



700 American Blvd West

Formal Development Review Committee Application
PL202300178 – Development Application
PL202300139 - Pre-Application

Project Team

Property Owner	City of Bloomington 1800 West Shakopee Road Bloomington, MN 55431
Developer	Schafer Richardson 900 North Third Street Minneapolis, MN 55401 Contact: Acacia Galle Email: agalle@sr-re.com Phone: 612-359-5845
Architect	UrbanWorks Architecture 901 North Third Street, Suite 145 Minneapolis, MN 55401 Contact: Devon Lundy Email: dlundy@urban-works.com Phone: 612-455-3109
Civil Engineer	BKBM Engineers 6120 Earle Brown Drive, Suite 700 Minnesota, MN 55430 Contact: Keith Matte Email: kmatte@bkbm.com Phone: 763-843-0446
Landscape Architect	Damon Farber 310 S 4 th Ave, Suite 7050 Minneapolis, MN 55415 Contact: Jesse Symynkywicz Email: JSymynkywicz@damonfarber.com Phone: 763-257-7928

Application

The requests within this application are:

1. Rezoning from B-2 (Neighborhood Commercial) to RM-100 (High Density Residential) and Planned Development overlay.
 - a. Proposing Deviations from RM-100
2. Preliminary Development Application
3. Final Development Application

Project Description

700 American Blvd W is a 1.85 acres site located at the corner of Lyndale Ave S and American Blvd. The site is adjacent to REI and Bauer Hockey Experience to the north; TopLine Financial Credit Union to the west; American Blvd to the south; and Lyndale Ave S to the east. Currently, the site is vacant and zoned B-2 (Neighborhood Commercial). The site is guided for Regional Commercial under the 2040 Comprehensive Plan.

The 700 American Blvd W development is a five story, mixed-use building. The development consists of 128 affordable, age restricted rental housing units. The unit mix includes one, two, and three-bedroom units. The building's roughly 6,000 sq ft of amenity space—including an activated lobby, community room, fitness center, and management office—located on the ground floor. The corner of Lyndale Ave S and American Blvd will be activated by approximately 1,500 square feet of commercial space accessible by pedestrians from Lyndale Ave S. Residential access to the lobby is located near the southwest wing of the building with access from both the surface lot and American Blvd.

Vehicular access is provided by two curb cuts along the northern property line, contained within an access easement granted by the property to the north; however, vehicular access from the public right-of-way to this easement area will be from the existing curb cut on American Blvd. There is a right-out onto Lyndale Ave S for improved access for first responders and potentially metro mobility vehicles. The site has a total of 165 parking stalls, with 118 enclosed, garage stalls and 47 surface stalls. Exterior amenities include an outdoor plaza and community planters. New landscape and streetscape elements will be added along the frontage on American Blvd W. These streetscape enhancements will create a pedestrian-oriented pathway that features native, urban-tolerant trees & plantings, an improved sidewalk, bicycle amenities, public art and seating.

Exterior cladding for 700 American Blvd W will be a combination of brick/stone, glass, concealed fastener metal siding, and fiber cement board. The building will have aluminum hung balconies on select units.

The Project will adhere to green building principles including following the Minnesota Overlay for Enterprise Green Communities green building standard. There will be energy and water saving measures in and around the building. The building will be solar-ready.

Anticipated Deviations

The project requires flexibility in the following areas:

- **Side Setback (§21.301.02(d)(1)):** The minimum building setback in the RM-100 zoning district is 10 feet from property lines along streets, 20 feet from the rear property line, and 10 feet plus 0.25 feet for each foot in height over 30 feet. The proposed building placement is setback 11'-0" from the western property edge. The proposed building height is just over 62 feet, which requires an 18.25-foot setback from the western property line. A setback deviation is requested for the western property line setback. The setback deviation is proposed to enhance the streetscape along the public, Lyndale Avenue frontage. The side setback deviation also allows for greater separation between the building and the sidewalk for an improved pedestrian experience.
- **Landscaped Yard (§21.301.15):** A minimum 20-foot landscaped yard is required along street frontages. The project is requesting a deviation to allow the plaza area along American Blvd and the retail patio along Lyndale Ave to live within the 20-foot landscaped yard area. This deviation is proposed to activate the corner, providing residents with a nice area to wait for transit and improves walkability around the site.

