



<b>Case number:</b>	6132AB-08
<b>Address:</b>	5100 West 82 <sup>nd</sup> Street
<b>Application type:</b>	Revised Preliminary Development Plan and Final Development Plan for a 282-unit, three-story apartment building and a 450 space parking ramp.
<b>Applicant:</b>	The Richdale Group, SFI Limited Partnership 57

**This file will contain the following items as they become available:**

1. Agenda information
2. Staff report
3. Site plan/building elevations
4. Map

**Additional information**

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us).

**Your comments are important!**

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

If you wish to send comments via e-mail, write to [planning@ci.bloomington.mn.us](mailto:planning@ci.bloomington.mn.us). Anonymous e-mails will not be forwarded.

Originator <b>Community Development</b>	Item <b>Revised Preliminary Planned Development Final Planned Development</b>	# <b>2</b>
Agenda Section HEARINGS/PUBLIC INPUT <b>Development Business</b>	By <b>JEF</b>	Approved  Date <b>May 8, 2008</b>

Item 2

Case 6132 AB-08

## GENERAL INFORMATION

Applicant: Richdale Group

Location: 5100 West 82<sup>nd</sup> Street

Request: Revised Preliminary Planned Development – Case 6132A-08  
Final Planned Development – case 6132B-08

Existing Land Use and Zoning: Vacant office/warehouse/manufacturing building (former Seagate); zoned RM-50

Surrounding Land Use and Zoning: North – Office (Southgate); zoned CS-0.5  
East – Health club (Bally’s) and single family residential; zoned CS-0.5 (PD) and R-1  
West – Hotel (La Quinta); zoned CO-0.5  
South – Multi-family apartments; zoned R-4

Comprehensive Plan: High Density Residential (HDR)

## PROPOSAL

The applicant (Richdale Group) is proposing to construct a 282 “upscale” rental apartment units in a three-story building with associated parking ramp on a site located on the north side of West 82<sup>nd</sup> Street at the existing north terminus of Stanley Road.

In August 2007 the Planning Commission reviewed a different development proposal submitted by the Richdale Group for 418 apartment units on this site. That proposal was approved by the City Council in November 2007. In conjunction with that development application, the Comprehensive Plan Land Use Plan designation was amended from Office(OFC) land use to High Density Residential (HDR). The zoning was also changed from CS-0.5 Commercial Service to RM-50 (PD) Multiple Family Residential (Planned Development), which allows multi-family development with a density of up to 50 units per acre. The Planned Development Overlay (PD)

**Council Action**

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

allows for flexibility with regard to required development standards such as building setbacks, building height and lot coverage.

The primary access to the apartment complex will be on W. 82<sup>nd</sup> Street. This provides access to a 23-space surface parking court and an access into the parking ramp. A second access from W. 82<sup>nd</sup> Street is proposed along the west edge of the site that provides access to the parking ramp, the private garages and additional surface parking north of the apartment building. Another access to the north portion of the property is proposed off the Stanley Road extension, which will run along the east side of the development site. Until the road is constructed, a temporary paved fire lane will be provided within the dedicated right-of-way that will allow emergency access around the entire site.

Off-street parking for the apartment complex will be provided in two surface parking lots (68 spaces total), a parking ramp with 450 spaces, and two detached garage buildings providing 24 spaces. A total of 542 parking spaces will be provided on-site, which meets minimum Code requirements.

**APPLICABLE REGULATIONS**

Section 19.38.01 Planned Development Overlay Districts  
Section 19.28.03 Multiple Family Residential (RM-50)  
Section 19.47 Building Height  
Section 21.301.06(d) Parking and Loading

**REQUIRED FINDINGS**

Section 19.38.01(e)(5),(A),(B),(C),(D),(E),(F),(G),(H)  
  
Section 16.05.01(e)

**HISTORY**

- Planning Commission Agenda: 8/23/07 – Public Hearing scheduled
- Planning Commission Action: 8/23/07 – Recommended recommend approval of a Comprehensive Plan Amendment to change the land use designation from Office to High Density Residential on property located at 5100 W. 82<sup>nd</sup> Street (Case 6132B-07).
- Planning Commission Action: 8/23/07 – Recommended approval of a Rezoning from Commercial Services (CS-0.5) to Multiple Family Residential Planned Development (RM-50) and a Preliminary Development Plan (Case 6132CD-07).
- Planning Commission Action: 8/23/07 – Recommended approval of a Preliminary Plat of Stanley Addition (Case 6132E-07)
- City Council Agenda: 9/10/07 – Accept Draft EAW and approved for distribution
- EAW Comment Period: Sept. 24, 2007 through Oct. 27, 2007
- City Council Agenda: 11/5/07 – Public Hearing Scheduled.

City Council Action: 11/5/07 – Accepted EAW (determined EIS not warranted); approved Comprehensive Plan Amendment to change land use from OFC to HDR; approved rezoning from CS-0.5 to RM-50; approved Preliminary Development Plan for 418 apartment units; approved Preliminary Plat (Stanley Addition).

Metropolitan Council Action: 3/12/08 - Approved Comprehensive Plan Amendment to change land use designation from Office to High Density Residential.

**CHRONOLOGY**

Planning Commission Agenda: 5/08/08 – Public Hearing scheduled

**DEADLINE FOR AGENCY ACTION**

Application Date: 4/09/08  
60 Days: 6/07/08  
Extension Letter Mailed: No  
120 Days: 8/06/08

## Item 2

**GENERAL INFORMATION**

Applicant: Richdale Group (Case 6132 AB-08)

Location: 5100 West 82<sup>nd</sup> Street

Request: Revised Preliminary Development Plan and Final Development.

