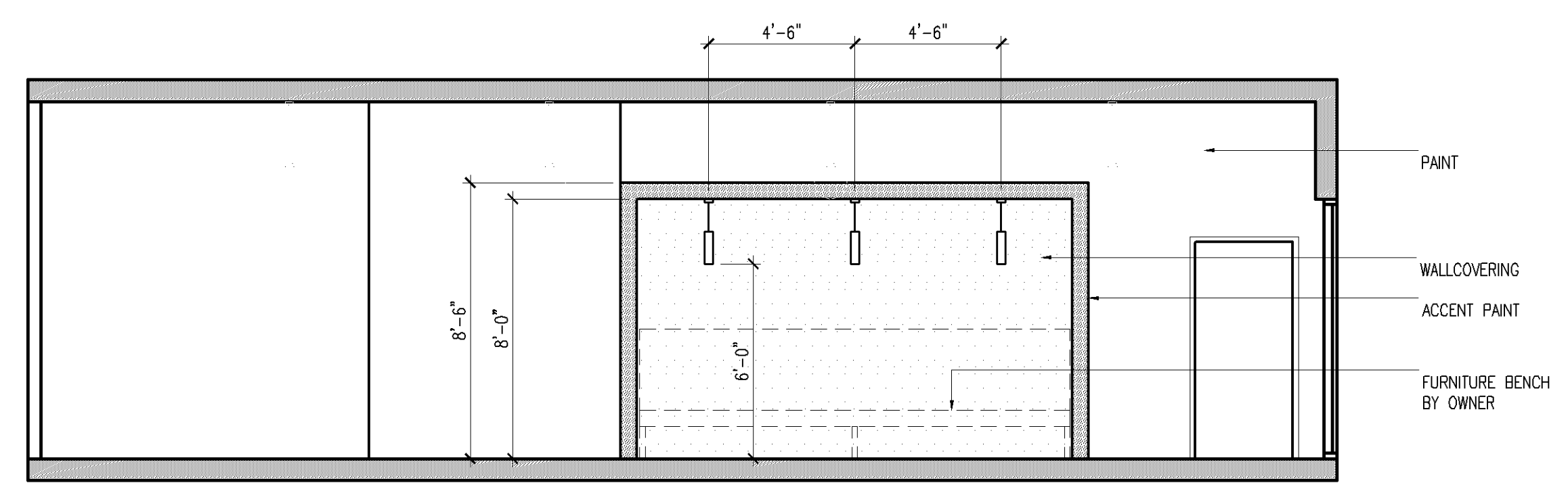
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**A112**

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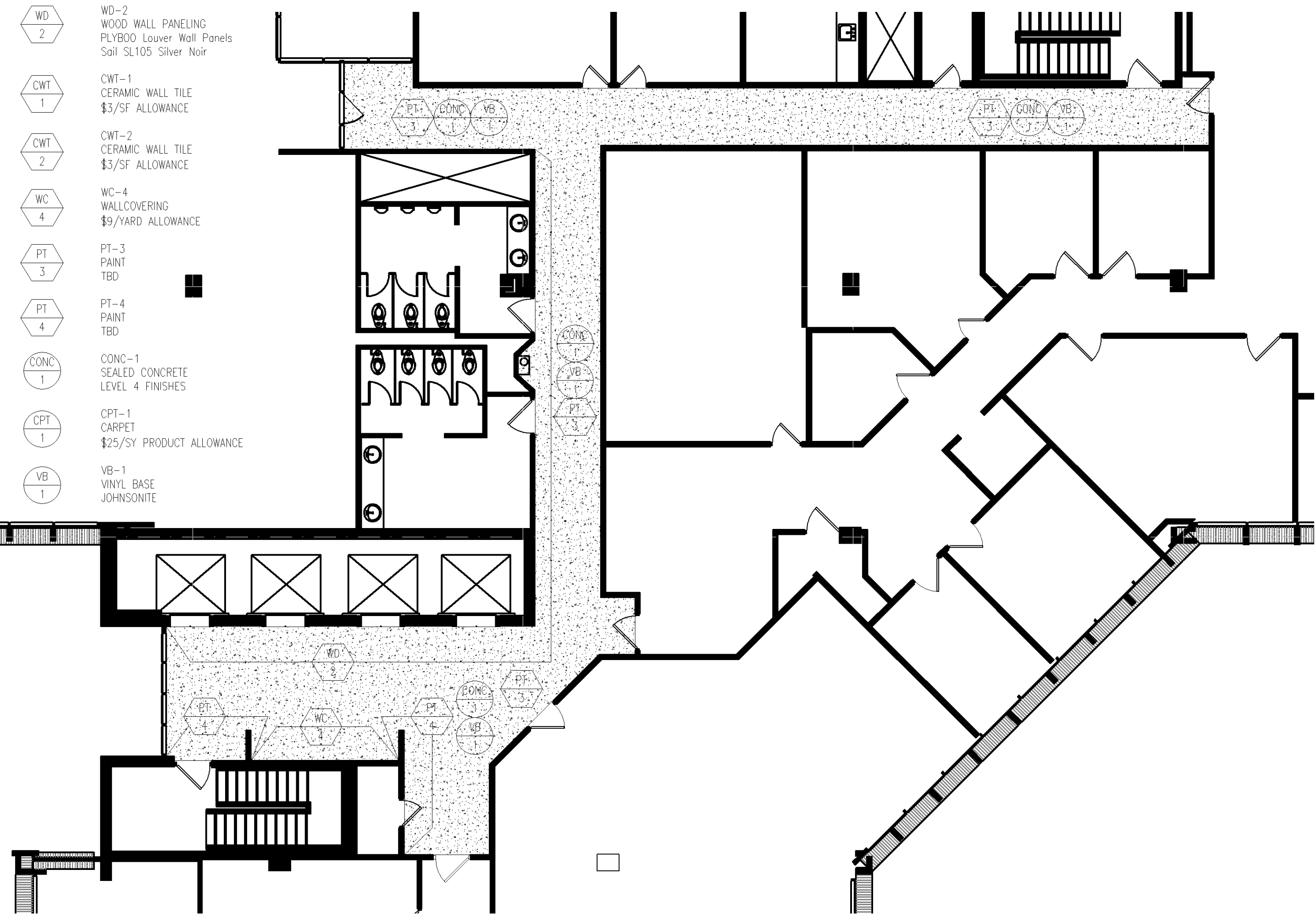