Opportunity Housing Ordinance Incentives

- **Open Space Reduction (§9.16.05):** The requirement for open space is 300 sq ft per unit. In the case of this project, the open space requirement is 38,400 sq ft. Currently, the proposed development includes 35,200 sq ft of open space. The project is requesting a reduction in the open space requirement under the Opportunity Housing Ordinance (OHO). The ordinance allows for a 25% reduction of the open space requirement for developments with 9% of its units qualifying very low-income affordable housing.
- **Parking Reduction (§9.19):** The minimum parking requirements for senior housing is 1.5 stalls per unit. In this case, the requirement is 192 stalls. The commercial space, assuming retail sales or service use, requires 1 space per 180 sq ft. The requirement for the commercial space is 8 stalls. The project is requesting a reduction in the parking requirement under the OHO. The project is in a Tier II transit area with 20% of units qualifying as very low-income units (available at 50% AMI or less), which allows for a 20% reduction on the parking requirements. The reduced parking requirement is 162 stalls (154 for residential + 8 for commercial). The proposed development includes 118 underground garage stalls and 47 surface stalls for a total of 165 stalls.
- **Alternative Exterior Materials Allowance (§9.22):** The project is requesting the alternative exterior material allowance under the OHO on the north and west facades. The ordinance allows for alternative exterior materials to cover up to 75% of the facades not facing public streets in developments with 9% of units qualifying very low-income affordable housing.

Construction Schedule

This is a single-phase project. It is anticipated that construction will start in Spring/Summer 2024 with an approximate 16-month construction period.

Building Statistics

Please reference the building plans for the Building Statistics.

Proposed Hours of Operation

The residential component of the building will be open to residents 24 hours a day, 7 days a week. Once open, the management office is anticipated to be open Monday through Friday from 9am to 5pm.

A tenant for the commercial space has not been identified yet. The commercial space hours are subject to the use of a future tenant.

Covenants & Agreements

This site is subject to a Transmission Easement (Doc #T696660 & Doc # A1419832) in favor of Northern States Power Company. The improvements within the easement will require approval under the encroachment process with Xcel Energy. A Joint Access Easement (Doc #T4168646 & Doc #A8664463; Doc # T4535987 & Doc # A9192077) exists between Recreational Equipment, Inc., and the City of Bloomington, allowing access to the site from the REI parcel. Finally, there are Sidewalk, Bikeway, and Traffic Signal and Access Easements (Doc # T4535988 & A9192078) in favor of the City of Bloomington.

Additionally, the use of the site is subject to a Restrictive Covenant (Doc # T4168648 & Doc # A8664479), which prohibits the user from operating a business that is primarily engaged in the sale of outdoor recreations equipment.

Anticipated Employment

In the short term, the construction of the project over the course of 16 months will provide hundreds of jobs for laborers on the project and offer economic opportunities to a variety of vendors and suppliers. Once the building is operational, the building anticipates having a manager, assistant manager, and a maintenance person. Additional leasing staff may be added periodically to assist with leasing the building.

The commercial space will offer additional employment opportunities. However, at this time, a tenant has not been identified yet.

Transportation Demand Management (TDM)

See attachment A for the TDM Tier 2 Checklist.

Water Demand & Wastewater

The average water demand is anticipated at 38,580 gallons per day with a peak hour flowrate of 0.239 cubic feet per second. The average wastewater is anticipated to be 35,072 gallons per day with a peak hour wastewater flow rate of 0.217 cubic feet per second.

Tier 2 Transportation Demand Management (TDM) Plan

Pursuant to the Bloomington City Code (Section 21.301.09), all new development must commit to implementing TDM strategies. Below is a checklist of potential TDM strategies from which to select. 494 Commuter Services is a free service that offers information about commuting. They provide resources and services to implement TDM strategies at no charge. Visit the website at www.494corridor.org.

BASIC TDM STRATEGIES

- Provide preferential parking spaces for car and vanpools
- Promote the Guaranteed Ride Home program
- Provide bike racks and/or lockers
- Annual bike to work clinic including onsite bicycle tune up event
- Provide a transit stop easement for transit stops adjacent to the property
- Display a transit map or transit route brochures in a prominent location
- Allow employees to purchase discounted transit passes pre-tax
- Provide commuter brochures to employees/tenants
- Quarterly commuter fairs (transit information, rideshare matching, bicycle commuting information, Guaranteed Ride home information)
- Regular commuting articles in newsletter
- Educational Brown Bag Lunches promoting commuter alternatives
- Other (Describe strategy on a different sheet) Information and resources on how to plan a trip using transit options close to the site will be included in the resident handbook.

ADVANCED TDM STRATEGIES

- Provide shower facilities
- Pay not to Park program
- Work with Metro transit to provide a concrete pad, bench and/or shelter at the nearby transit stop
- Provide Metropass free, at a discount and/or pre-tax
- Subsidy for carpooling and/or vanpooling
- Participation in the regional Van Go! Program sponsored by Metropolitan Council
- Promotion of Rideshare to Work Week (campaign with prizes)
- Promotion of Commuter Challenge (campaign with prizes)
- BBQ or luncheon for people who use alternative modes
- Allow employees to work from home 1 to 5 days each week.
- Allow employees to set a schedule that allows them to commute at non-peak times.
- Other (Describe strategy on a different sheet)

Property Owner commits to implementing the TDM strategies checked above.

Acacia Jalle
Owner

10.11.23
Date