

October 14, 2015

City of Bloomington
ATTN: Development Review Committee
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

RE: **HOM FURNITURE EXPANSION PROJECT AND REZONING FROM I-3 TO C-3
7800 and 7850 Dupont Avenue, South**

Legal Descriptions

Lot 1, Block 1, Hollenbeck Enterprises Addition, Hennepin County, State of Minnesota
Lot 2, Block 1, Hollenbeck Enterprises Addition, Hennepin County, State of Minnesota

HOM Furniture is excited to present our proposed remodel and roof raising. We feel it will be a significant improvement in functionality to our business, better use of the site and a pleasant improvement to the neighborhood.

HOM Furniture has been doing business for 25 years at our 7800 Dupont Avenue location. In 1993, HOM expanded by leasing part of the adjoining 7850 Dupont Ave building, along with Golf Galaxy. Our recent purchase of the 7850 building allows us to fulfill our vision of a furniture shopping destination. Our primary goal is to keep the overall footprint similar, while adding a second level to the recently acquired 7850 building. This will give us two floors in the entire building. The current 7800 building is two stories but has four different levels. The 7850 building is one story but a different level than any of the 7800 building levels. The goal is to end up with a two story building with no offset floor levels. This will simplify the customer shopping experience, allow for easier merchandising and give us the show room size we need to display our extensive product offerings. We are also excited about the enhanced and updated image this allows us.

Other image updates include additional green space, maximized landscaping and better water control. Our parking needs are more than adequate with 255 stalls, meeting the parking requirements per the "Durable Goods-Large Item" classification mentioned below which calls for 254 parking stalls.

We will be replatting the site, combining the 2 parcels into one, making it easier for Staff to work with the site now and in the future.

With the replatting, we are requesting the City rezone the outdated I-3 Zoning District, related to our site, to the appropriate C-3 Zoning District, which better fits the character of the site today and into the future. With this rezoning, there are specific deviations to the new zoning requirements needed to reflect the constraints of the existing site. Six deviations and one variance are requested and detailed below:

- Building Setbacks - Section 21.301.02(e)
 - On the north (Clover Drive): front yard setback of 35 feet required; 31.1 feet in the existing condition
 - On the west: side-yard setback of 25 feet required; 0 feet in the existing condition
- Landscape Yards - 19.52(c)(4)(A)
 - On the east (Dupont Ave): 20 feet required; 0 feet in the existing condition
 - On the north (Clover Drive): 20 feet required; 0 feet in the existing condition and 15 feet proposed on one island adjacent to the loading dock that is reduced to provide adequate turning and clearances for trucks and emergency vehicles.
- Landscaping and Screening Policy
 - Policy limits ornamental trees to 25 percent of trees provided along the site perimeter. Due to the existing constraints and conditions of the site, we are proposing 60 percent ornamental trees. Currently, there are 19 trees and a minimal amount of shrubs existing on the property. We are expanding the numbers to 88 trees and 220 shrubs.
- Drive Aisles – Section 21.301.06(c)(2)(C)
 - Minimum drive aisle is 24 feet for 90 degree parking areas. In the southern parking lot, there are some drive aisles as small as 22 feet. In the north parking lot the drive aisle is as small as 14 feet. These are both existing conditions previously accepted by the City.
- Parking Island Width – Section 21.301.06(c)(2)(H)(iv)
 - Minimum island width is 8 feet. There are 2 islands that are 7 feet in width in the existing condition.
- Parking Setback along Dupont - Section 21.301.06(c)(2)(I)
 - The required setback is 5 feet; 0 feet in the existing condition.
- Pylon sign setback from a public street right of way line - Section 19.114.C.
 - There are currently two pylons on the site, one for Golf Galaxy and one for HOM Furniture. Neither of the current signs meets the setback required.
 - A variance is requested for the pylon sign setback: 20 feet required; 5 feet proposed

Please find enclosed the following drawings and supporting data:

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| <ul style="list-style-type: none"> • Site Elevation examples with materials descriptions and sign areas based on these example elevations; <i>final designs will be based on city approvals and structural engineering requirements</i> • Site Plan | <ul style="list-style-type: none"> • First Floor Plan • Second Floor Plan • Existing and Updated Survey • Landscape Plan • Current and Proposed Exterior Lighting Plan with Photo metrics |
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Site Statistics