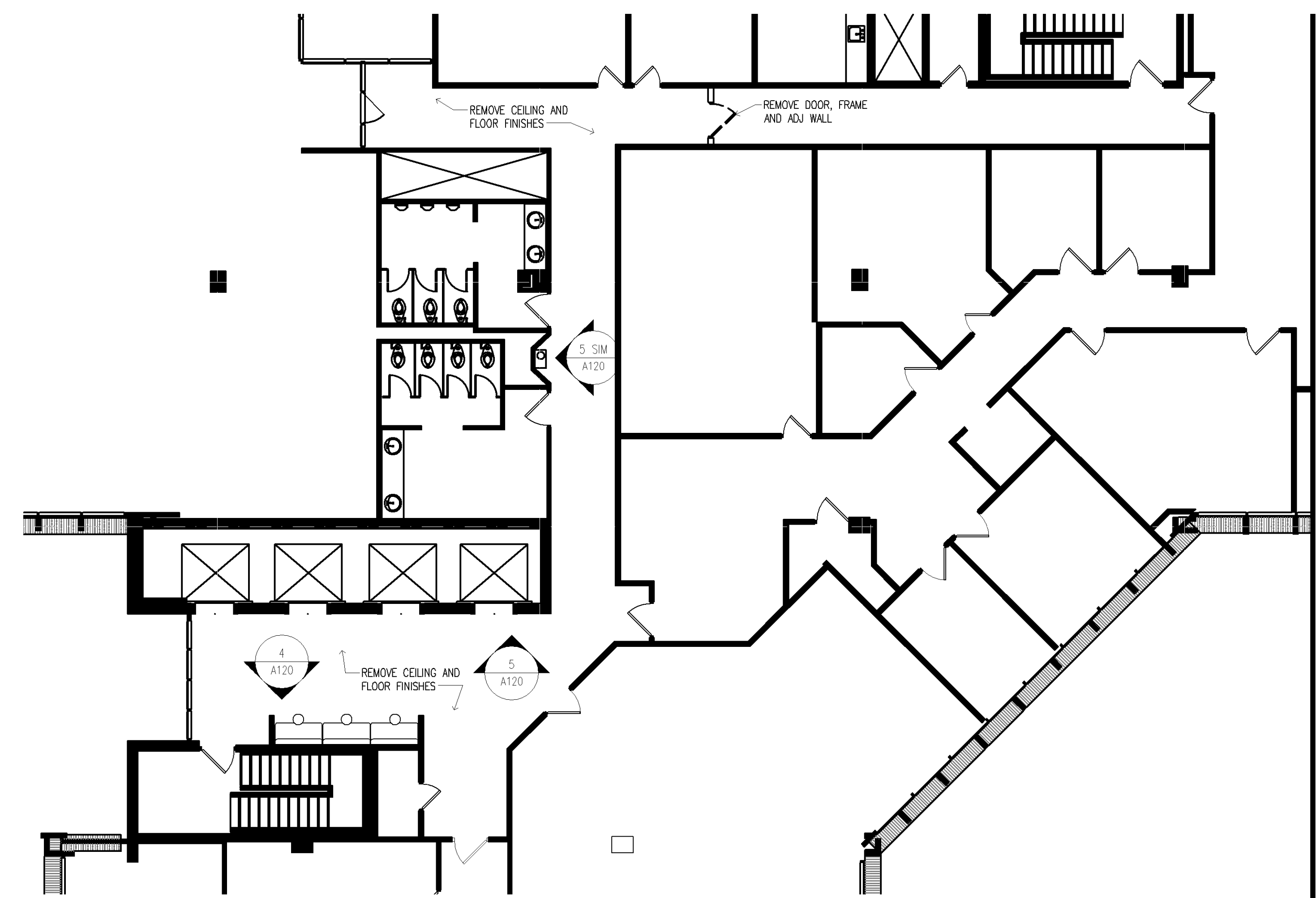
**5** ELEVATIONS  
1/8" = 1'-0"