**PROPOSAL (Revised)**

The applicant is proposing to construct 282 “upscale” rental apartment units in a three-story building with associated parking ramp on a site that contains a vacant (formerly Seagate) office/warehouse/manufacturing building. The parking ramp would contain four (4) levels and would parallel the west property line. The site is located on the north side of West 82<sup>nd</sup> Street at the existing north terminus of Stanley Road. Site access would be provided to West 82<sup>nd</sup> Street and Stanley Road extended.

The applicant is requesting approval of a final plat which combines the two lots into one 8.55 acre lot. The outlot and road dedication (0.15-acre and 0.87-acre, respectively) are the same as on the approved preliminary plat. The City Council will review the final plat at the same time this development application is reviewed. A preliminary plat (Stanley Addition) was approved to create two lots, one outlot, and designate right-of-way extension of Stanley Road from West 82<sup>nd</sup> Street to American Boulevard and was a part of the original proposal and approved by City Council.

**PROPOSAL (Original)**

In August 2007 the Planning Commission reviewed a development proposal submitted by the Richdale Group for 418 apartment units on this site. That proposal was approved by the City Council in November 2007. In conjunction with that development application the Comprehensive Plan Land Use Plan designation was amended from Office land use to High Density Residential (HDR). The zoning was also changed from CS-0.5 Commercial Service to RM-50 (PD) Multiple Family Residential (Planned Development), which allows multi-family development with a density of up to 50 units per acre. The Planned Development Overlay (PD) allows for flexibility with regard to required development standards such as building setbacks, building height and lot coverage.

Also as part of the original development proposal, a preliminary plat (Stanley Addition) was approved to create two lots, one outlot, and designate right-of-way extension of Stanley Road from West 82<sup>nd</sup> Street to American Boulevard.

An EAW was also required for the original development proposal because the proposed number of residential dwelling units exceeded the State Environmental Quality Board’s (EQB) threshold of 375 attached units. The total number of units in the current proposal has been reduced to 282 units. An EAW was prepared and reviewed as required by State law. The City Council found the EAW to be adequate.

## ANALYSIS

### Density

The proposed development of 282 apartments on an 8.55-acre lot results in an overall density of 33 units per acre. This is well within the maximum density of 50 units per acre allowed in the RM-50 zoning district. The original development plan, with 418 units had an overall density of 48.8 units per acre. Thus the revised plan results in a density reduction of 32%.

### Site Layout and Design

**Development Standards Compliance** - The following table compares the proposed development to the dimensional requirements of the RM-50 zoning district. As shown in the table below, the Revised Preliminary Development Plan meets many, but not all of the RM-50 dimensional requirements. As a Planned Development, some flexibility and deviations from code requirements may be allowed. The degree of flexibility must be considered in light of other development characteristics, such as landscaping and building design, to ensure the intent of the code requirements can be met.

<b>Development Item</b>	<b>Code/RM-50 Requirement</b>	<b>Proposed Development</b>
Minimum lot area	80,000 s.f. (1.84 acres)	372,543 s.f. (8.6 acres)
<b>Setbacks</b>		
• Front (West 82 <sup>nd</sup> St.)	40' buildings 20' surface parking lot	26' building 8' surface parking
• Side (east/proposed Stanley Rd)	60' building 20' surface parking lot	18' building 40' surface parking
• Side (west lot line)	22.5 ft blgs & ramps	32' apt building 35' parking ramp
• Rear (north)	30' buildings	80'+ garages 90' surface parking 160' apt building
Structure height	40 ft (3 stories)	Apartment blg - 71 ft (3 stories) Parking ramp -55 ft (4 levels)
Max. structure lot coverage	30%	33%
Min. dwelling unit size	1 BR = 650 s.f. 2 BR = 800 s.f.	1 BR = 621 – 1,040 s.f. 2 BR = 1,214 – 1,353 s.f.
Max. useable open space	400 s.f. per dwelling unit = 112,800 s.f.	466 s.f. per dwelling unit total = 131,385 s.f.
Storage space	25 s.f. per unit exclusive of storage within dwelling unit =7,050 s.f.	7,300 s.f. total = 25.9 s.f./unit
Off-street parking	1 BR = 1.8/unit x 198 = 357 2 BR = 2.2/unit x 84 = 185 Total = 542 spaces	450 in parking ramp 45 surface spaces – north 23 surface spaces – south 24 garage spaces Total = 542

**Ground Coverage and Usable Open Space** – The total area that will be covered by buildings (apartment, parking ramp, garages, fitness center) is proposed to be 121,650 s.f. or 33% of the 8.55-acre lot. In the RM-50 zoning district, up to 30% of the site can be covered by buildings. As a Planned Development, the City can consider deviations to the lot coverage requirements provided the deviation does exceed 50% over the base district requirements (30% + 15% = 45%).

Open space on the proposed site plan consists of perimeter turf and landscaped areas, a center courtyard, and private balconies and patios. The usable open space area is 131,385 s.f. (including balconies).

City Code requires 400 s.f. of useable open space per dwelling unit for a total of 112,800 s.f. The project will provide 466 s.f. of useable open space per dwelling unit.

**Access** – The primary access to the apartment complex will be on West 82<sup>nd</sup> Street. This provides access to a 23-space surface parking court and an access into the parking ramp. Circulation through this parking lot is proposed to be one-way. A second access from West 82<sup>nd</sup> Street is proposed along the west edge of the site. This driveway provides access to the parking ramp, the private garages and additional surface parking north of the apartment building.

