

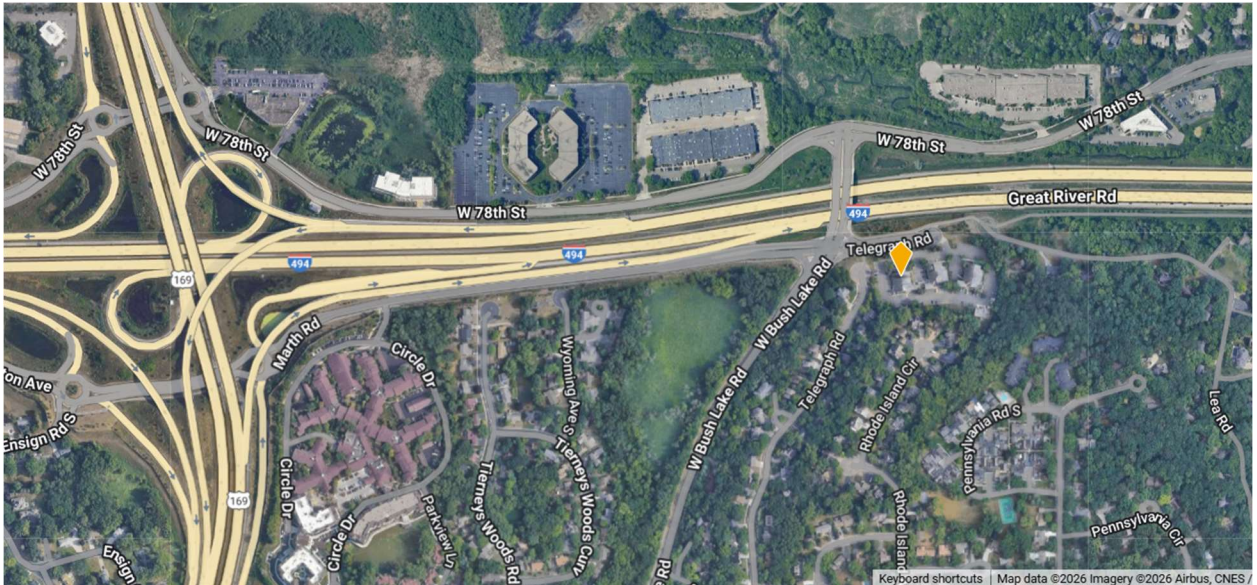
TELEGRAPH HILL OFFICES OWNERS ASSOCIATION, INC.

Supporting Narrative Rezoning

R-1 (PD) Single Family Residential (Planned Development)

To

Neighborhood Office (B-1) District



GOAL: Rezone

From / Current: To rezone the property known as Telegraph Hill Offices Complex from R-1 (PD) Single Family Residential (Planned Development) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Office.

To: The Neighborhood Office (B-1) District

Intent: The Neighborhood Office (B-1) District is designed to provide opportunities for low intensity office uses compatible with nearby residential neighborhoods. The B-1 District provisions are intended to:

- (1) Ensure development is compatible with adjacent neighborhoods.
- (2) Provide a transition between commercial and residential uses; and
- (3) Prohibit uses incompatible with nearby residential neighborhoods.

Telegraph Hill Offices Complex

Consisting of:

7805 Telegraph Road, Bloomington, MN 55438 (PID 18-116-21-11-0027)

7815 Telegraph Road, Bloomington, MN 55438 (PID 18-116-21-11-0028)

7825 Telegraph Road Bloomington, MN 55438 (PID 18-116-21-11-0029)

7835 Telegraph Road, Bloomington, MN 55438 (PID 18-116-21-11-0033)

(Common Area) 7845 Telegraph Road, Bloomington, MN 55438 (PID 18-116-21-11-0032)

Size of Complex: 200,916 Square Feet / 4.61 acres

Adjoining Property

The adjoining property use, zoning, and Comprehensive Plan designations are:

Direction	Use	Zonin2	Comprehensive Plan
North	Public right-of-way	<i>N/A</i>	<i>N/A</i>
South, East, and West	Single-Family Residential	R-1	Low Density Residential

History of Telegraph Hills Office Complex

May 7, 1984 – The Bloomington City Council adopted a resolution amending the Comprehensive Plan land use designation from Medium Density Residential to Office and approved preliminary and final development plans for three office buildings (currently four office buildings).