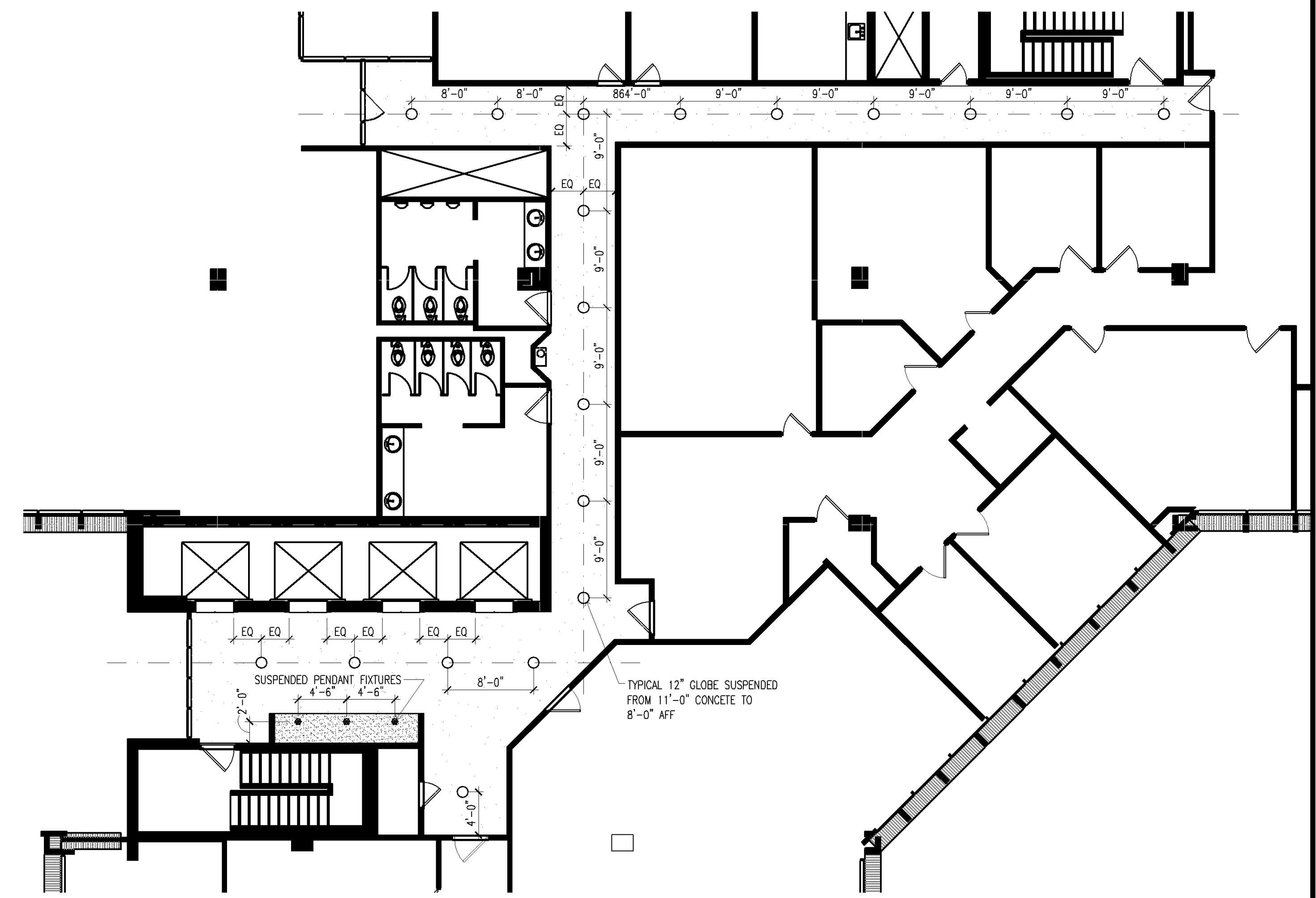
**4** ELEVATIONS  
1/8" = 1'-0"



**3** FINISHES FLOOR PLAN - 6th FLOOR  
1/8" = 1'-0"



**1** DEMO / CONST FLOOR PLAN - 6th FLOOR  
1/8" = 1'-0"



**2** REFLECTED CEILING PLAN - 6th FLOOR  
1/8" = 1'-0"

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**Bid #2 Interior Improvements include:**  
**6th Level Common Area Improvements**

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Date	January 18, 2022
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Title  
**Multi-Tenant Corridor Plans**

6th Floor

Sheet  
**A120**

Budget Pricing Set Only