Another access to the north portion of the property is proposed off the Stanley Road extension, which will run along the east side of the development site. Until the road is constructed, a temporary paved fire lane will be provided within the dedicated right-of-way that will allow emergency access around the entire site. As the City's Stanley Road improvement will probably take place after the project has been started an access phasing plan for the easterly Stanley Road access will need to be submitted and approved by the City Engineer.

**Parking** – Off-street parking for the apartment complex will be provided in two surface parking lots (68 spaces total), a parking ramp with 450 spaces, and two detached garage buildings providing 24 spaces. The parking ramp will be 4-levels with the top level uncovered. A total of 542 parking spaces will be provided on-site resulting in an overall parking ratio of 1.92 stalls per dwelling unit.

As noted in the table above, the Code requires 542 parking spaces, so the proposed plan meets minimum Code requirements. The applicant notes that access to transit and proximity to nearby employment will enhance the potential for residents to use alternative modes of transportation.

The parking ramp is located on the west side of the apartment building. Vehicle access to the ramp will be provided by a driveway along the west edge of the property and through the entry parking court located on the south side of the building. The parking ramp will provide direct connections to each floor of the adjoining apartment building allowing floor-to-floor access between the parking ramps and the apartment buildings.

**Pedestrian Circulation** – Public sidewalks exist or are proposed along the north side of West 82<sup>nd</sup> Street and the west side of the proposed future Stanley Road extension. Private sidewalks are proposed within the apartment complex that will connect with the sidewalks along West 82<sup>nd</sup> and the proposed Stanley Road. Access to the central courtyard will be provided directly from the apartment building. There will be one gated access passageway connecting the courtyard to the parking lot north of the apartment building.

**Architectural Design and Building Materials** – The apartment building is proposed to be three-stories and approximately 71-feet in height. The proposed height would exceed the maximum height allowed by the City Code for that part of the development in the southeast portion of the property. According to the City Code, building height within 300 feet of a protected residential property is limited to 40 feet.

The apartment building is designed with some facade relief and rooflines of varying height and depth to provide an attractive residential character. The primary exterior materials will consist of brick and “Hardi” plank (a stucco-like concrete material). Wrought iron railings will provide decorative accents on balconies. Details on the design and appearance of the apartment, the detached garage structures and the fitness center will be required with the Final Planned Development application.

The 198 one-bedroom units will range in size from 621 s.f. to 1,040 s.f. and the 84 two-bedroom units will range from 1,214 s.f. to 1,353 s.f. All units will have private balconies or patios. According to the applicant, over 25 s.f. of secured storage will be provided for each unit. These storage closets will be located throughout the building in the common corridors and parking structure.

The parking ramp will be constructed of precast or poured-in-place concrete. Surface finish details will be required with the Final Planned Development application. The proposed ramp will be designed as an enclosed ramp, except the top level, which will be open to the sky. The ramp will be physically connected to the adjacent apartment building. Direct access to the apartment building will be provided on each level of the parking ramp.

**Other Site Improvements: Landscape Plan, Lighting-Security and Signage** – The Zoning Code specifies the minimum number of trees and shrubs required based on the developable area of the site. Code requires 149 trees and 372 shrubs for this development. The preliminary landscape plan provided with the application indicates 150 trees and 372 shrubs will be planted on-site. The landscaping will mostly be located along the perimeter of the site and within the central courtyard. The landscaped courtyard will include an outdoor swimming pool and a 2,000 s.f. fitness center.

The applicant also proposes to plant and maintain landscaping on the outlot located east of Stanley Road and around the existing cul-de-sac terminus of West 82<sup>nd</sup> Street, east of Stanley Road.

At this time no detailed information about signage is provided. The site plan indicates several site identification and directional signs will be located along West 82<sup>nd</sup> Street. Two identification signs are also proposed at the driveway to the north parking lot off the future Stanley Road/fire lane. Exterior lighting will be installed at the main entrance, along access drives and within the surface parking areas. Security lighting will also be located on the buildings and within the parking ramp. The applicant has been meeting with City Staff on several lighting concerns. Approval of a lighting plan prior to the issuance of permits is required by the City Code.

### **Traffic Analysis**

The development site is located within the boundaries of the Normandale Lake District Plan (NLDP). This study included an extensive analysis of traffic in the area and identified needed road improvements to accommodate future development through 2030. The major improvements are focused around the intersection of West 84<sup>th</sup> Street and Normandale Boulevard. The proposed road improvements affecting the proposed apartment development are relatively minor and include:

- Smoothing out the intersection of West 82<sup>nd</sup> Street and Stanley Road (2009 construction)
- Adding a southbound right turn lane to Stanley Road at its intersection with West 84<sup>th</sup> Street (2009 construction)

### **Transit**

Improved transit operations can affect future traffic operations in the area and potentially lessen peak period traffic congestion. The property currently has access to three bus routes. One route is an east-west bus providing trips to the Mall of America Transit Center and the Hiawatha Light Rail Transit line. The two remaining bus routes serve regional destinations and can be accessed along Normandale Boulevard or in the Normandale Lakes Office Park. These provide weekday service to downtown Minneapolis.

Transit operations are primarily a function of the Metropolitan Council. As part of the on-going NLDP, City staff worked with Metro Transit to identify opportunities to increase transit service in this area. The NLDP proposes some modifications of bus routing through the District that would improve access from the applicant's property to the bus route to/from downtown. Metro Transit has also expressed a willingness to expand transit services in the area as it becomes more of an employment and commercial center trip "destination".

### **Site Preparation**

**Grading** – The site is relatively flat so changes to existing grade is minimal. Disturbance will occur as part of the demolition and removal of the existing building and parking lot as well as extensive soil correction. Erosion control measures are proposed to be installed in accordance with National Pollution Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) requirements.