STATISTICS	CURRENT BUILDING	PROPOSED
Site Area	219,524 sq.ft.	219,524 sq.ft.
Building – Main Level	78,111 sq.ft.	82,610 sq.ft.
Building – Main Level Floor Area Ratio	.3558	.3763
Upper Level	28,000 sq.ft.	80,850 sq.ft.
Building Total	106,111 gross sq.ft	163,460 gross sq.ft.
Floor Area Ratio	$106,111 \div 219,524 = .483$	$163,469 \div 219,524 = 0.745$
Existing site pervious area (open space)	26,081 sq. ft.	29,752 sq. ft.

Construction Phasing

Our timeline is to begin early 2016 and complete in 2017.

PHASE 1

- Consolidate the HOM Furniture showroom into the 7800 Dupont Ave. South Building ("7800")
This is where we started off in business and sold furniture for many years before expanding into the 7850 Dupont Ave. South Building ("7850"). No public access will be allowed in 7850 during construction.
- Close off openings between 7800 and 7850
- Demo and lift the roof on 7850
We are familiar with the roof lifting process from a similar successful roof lift project at our Sioux Falls store.
- Add a second level to 7850
Once the roof is lifted, a second floor will be added.
- New 7850 showroom exterior elevations and entrances constructed.
Updated modern and attractive facade and entrance/exits will be built away from public access.
- Showroom build out of 7850 will start following completion of the roof lift and building enclosure.
- Build a temporary dividing wall between 7800 and 7850

PHASE 2

- Move the HOM Furniture showroom out of 7800, into 7850 and close 7800 for remodeling.
7850 will now be safely open to the public.
- Raise 7800 floors to match 7850.
The historic layout has been inconvenient at best for our customers, as mentioned above with various floor levels. Creating matching floor levels between the buildings will be safer, less confusing, and more readily accessible.

- The public in 7850 will have no access to, or interaction with, the construction areas in 7800.
- Construct a new 7800 showroom exterior elevations and entrances. Facades will be built to form an attractive and unified exterior with 7850.
- Showroom build out and merchandising of 7800 will start following completion of the roof lift and building enclosure.
- Remove temporary wall between 7800 and 7850

PHASE 3

- Merge 7800 and 7850 showrooms together

We now have an attractive building that provides a safe, easy to understand, accessible and pleasurable furniture shopping experience.

Parking Plan Notes

The proposed site plan calls for 255 parking stalls. Three spaces in the Northeast corner of the plan are being removed to provide additional green space and easier access for customers and emergency vehicles. The recently passed "Durable Goods- Large Item Retail Sales" code requires 254 spaces.

Site Utilities and Services - Remain the Same

- Telephone service: Level 3
- Electric: Xcel Energy
- Natural Gas: CenterPoint Energy
- Television: Direct TV

SAC charges to be determined by final design

Landscaping Plan Notes

Despite increasing showroom square footage, we were able to increase the landscape area on the site approximately 14% by removing a dock on the south side of the property. Additional landscape areas will be added on the east, north and south sides of the building. The new landscape plan calls for a large increase in the number of both trees and shrubs.

I-494 and American Blvd Sign Area Proposals

This illustrates the potential wall sign areas and square footage calculations for this example elevation design. Calculations are based on C-3 city codes of 740 sq. ft. on the I-494 north side and 688 sq. ft. on the south side facing American Blvd. Depending on final elevation drawings, these could move around but the total sq. ft. will remain the same for each elevation.

Pylon Sign

Two existing pylon signs are to be removed and a new 250 square foot, 45 foot tall pylon will be located as shown on the site plan. Detailed plans will be submitted when the other signs are to be removed.

Elevation Plan

This is an example of some of the preliminary design elements we are considering. After we have an approved site plan, we will refine the designs based on existing structural considerations and any guidance or new issues that come to light in this review process.

Exterior materials to consist of the following:

- METAL FASCIA PANELS
- PROFILED METAL PANELS
- STOREFRONT GLAZING
- METAL WALL PANELS
- PROJECTING METAL SLATS
- STONE VENEER

Architectural CMU final areas and locations to be determined in subsequent submittal

Thank You,



Wayne Johansen

HOM Furniture