Narrative

The Telegraph Hill Office Complex is a unique and strategically positioned property. Since 1984, 42 years ago, when the original complex was zoned R-1, considerable changes have occurred in the City of Bloomington. The Complex is ideally situated by Highways 169, 494, and 100. Telegraph Road (viewed as a short frontage road to 494), is the only ingress / egress to the Complex and is directly connected to the West Bush Lake Bridge over 494, which connects West 78th Street and several other office complexes to the north.

What once worked for the Telegraph Hill Office Complex has now become outdated and restrictive for viable growth in the modern Office Market. The zone R-1 is designed to reflect a shift in how land is planned to be used in the future. The rezoning to B-1 would update that vision of Bloomington that fosters development in the more mature areas of the city. B-1 rezoning would allow for diverse types of uses and development. Rezoning the Telegraph Hill Offices Complex from R-1 (PD) to Neighborhood Office (B-1) would align the Complex's commercial use with its actual function and allow for compatible, low-intensity office growth, better fitting the B-1 zoning designed for transitions between residential and commercial areas, potentially streamlining existing uses or future development while maintaining neighborhood compatibility

Key Reasons for Such a Rezone:

- **Compatibility & Intent:** The B-1 district explicitly supports low-intensity offices that blend with homes, which aligns with the property's "Telegraph Hill Offices Complex" name and its context next to residences, making it a better regulatory fit than Single-Family Residential.
- **Formalizing Existing Use:** The complex already functions as offices, but the R-1 designation restricts viability and growth of certain types of businesses that are naturally compatible with the Complex. Rezoning will formalize strategic development, bringing it into compliance with zoning codes.

- **Streamlining Development:** Existing Planned Development (PD) rules can be complex – which is a non-starter for many potential tenants and owners; moving to B-1 provides clear, district-specific standards for future upgrades or changes.
- **Encouraging Appropriate Growth:** It allows for modest office expansion or redevelopment that benefits the community without the intensity of larger commercial zones, preserving neighborhood character.
- **Addressing Transition Issues:** The B-1 zone acts as a buffer, managing the shift from purely residential areas to more commercial ones, making the office complex a better "neighbor".
 - The rezone moves the property from a residential designation (even with office allowances) to a specific, context-appropriate commercial zone designed for this exact type of mixed-use transition in Bloomington.

We would like to sincerely thank you for your time and effort at seeing the current zoning switch from an R-1 to B-1, based on the supporting narrative and allowing the Telegraph Hill Offices Complex to sustain and grow for now and into the future.

Thank you.

TELEGRAPH HILL OFFICES OWNERS ASSOCIATION, INC.

Additional Supplement to Case File: PL202600026

(Telegraph Hill Office Park Photo)



7805 Telegraph Rd

Telegraph Hill Office Park

Bloomington, MN 55438

Parcel ID: 18-116-21-11-0027

Legal Description: LOT 002 BLOCK 001 T TELEGRAPH HILL OFFICES IRREGULAR

7815 Telegraph Rd

Telegraph Hill Office Park

Bloomington, MN 55438

Parcel ID: 18-116-21-11-0028

Legal Description: LOT 003 BLOCK 001 T TELEGRAPH HILL OFFICES IRREGULAR

7825 Telegraph Rd

Telegraph Hill Office Park

Bloomington, MN 55438

Parcel ID: 18-116-21-11-0029

Legal Description: LOT 004 BLOCK 001 T TELEGRAPH HILL OFFICES IRREGULAR

7835 Telegraph Rd

Telegraph Hill Office Park

Bloomington, MN 55438

Parcel ID: 18-116-21-11-0033

Legal Description: LOT 002 BLOCK 001 T TELEGRAPH HILL OFFICES 2ND ADDN SE
123X134X67X185

7845 Telegraph Rd (**Common Areas**)

Telegraph Hill Office Park

Bloomington, MN 55438

Parcel ID: 18-116-21-11-0032

Legal Description: LOT 001 BLOCK 001 T TELEGRAPH HILL OFFICES 2ND ADDN SUBJECT
TO STREET IRREGULAR