**Stormwater Management** – Stormwater runoff will be collected from impervious areas, including building roofs, the top floor of the parking ramps, and pavement areas, and directed to a stormwater management pond adjacent to the northern property line. The treated stormwater will be discharged into the City's storm sewer system with Nine Mile Creek being the eventual receiving body of water.

The proposed development will result in a decrease in overall impervious surface area from 78% (existing) to 68%. The applicant must demonstrate runoff rate control as outlined in the City's Comprehensive Surface Water Management Plan prior to grading plan approval.

**Utilities** – Water service for the northern building will connect to the existing water main loop on the adjacent property to the west. Water service for the southern building will connect to an existing water stub in W. 82<sup>nd</sup> Street.

The City recently completed a re-evaluation of sanitary sewer capacity in the area, which includes the subject site. With the reduction in the number of units and the re-evaluation of sanitary sewer capacity, the existing sanitary sewer system (including the sanitary sewer interceptor located in West 84<sup>th</sup> Street) will provide adequate service. The West 84<sup>th</sup> Street interceptor is a regional sewer and is part of the Metropolitan Council Environmental Services (MCES) system, which also receives wastewater from a portion of Edina.

Given future development plans in both Bloomington and Edina, upgrades to this interceptor will be required to accommodate future development. Bloomington and Edina staff are currently working together with MCES staff on a long-term solution to ensure adequate capacity to serve planned growth in both cities. It is likely that completion of regional sewer improvements could be several years away.

The Metropolitan Council requires all levels of parking ramps excluding the roof, are to be drained into the sanitary sewer. Roof drainage is the only drainage that can be directed into the storm sewer system. All parking ramp drainage directed into the sanitary sewer system will need to be metered.

### **Final Plat**

The applicant received preliminary plat approval with the previous development proposal. That plat (Stanley Addition) created two lots, one outlot, and dedicate right-of-way for the extension of Stanley Road. Because the proposed modification to combine the two lots into one is relatively minor, the applicant is requesting a final plat and not a revised preliminary plat. Lot 1 is proposed to be 8.55-acres. The proposed lot size exceeds the minimum lot area requirements of 1.84 acres in the RM-50 zoning district. The triangular shaped Outlot A is approximately 0.15-acres and is located on the east side of the proposed Stanley Road. The right-of-way for Stanley Road is 0.87 acres and extends in a north-south direction, generally along the east edge of the property.

**RECOMMENDATION**

In Case 6132AB-08, staff recommends approval of a Revised Preliminary Development Plan and Final Development Plan for an apartment complex and associated parking at 5100 West 82<sup>nd</sup> Street subject to the following conditions being satisfied:

- 1) A development agreement including all conditions of approval be executed by the applicant and the City and proof of filing be provided to the Manager of Building and Inspection;
- 2) Exterior building materials be approved by the Planning Manager;
- 3) Grading, drainage, utility and erosion control plans be approved by the City Engineer following review by the appropriate watershed district—including a Stormwater Management Plan consisting of the following: a) Stormwater rate control, volume control and water quality treatment which meets the requirements of the Bloomington Comprehensive Surface Water Management Plan (CSWMP) and b) Maintenance Schedule/Plan for Stormwater BMP signed by property owner and to be filed on record with Hennepin County. Proof of filing shall be submitted to Engineering.;
- 4) All drainage from the interior portions of an enclosed parking ramp must drain to the sanitary sewer system and be metered. The only portion of the parking ramp that may drain to storm sewer is the roof of the parking ramp;
- 5) Access, circulation and parking plans, including (a) an access staging plan for easterly access on West 82<sup>nd</sup> Street and (b) including a proof of parking plan outlining strategies to provide additional future on-site parking and a bicycle parking plan, be approved by the City Engineer;
- 6) Connection charges, as determined, be satisfied;
- 7) Sewer Availability Charge (SAC) be satisfied;

and subject to the following Code requirements:

- 1) Plat be filed with Hennepin County and a certified copy shall be provided to the Engineering Division prior to the issuance of building permits;
- 2) Exterior building materials shall be approved by the Planning Manager (Sec. 19.63.08);
- 3) Landscape plan be approved by the Planning Manager and landscape bond be filed (Sec 19.52);
- 4) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 5) Fire lanes be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3);
- 6) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN State Fire Code Sec. 508);
- 7) Food service plans be approved by the Environmental Services Division (City Code Sec. 14.360
- 8) The developer must submit electronic utility as-builts to the Public Works Department, to include the off-site utilities related to storm water management, prior to the issuance of the Certificate of Occupancy;
- 9) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;

NOTE: A Memorandum of Understanding is included as part of the Case 6132AB-08 file noting additional items.



**DATE:** May 2, 2008

**TO:** Planning Commission

**FROM:** Robert M. Sharlin  
Senior Planner

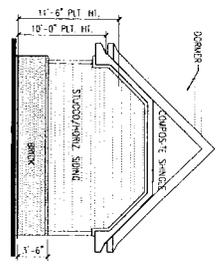
**RE:** Case 6132AB-08 – Memorandum of Understanding.

Please note that the following items are not listed as conditions of approval for Case 6132AB-08. These items will be required as part of the project implementation process and the issuance of permits. These items in some form will be included in the site development agreement.

- 1) Applicant agrees to be assessed for their share of the Stanley Road extension costs, which will also include the cost of constructing the sidewalk along the west side of Stanley Road.
- 2) Applicant agrees that the watermain installed in the Stanley Road right-of-way will be a future City facility and must be constructed to City standards.
- 3) City to purchase the eastern half of the Stanley right-of-way from Applicant.
- 4) If the City is to purchase Outlot A, the agreement must mention that the Applicant is responsible for maintaining any landscaping.
- 5) If the Applicant wishes for any portion of W. 82nd Street right-of-way to be vacated (the area where the curve is being softened for placement of a sign), the costs of this right-of-way will be credited towards the City purchase of Stanley Road right-of-way.
- 6) An encroachment agreement will be needed for any major plantings in the public right-of-way and the applicant should agree to the maintenance of this landscaping.
- 7) With regard to the location of signs, if a sign is to be placed in the W. 82nd Street right-of-way after the curve is softened then with any portion of the right-of-way vacated, there should be a credit toward Stanley Road right-of-way that is being paid for by the City.
- 8) The City and the applicant will have to enter an agreement for the Conditional Approval for Encroachment into Public Easements for the encroachment of the driveway/fire lane within the Stanley Road right-of-way and landscaping in the right-of-way adjacent to the W. 82nd Street cul-sac.
- 9) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit will need to be obtained prior to the issuance of any permits.

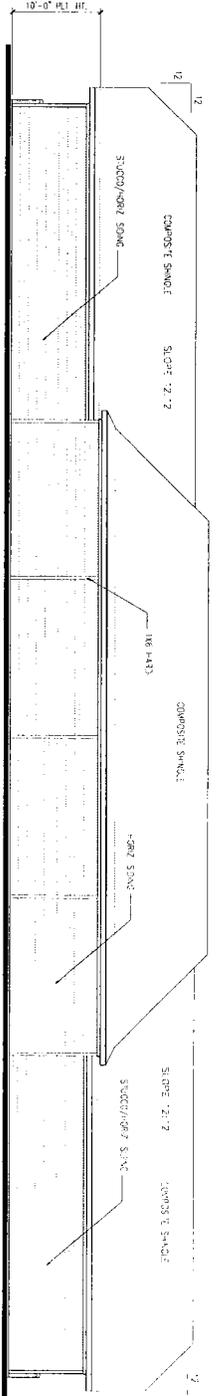


6132 AB 08



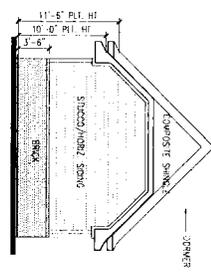
EAST ELEVATION

6



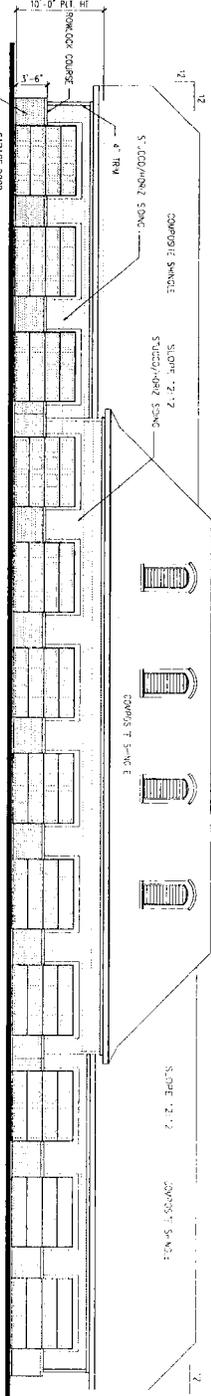
NORTH ELEVATION

4



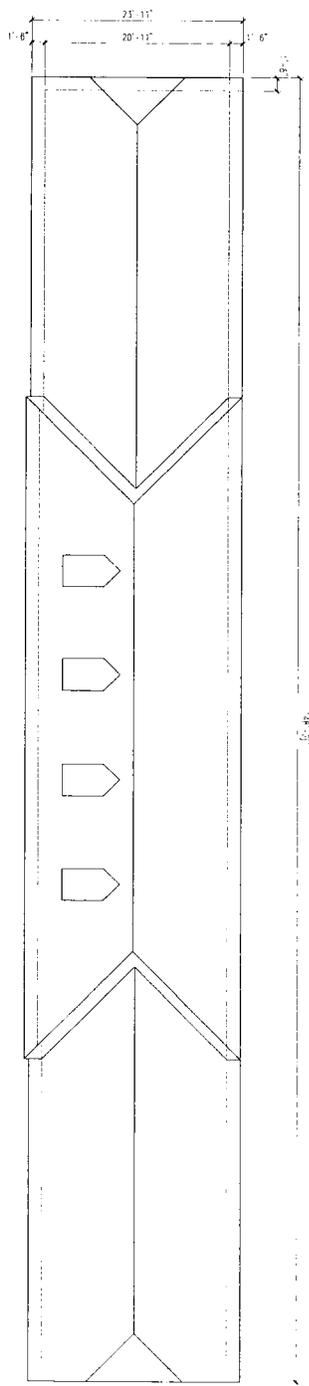
WEST ELEVATION

5



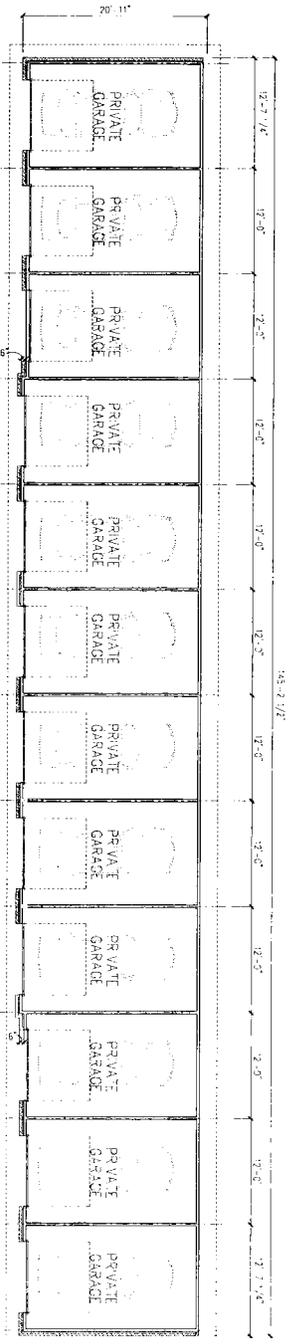
SOUTH ELEVATION

3



ROOF PLAN

2



BUILDING FLOOR PLAN

1

**THE LUXEMBOURG**  
 5100 WEST 82 ND STREET, BLOOMINGTON, MN  
 THE RICHDALE GROUP

BUILDING PLAN & ELEVATION

3/16"-1"=0'

NOT FOR CONSTRUCTION  
 CONTRACT ONLY  
 EXCEPT AS SHOWN  
 OTHERWISE

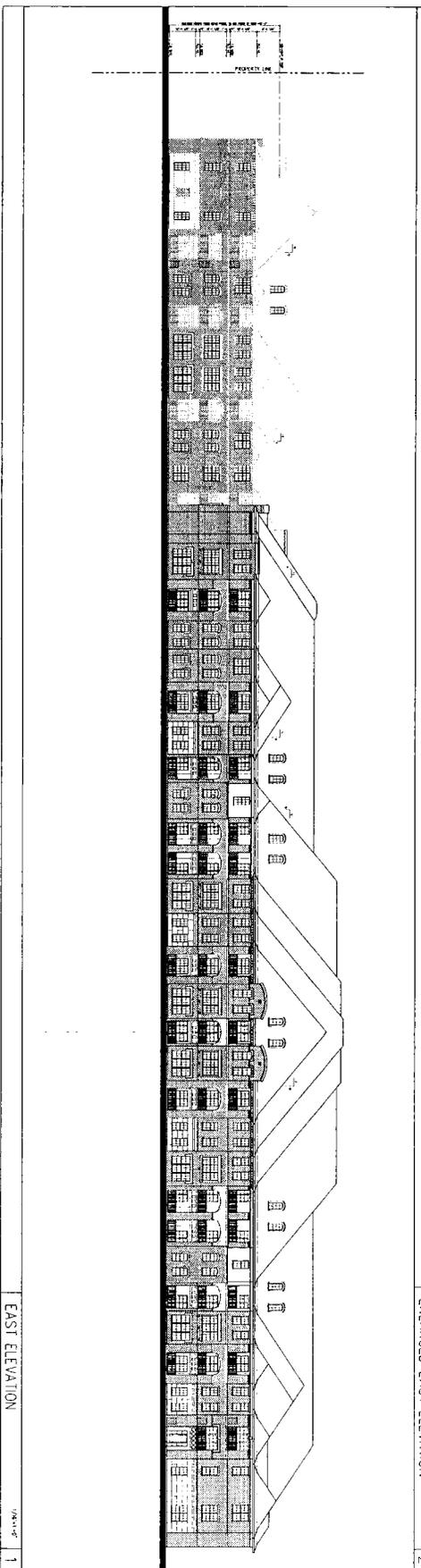
ARCHITECTURE  
 60 ARCHITECTURE INC  
 2000 WEST 10TH STREET  
 SUITE 200  
 BLOOMINGTON, MN 55425  
 612.885.1111  
 www.60arch.com

DATE: 08/02/2009  
 0808 LUXEMBOURG  
 0808 LUXEMBOURG

EDF

A-2.1.3  
 BLDG. PLAN

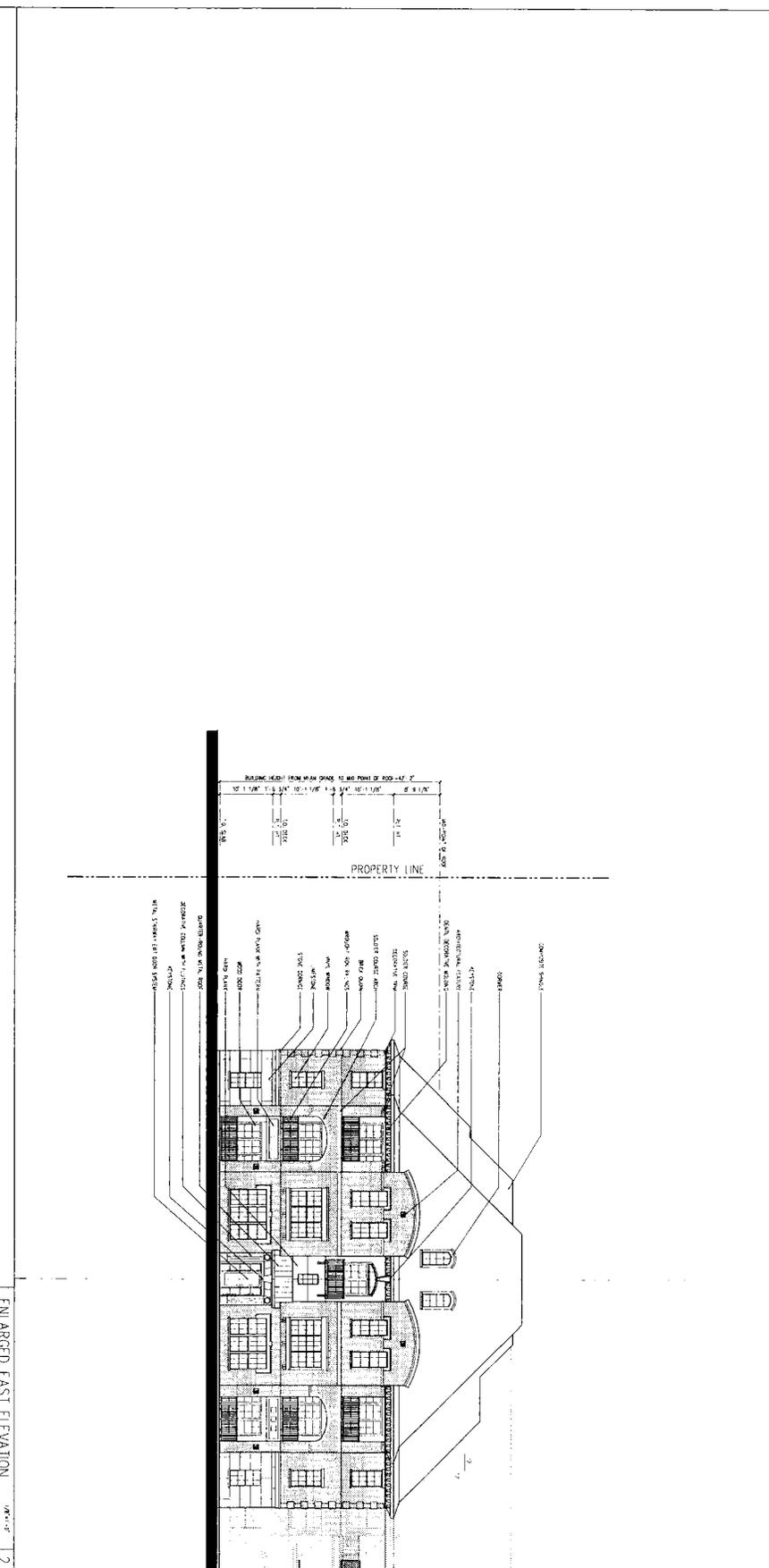
08



EAST ELEVATION

1/8" = 1'-0"

1 EAST ELEVATION



ENLARGED EAST ELEVATION

1/8" = 1'-0"

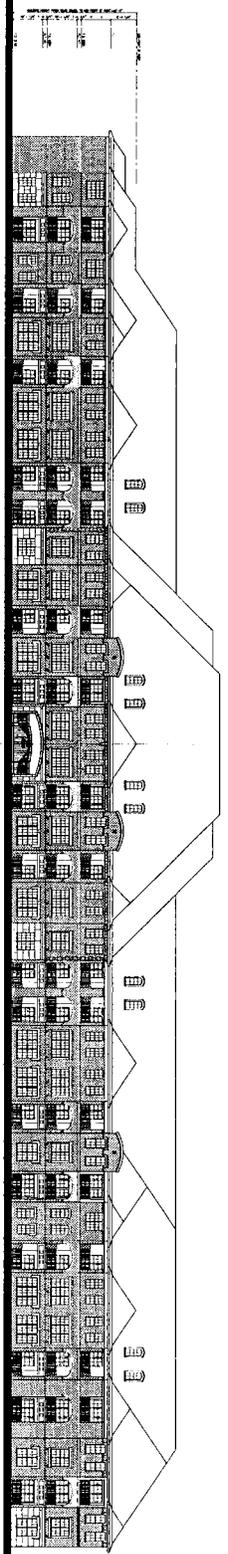
2 ENLARGED EAST ELEVATION

**THE LUXEMBOURG**  
 5100 WEST 82 ND STREET, BLOOMINGTON, MN  
 THE RICHDALE GROUP

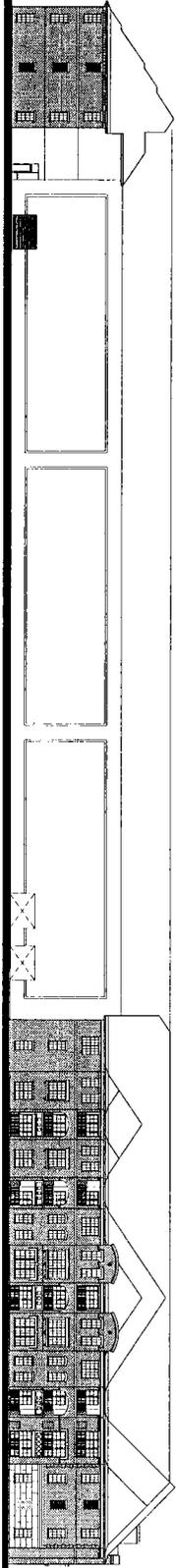
BUILDING ELEVATIONS  
 AS SHOWN


 architecture  
 EDI ARCHITECTURE INC.  
 2000 Park Road, Bloomington, MN 55425  
 612.885.1234  
 www.ediarchitecture.com  
 EDI ARCHITECTURE INC. 200

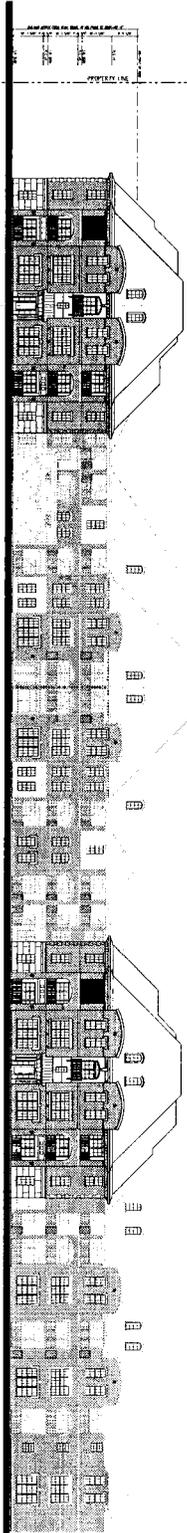
NOT FOR  
 CONSTRUCTION  
 OR REGISTRATION  
 PURPOSES  
 DATE: 11/11/11  
 DRAWN BY: JTB  
 PROJECT NO: 090575-000  
 SHEET NO: 0301  
 SHEET TITLE: BUILDING  
 EAST ELEVATION  
 A3.01  
 BIG C ELEVATIONS



NORTH ELEVATION 3



WEST ELEVATION 2



SOUTH ELEVATION 1

BUILDING ELEVATIONS

1/16" = 1'-0"



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Fax: 612.338.1001  
www.edfarchitecture.com

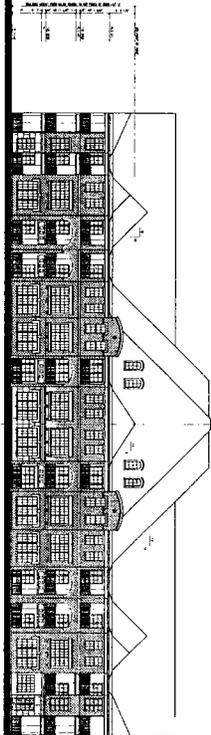
**THE LUXEMBOURG**  
5100 WEST 82 ND STREET, BLOOMINGTON, MN  
THE RICHDALE GROUP

NOT FOR  
CONSTRUCTION  
OR REVISION  
KMP/KMP

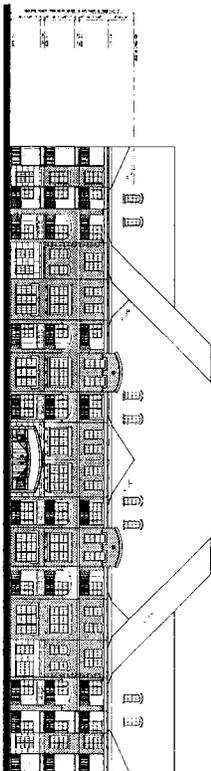
Project No. 08001300  
5100 West 82nd Street  
Bloomington, MN 55425  
Tel: 612.338.1000  
Fax: 612.338.1001  
www.edfarchitecture.com

Project Name  
A302  
Bldg. Elevations

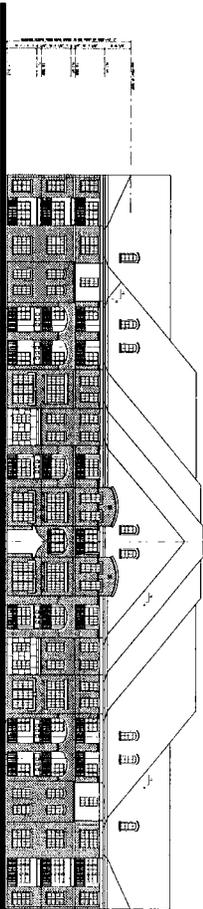
612.338.1000



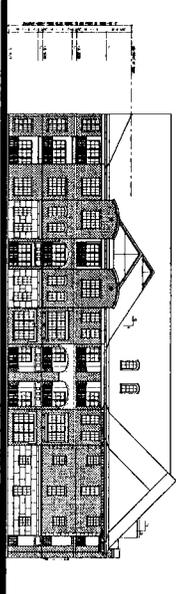
SOUTH COURTYARD ELEVATION 3



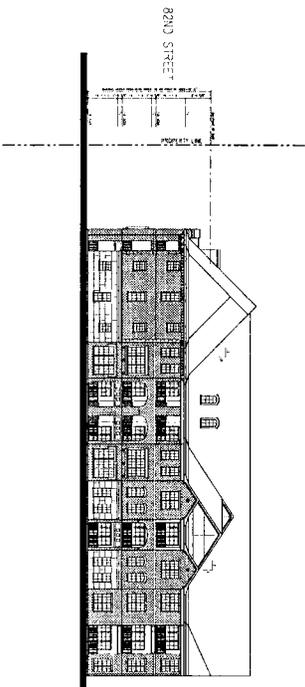
NORTH COURTYARD ELEVATION 3



EAST & WEST COURTYARD ELEVATION 2



WEST ELEVATION - INSIDE ENTRY COURTYARD 5



EAST ELEVATION - INSIDE ENTRY COURTYARD 1



Architecture  
 10 ARCHITECTURE NE  
 1000 2nd Avenue  
 5th Floor  
 1000 2nd Avenue  
 5th Floor  
 1000 2nd Avenue  
 5th Floor  
 1000 2nd Avenue  
 5th Floor

1/16"=1'-0"

BUILDING ELEVATIONS

**THE LUXEMBOURG**  
 5100 WEST 82 ND STREET, BLOOMINGTON, MN  
 THE RICHDALE GROUP

NOT FOR  
 CONSTRUCTION  
 REGULATION  
 KERRICK  
 ARCHITECTURE  
 1000 2ND AVENUE  
 5TH FLOOR  
 BLOOMINGTON, MN 55405

DATE BY  
 1/16/14  
 JTE

PROJECT NO. 08203.000  
 5100 WEST 82ND STREET  
 BLOOMINGTON, MN 55405

3303  
 BUILD ELEVATIONS

6182 LB 03

